



**NEWFIELD
COMMUNITY DEVELOPMENT
DISTRICT**

MARTIN COUNTY

**REGULAR BOARD MEETING
AUGUST 27, 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
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
NEWFIELD
COMMUNITY DEVELOPMENT DISTRICT
1050 SW Prairie Avenue
Palm City, Florida 34990
Conference Call (800) 743-4099 Access #6317098
REGULAR BOARD MEETING
August 27, 2026
9:30 A.M.

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Florida

PO Box 631244 Cincinnati, OH 45263-1244

GANNETT

AFFIDAVIT OF PUBLICATION

Newfield Community Development District
2501 Burns RD # A
Palm Beach Gardens FL 33410-5207

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Indian River Press Journal/St Lucie News Tribune/Stuart News, newspapers published in Indian River/St Lucie/Martin Counties, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Public Notices, was published on the publicly accessible websites of Indian River/St Lucie/Martin Counties, Florida, or in a newspaper by print in the issues of, on:

SCN StLucie-IndianRv-Stuart 11/10/2025
SCN tcpalm.com 11/10/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 11/10/2025

Legal Clerk

Notary, State of WI, County of Brown

3.7.27

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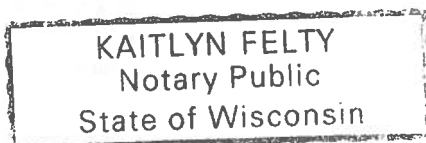
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NEWFIELD COMMUNITY DEVELOPMENT DISTRICT REVISED FISCAL YEAR 2025/2026 MEETING SCHEDULE

The Board of Supervisors of the Newfield Community Development District will hold their regular meetings for Fiscal Year 2025/2026 at 1050 SW Prairie Avenue, Palm City, Florida 34990 at 9:30 a.m., as follows:

November 20, 2025
January 29, 2026
February 26, 2026
March 26, 2026
April 30, 2026
May 28, 2026
June 25, 2026
July 30, 2026
August 27, 2026
September 24, 2026

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 11/10/25
TCN 11795901

**NEWFIELD COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING & PUBLIC HEARING
July 30, 2026**

A. CALL TO ORDER

The July 30, 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 July 10, 2026 and July 17, 2026, as legally required.

C. ESTABLISH QUORUM

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

Also in attendance were: District Manager Stephanie Brown of Special District Services, Inc.; District Manager Frank Sakuma, of Special District Services, Inc.; District Counsel Bennett Davenport of Kutak Rock LLP (via phone); and District Engineer Bob Higgins of Higgins Engineering and Surveying LLC (via phone).

D. ADDITIONS OR DELETIONS TO AGENDA

Ms. Brown asked for an additional item: Work Authorization – Newfield Phase 1B Sidewalk Extension.

A **motion** was made by Mr. Nicho, seconded by Mr. Rapaport, approving the agenda as amended. The **motion** passed unanimously.

E. COMMENTS FROM THE PUBLIC

There were no members from the public present.

F. APPROVAL OF MINUTES

1. May 28, 2026 Regular Board Meeting

The May 28, 2026, Regular Board Meeting minutes were presented for Board consideration.

A **motion** was made by Mr. Rapaport, seconded by Mr. Nicho, approving the minutes of the May 28, 2026, Regular Board Meeting, as presented. The **motion** passed unanimously.

**Note At approximately 9:32 a.m., Ms. Brown recessed the Regular Board Meeting and opened the Public Hearing regarding the Amenity Center Rules and Rates.*

G. PUBLIC HEARING
1. Proof of Publication

Proof of publication was presented which showed that notice of the Public Hearing had been published in *The Stuart News* on June 25, 3036, and July 2, 2026, as legally required.

2. Receive Public Comments on Amenity Rules, Rates and Fees

Several members of the public addressed the Board with concerns that the rate for non-residents may be too low. In addition, a concern arose regarding the number of “family members” that would be allowed per membership as there currently does not appear to be a limit.

3. Consider Resolution No. 2026-06 Adopting Amenity Center Rules, Rates and Fees

Resolution No. 2026-06 was presented, entitled:

RESOLUTION NO. 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.

A **motion** was made by Mr. Nicho, seconded by Mr. Piscopo adopting Resolution No. 2026-06 Amenity Center Rules and Rates, as presented. The **motion** passed unanimously.

H. PUBLIC HEARINGS – BUDGET & ASSESSMENTS

Note: *At approximately 9:45 a.m., Ms. Brown closed the Public Hearing regarding the Amenity Center Rules, Rates and Fees and opened the Public Hearing on FY 2026/2027 Final Budget.*

1. Proof of Publication

Proof of publication was presented which showed that notice of the Public Hearing had been published in *The Stuart News* on July 10, 2026, and July 17, 2026, as legally required.

2. Receive Public Comments on Fiscal Year 2026/2027 Final Budget

Several members of the public offered comments:

Is there a developer agreement that will cover the delta on assessed revenues and expenses?

“Yes, further in the agenda.”

In addition, comments on “security” and what those anticipated rates would be.

“\$30/hr.”

3. Consider Resolution No. 2026-07 Adopting a Fiscal Year 2026/2027 Final Budget

Resolution No. 2026-07 was presented, entitled:

RESOLUTION NO. 2026-07

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.

After discussion, a **motion** was made by Mr. Nicho, seconded by Mr. Rapaport and passed unanimously adopting Resolution No. 2026-07 Fiscal Year 2026/2027 Final Budget, as presented.

***Note:** At approximately 9:54 a.m., Ms. Brown closed the Public Hearing regarding the Fiscal Year 2026/2027 Final Budget and opened the Public Hearing on the FY 2026/2027 Assessment Roll.*

1. Proof of Publication

Proof of publication was presented which showed that notice of the Public Hearing had been published in *The Stuart News* on July 10, 2026, and July 17, 2026, as legally required.

2. Receive Public Comments on Fiscal Year 2026/2027 Assessment Roll

No public comment was offered.

3. Consider Resolution No. 2026-08 Adopting a Fiscal Year 2026/2027 Assessment Roll

Resolution No. 2026-08 was presented, entitled:

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.

A **motion** was made by Mr. Rapaport, seconded by Mr. Nicho adopting Resolution No. 2026-08 Fiscal Year 2026/2027 Assessment Roll, as presented. The **motion** passed unanimously

Note: *At approximately 9:55 a.m., Ms. Brown closed the Public Hearing regarding the Fiscal Year 2026/2027 Assessment Roll and reconvened the Regular Board Meeting.*

I. OLD BUSINESS

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

J. NEW BUSINESS

1. Consideration Approval of FY2026/2027 Budget Funding Agreement

A **motion** was made by Mr. Piscopo, seconded by Mr. Rapaport approving the budget funding agreement, as presented. The **motion** passed unanimously.

2. Consideration Resolution No. 2026-09 Adopting a Fiscal Year 2026/2027 Meeting Schedule

Resolution No. 2026-09 was presented, entitled:

RESOLUTION NO. 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.

A **motion** was made by Mr. Nicho, seconded by Mr. Rapaport adopting Resolution No. 2026-09, as presented. The **motion** passed unanimously.

3. Consideration Resolution No. 2026-10 Authorizing the Disbursement of Funds

Resolution No. 2026-10 was presented, entitled:

RESOLUTION NO. 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.

A **motion** was made by Mr. Piscopo, seconded by Mr. Nicho adopting Resolution No. 2026-10, as presented. The **motion** passed unanimously.

4. Consider Appointment of Audit Committee

A **motion** was made by Mr. Nicho, seconded by Mr. Piscopo appointing the Members of the District Board as the audit committee. The **motion** passed unanimously.

5. Consider Resolution No. 2026-11 Approving Landscape RFP

Resolution No. 2026-11 was presented, entitled:

RESOLUTION NO. 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.

A **motion** was made by Mr. Piscopo, seconded by Mr. Rapaport adopting Resolution 2026-11, as presented. The **motion** passed unanimously.

6. Consider Resolution No. 2026-12 Resetting Public Hearing on Revised Rules of Procedure

Resolution No. 2026-12 was presented, entitled:

RESOLUTION NO. 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.

A **motion** was made by Mr. Piscopo, seconded by Mr. Nicho, adopting Resolution 2026-12, as presented. The **motion** passed unanimously.

7. Consider Approval of Work Authorization – Newfield Phase 1B Sidewalk Extension

A **motion** was made by Mr. Nicho, seconded by Mr. Rapaport approving Work Authorization – Newfield Phase 1B Sidewalk Extension, as presented. The **motion** passed unanimously.

K. ADMINISTRATIVE MATTERS

1. Manager Update:

Ms. Brown notified the Board that the financial report was included in the meeting package.

2. Engineer Update:

Mr. Higgins had no further comments.

3. Attorney Update:

Mr. Davenport had no further comments.

L. BOARD MEMBER COMMENTS

There were no further Board Member comments.

M. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Nicho, seconded by Mr. Rapaport adjourning the meeting at 10:06 a.m. There were no objections.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair

Proposal and Recommendation

Purchase of a Utility UTV for Newfield CDD Operations

Prepared for	Newfield CDD Board of Supervisors	Date	July 28, 2026
Prepared by	District Management	Proposed Vendor	ARS Powersports of Okeechobee
Equipment	2026 CFMOTO UFORCE 600	Requested Amount	\$12,475.00, not to exceed

EXECUTIVE RECOMMENDATION

Approve the purchase of one 2026 CFMOTO UFORCE 600 from ARS Powersports of Okeechobee for an amount not to exceed \$12,475.00, subject to final confirmation of warranty coverage, title documentation, delivery, and compliance with applicable District purchasing procedures.

1. Proposed Equipment and Operational Fit



Key Specifications

- 580cc liquid-cooled EFI engine; 36 horsepower and 33 lb-ft of torque
- Electronic power steering and selectable 2WD/4WD/4WD lock
- 1,500-lb towing capacity with 2-inch receiver hitch
- 600-lb gas-assisted dump cargo box
- Factory roof, 3,500-lb winch, LED lighting, mirrors, and skid plate
- 10.5-inch ground clearance and independent suspension

Operational uses: transporting staff, tools, supplies, and light maintenance materials throughout Newfield; accessing parks, trails, facilities, and other areas where a standard truck is inefficient; supporting inspections and routine field work; and towing a future pressure-cleaning trailer or similar equipment within the vehicle's rated capacity.

2. Vendor Quote and Budget Impact

Quoted Item	Amount
Dealer unit price	\$10,999.00
Added accessories (UTV cover and delivery)	\$275.00
Freight	\$456.75
Dealer preparation	\$300.00
Electronic title fee	\$99.00
Tire and battery fee	\$5.50
Cash price	\$12,135.25
Title/license/registration fees	\$40.75
Document/administration fee	\$299.00
TOTAL AMOUNT TO PAY	\$12,475.00

Budget note: The preliminary discussion referenced approximately \$12,200; however, the written vendor invoice totals \$12,475.00. The Board authorization should therefore use the documented not-to-exceed amount of \$12,475.00.

3. Market Comparison

Management reviewed comparable utility side-by-sides from established manufacturers. The comparison below uses currently published manufacturer pricing and is intended as a general market check; competitor pricing generally excludes some combination of destination, preparation, taxes, title, dealer fees, and accessories.

Model	Year	Published/Quoted Price	Relevant Equipment	Assessment
CFMOTO UFORCE 600	2026	\$12,475 quoted out-the-door	Roof, EPS, winch, 1,500-lb tow, 600-lb bed	Recommended
Honda Pioneer 700	2026	\$12,899 MSRP + \$1,185 destination	Roof is an accessory; dealer fees additional	Higher cost after roof/fees
Polaris Ranger SP 570 Premium	2026	\$14,299 MSRP + \$1,095 destination	EPS included; roof additional; 1,500-lb tow	At least \$2,919 above quote before roof/fees
Can-Am Defender XT	2026	\$16,899 MSRP	Roof, EPS, winch; transport/prep additional	At least \$4,424 above quote before fees

Pricing comparison sources: vendor invoice dated July 27, 2026; official Honda, Polaris, and Can-Am published pricing accessed July 28, 2026. Exact local out-the-door competitor quotes may vary.

4. Evaluation

Primary Advantages • Lowest documented acquisition cost among the comparably equipped options reviewed. • Roof, power steering, winch, hitch, lighting, and other work-oriented equipment are included. • Adequate towing and cargo capacity for anticipated District maintenance use. • Compact dimensions should improve maneuverability in parks, trails, and facility areas. • Vehicle is in stock and the quote includes delivery to the District.	Risks and Mitigation • Parts availability and repair lead times may be less predictable than for legacy brands. • Mitigation: purchase through a servicing dealer and obtain written confirmation of warranty coverage and normal parts support before closing. • Maintain a preventive-maintenance log and consider stocking routine service consumables to reduce downtime. • Final purchase should be conditioned on no material change to the quoted equipment or total price.
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5. Staff Recommendation

Staff recommends approval of the CFMOTO UFORCE 600 purchase. The vehicle offers the most favorable balance of acquisition cost, included work features, towing capacity, cargo capability, and local dealer support. The lower acquisition cost leaves the District with useful operational capacity without paying the premium associated with more established brands or higher trim levels.

The principal concern is the possibility of longer parts or repair lead times. Staff believes that risk is reasonable and can be managed through the servicing dealer, written warranty confirmation, preventive maintenance, and maintaining basic service items on hand.

SUGGESTED BOARD MOTION

Move to approve the purchase of one 2026 CFMOTO UFORCE 600 from ARS Powersports of Okeechobee in an amount not to exceed \$12,475.00, inclusive of the quoted accessories, delivery, freight, dealer preparation, title, registration, and administrative fees, and authorize the Chair and/or District Manager to execute the necessary purchase documents, subject to final confirmation of warranty coverage and compliance with applicable District purchasing requirements.

6. Supporting Documentation

- ARS Powersports of Okeechobee invoice dated July 27, 2026
- 2026 CFMOTO UFORCE 600 specifications and equipment listing
- Official manufacturer market-pricing references for Honda, Polaris, and Can-Am alternatives

ARS Power Sports - Okeechobee

1319 Highway 70 East

Okeechobee FL 34972

863-467-0900

Invoice 22206

NEWFIELD COMMUNITY DEVELOPMENT DISTRICT

2501 BURNS RD STE A
PALM BEACH GARDENS, FL 33410

H 772218-5405 W

C 772-262-6582

Date 07/27/2026
Deal No. 22206
Salesperson DRAKE SANDERS
Lienholder NONE

Email cridinger@campbellproperty.com

I hereby agree to purchase the following unit(s) from you under the terms and conditions specified. Delivery is to be made as soon as possible. It is agreed, however, that neither you nor the manufacturer will be liable for failure to make delivery.

Unit Information

New/U	Year	Make	Model	Serial No.	Stock No.	Price (Incl factory options)
New	2026	CF MOTO	CF600UZ	LCELDUZ99T6004219	6004219	\$10,999.00

Options:

ULTRA UTV COVER - 2 SEATER

\$200.00 D

Dealer Unit Price	\$10,999.00
Factory Options	\$0.00
Added Accessories	\$275.00
Freight	\$456.75
Dealer Prep	\$300.00
Electronic Title Fee	\$99.00
Tire & Battery Fee	\$5.50

DELIVERY

\$75.00 D

Cash Price	\$12,135.25
Trade Allowance	\$0.00
Payoff	\$0.00

Net Trade	\$0.00
Net Sale (Cash Price - Net Trade)	\$12,135.25
Sales Tax	\$0.00
Title/License/Registration Fees	\$40.75
Document or Administration Fees	\$299.00
Credit Life Insurance	\$0.00
Accident & Disability	\$0.00

Notes:

Trade Information

Total Other Charges	\$339.75
Sub Total (Net Sale + Other Charges)	\$12,475.00
Cash Down Payment	\$0.00

Amount to Pay/Finance \$12,475.00

Monthly Payment of \$302.71 For 60 Months at 15.90% Interest

NOTICE TO BUYER: (1) Do not sign this agreement before you read it or if it contains any blank spaces to be filled in. (2) You are entitled to a completely filled in copy of this agreement. (3) If you default in the performance of your obligations under this agreement, the vehicle may be repossessed and you may be subject to suit and liability for the unpaid indebtedness evidenced by this agreement.

TRADE-IN NOTICE: Customer represents that all trade in units described above are free of all liens and encumbrances except as noted.

*With Approved Credit. Interest rates and monthly payment are approximate and may vary from those determined by the lender.

Customer(s) Signature _____

Dealer Signature _____

LICENSE AGREEMENT FOR HARVEST FESTIVAL

This License Agreement (“Agreement”) is made and entered into as of the ____ day of _____ 2026, by and between:

MATTAMY PALM BEACH LLC, a Delaware limited liability company and owner and developer of lands within the boundaries of the Newfield Community Development District, whose address is 3600 Midtown Drive, Suite 1050, Tampa, Florida 33607 (hereinafter “Developer” or “Licensor”), and

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

RECITALS

WHEREAS, the Developer owns certain real property more particularly described on **Exhibit A** attached hereto and incorporated herein (the “License Area”); and

WHEREAS, the District desires to use the License Area for the purpose of hosting a community-wide Harvest Festival event (the “Harvest Festival”); and

WHEREAS, the Developer desires to grant the District a license to use the License Area for the Harvest Festival; and

WHEREAS, the District is qualified, willing, and able to conduct the Harvest Festival, and desires to enter into an agreement with the Developer to do so in accordance with the terms and specifications in this Agreement; and

WHEREAS, the Developer does not warrant that the License Area is suitable or fit for purposes requested by the District, but the Developer does believe it to be fit and suitable, and the District acknowledges that the Developer provides no warranties whatsoever.

NOW, THEREFORE, in consideration of the mutual covenants, promises and agreements contained herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties hereto, the Developer and District hereby agree as follows:

1. **Recitals.** The Recitals set forth above are true and correct and are incorporated herein as a material part of this Agreement.

2. **Rights and Duties.** The District is entitled to utilize the License Area for the purpose of conducting the Harvest Festival as set forth in more detail herein.

- A. The District shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities under this Agreement are performed.
- B. The District and its contractor(s), if any, shall comply at all times with all relevant statutes and regulations applicable to the Harvest Festival and shall, upon request of the Developer, provide proof of such compliance. Moreover, the District shall be responsible for obtaining all permits and governmental approvals necessary for the Harvest Festival, as well as the cost thereof.
- C. The District shall use all due care to protect the property of the Developer, its residents, and landowners from damage. The District agrees that it shall assume responsibility for any and all damage to the Developer's property as a result of the District's use of the License Area under this Agreement. In the event that any damage to the License Area occurs, the Developer shall notify the District of such damage. The District agrees that the Developer may make whatever arrangements necessary, in its sole discretion, to promptly make any such repairs as are necessary to preserve the health, safety, and welfare of the Developer's property, residents and landowners. The District agrees to reimburse the Developer for any such repairs within ninety (90) days of receipt of an invoice from the Developer reflecting the cost of such repairs.

3. **Term.** The District and its contractor(s) shall be permitted to use the License Area from 12:01 AM on October 6, 2026 through 11:59 PM on October 12, 2026, after which time this License Agreement shall automatically terminate; provided, however, that the Developer, as grantor of this License, may terminate this License Agreement with or without cause, in the Developer's sole discretion, immediately upon written notice. The District shall not be entitled to any compensation for such termination. Upon the termination of this License Agreement, the District and its contractor(s) shall immediately cease any and all use of the License Area. Upon the expiration of the term of this License, the District shall return the License Area to its original or better condition.

4. **Public Records.** The parties understand and agree that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, the parties agree to comply with all applicable provisions of Florida law in handling such records.

5. **Independent Contractor.** The District and Developer agree that the District is and shall remain at all times an independent contractor and shall not in any way claim or be considered an agent or employee of the Developer. Likewise, none of the District's contractors, if any, are employees or contractors of the Developer.

6. **Insurance.**

- A. The District shall, at its own expense, maintain insurance during the term of this Agreement, with limits of liability not less than the following:

Workers Compensation

Statutory

General Liability	
<i>Bodily Injury (including contractual)</i>	\$1,000,000
<i>Property Damage (including contractual)</i>	\$1,000,000
Automobile Liability (if applicable)	
<i>Bodily Injury and Property Damage</i>	\$1,000,000

- B.** The Developer, its officers, agents, employees, staff, and consultants shall be named as an additional insured. The District shall furnish the Developer with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the Developer unless it provides that any change or termination within the policy periods of the insurance coverages, as certified, shall not be effective within thirty (30) days of prior written notice to the Developer. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VII.
- C.** If the District fails to have secured and maintained the required insurance, the Developer has the right but not the obligation to secure such required insurance in which event the District shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the Developer's obtaining the required insurance.

7. Indemnification. The District agrees to indemnify, defend, and hold harmless the Developer and its agents, employees, and contractors from any and all liability, claims, actions, suits, or demands by any person, corporation, governmental body, or other entity for injuries, death, theft, or real or personal property damage of any nature arising out of, or in connection with, the negligent acts or omissions of the District, its officers, agents, employees, or contractors in the use of the License Area in connection with this Agreement. The Developer agrees to indemnify, defend, and hold harmless the District and its officers, agents, employees, and contractors from any and all liability, claims, actions, suits, or demands by any person, corporation, governmental body, or other entity for injuries, death, theft, or real or personal property damage of any nature arising out of, or in connection with, the negligent acts or omissions of the Developer, its officers, agents, employees, or contractors in connection with this Agreement.

9. Limitation of Liability. The Developer agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, *Florida Statutes*, or any other statute or law.

10. Recovery of Costs and Fees. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover from the other party all fees and costs incurred, including reasonable attorneys' fees, paralegal fees, expert witness fees, and costs.

11. **No Third-Party Benefit.** Nothing in the Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred by operation of law.

12. **Controlling Law and Venue.** The parties agree that this Agreement shall be controlled and governed by the laws of the State of Florida. Venue shall be in Martin County, Florida.

13. **Assignment.** Neither the Developer nor the District shall assign, sublet, or transfer their rights, duties, interest or obligations under this Agreement without the express written consent of the other.

14. **Amendments.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

15. **Entire Agreement.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

16. **Authority to Contract.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this Agreement.

17. **Notices.** All notices, requests, consents, and other communications hereunder (“Notices”) shall be in writing and shall be delivered, mailed by Overnight Delivery or First-Class Mail, postage prepaid, to the parties, as follows:

A. **If to Developer:** Mattamy Palm Beach LLC
3600 Midtown Drive, Suite 1050
Tampa, Florida 33607

B. **If to District:** Newfield Community Development District
2501A Burns Road
Palm Beach Gardens, Florida 33410
Attn: District Manager

With a copy to: Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

18. **Severability.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement or any part of this Agreement not held to be invalid or unenforceable.

19. Headings for Convenience Only. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement

[Signature Blocks on the Next Page]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year first written above.

ATTEST:

MATTAMY PALM BEACH LLC

Witness

By: _____

Name: _____

Title: _____

ATTEST:

**NEWFIELD COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chairperson, Board of Supervisors

Exhibit A

THAT PORTION OF SEC 05-38-40 LYING S OF C-23 CANAL less ROW TO COUNTY IN OR 2187/2455 AND less OR 3350/976 AND less A PARCEL OF LAND IN SEC 05-38-40 MARTIN CO DESCRIBED AS FOLLOWS: START AT THE S 1/4 OF SEC 06-38-40; THEN SE ALONG THE S LINE OF THE SE 1/4 OF SEC 06 FOR 2699.93' TO THE SE CORNER OF SEC 06; THEN NE FOR 1863.45' TO THE SW ROW LINE OF SW CITRUS BLVD PER OR 2187/2455 MARTIN CO AND THE POB; THEN SE ALONG THE ROW LINE FOR 265.93' TO THE BEGINNING OF A CURVE CONCAVE SW THEN SE ALONG THE CURVE AND ROW LINE FOR 1019.89'; THEN SW ALONG THE ROW LINE FOR 30.00'; THEN NW FOR 76.65'; THEN NW FOR 1132.36'; THEN N FOR 359.65' TO THE POB

AGREEMENT BY AND BETWEEN THE NEWFIELD COMMUNITY DEVELOPMENT DISTRICT AND EVENT MAX, LLC FOR FERRIS WHEEL SERVICES

THIS AGREEMENT (the “**Agreement**”) is made and entered into this ____ day of ____, 2026, by and between:

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

EVENT MAX, LLC, a Florida limited liability company, with a mailing address of 14359 Miramar Pkwy #333, Miramar, Florida 33027 (“**Contractor**” and, together with the District, the “**Parties**”).

RECITALS

WHEREAS, the District was established pursuant to Chapter 190, *Florida Statutes*, as amended, for the purpose of planning, financing, constructing, operating and/or maintaining certain public infrastructure improvements; and

WHEREAS, the District has a need to retain an independent contractor to provide a Ferris wheel rental along with personnel necessary to operate the same during a community event hosted on District property, as more particularly described and identified in **Exhibit A** (the “**Services**”); and

WHEREAS, Contractor represents that it is qualified, willing and able to provide a Ferris wheel and personnel to operate the same and has agreed to perform the Services for the District; and

WHEREAS, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

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

SECTION 2. SCOPE OF SERVICES.

A. Contractor agrees to provide all equipment, labor, attendants, and materials necessary to perform the Services, including but not limited to the supply, transport, set-up, operation, and tear down of a giant Ferris wheel, including one (1) attendant and one (1) tow behind generator, as described in more detail in **Exhibit A**. Contractor shall be

entitled to access the lands described in **Exhibit B** beginning on October 9, 2026, for the purpose of set-up, and shall complete tear down and removal of all equipment no later than October 12, 2026. The Services shall be rendered while the event is taking place between 12:00 P.M. on October 10, 2026, to 9:00 P.M. on October 11, 2026 at the lands described in **Exhibit B**; provided, however, that if the Services are not able to occur at said date, time, and location due to inclement weather (as determined mutually by the Parties) or any other cause not within the control of the District, then the event shall be postponed, at no additional cost to the District, and instead held on the postponement date, which date shall be agreed to by the Parties. If the District wishes to cancel the event instead of scheduling a postponement date, cancellation must be made at least twenty-four (24) hours prior to the scheduled delivery of the equipment. In the event of an approved cancellation, all monies paid will be kept on record and can be applied to any future booking within six (6) months from the contracted event date, but will not be refunded.

B. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities under this Agreement are performed. While performing the Services, Contractor shall assign such staff and attendants as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure the completion and safety of the Services.

C. Contractor and its contractor(s), if any, shall comply at all times with all relevant statutes and regulations applicable to the performance of the Services and shall, upon request of the District, provide proof of such compliance. Moreover, Contractor shall be responsible for obtaining all the permits and governmental approvals necessary for the performance of Services, as well as the cost thereof.

D. Contractor acknowledges and agrees that it shall identify and stake out the area in which the Ferris wheel shall be placed and operated before the performance of the Services commences. Contractor shall also ensure adequate spacing and safe operating distance for the equipment, and shall reserve the right to shut down equipment if it deems that weather conditions are dangerous to the operation of the equipment and to those using same. The District shall provide Contractor with information regarding any underground pipes, sprinklers, or water lines. Contractor is not responsible for any damage to electrical pipes, sprinklers, or water pipes damaged during the setup, takedown, or use of the equipment on District property if such items were not disclosed by the District.

E. Contractor shall keep the premises and surrounding area free from accumulation of waste materials or rubbish caused by performance of the Services. At completion of the Services, Contractor shall remove from the site debris, waste materials, rubbish, tools, equipment and surplus materials. If Contractor fails to clean up as provided herein, the District may do so, and the cost thereof shall be charged to Contractor.

F. This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor agrees to use all due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees that it shall assume responsibility for any and all damage to the

District's property as a result of Contractor's performance of the Services. In the event of any such damage to District property, the District shall notify Contractor of such damage. Contractor agrees that the District may make whatever arrangements necessary, in its sole discretion, to promptly make any such repairs as are necessary to preserve the health, safety, and welfare of the District's facilities, residents and landowners. Contractor agrees to reimburse the District for any such repairs within thirty (30) days of receipt of an invoice from the District reflecting the cost of such repairs.

SECTION 3. COMPENSATION. For the performance of the Services, the District shall pay Contractor a total of **Thirty Thousand Nine Hundred Ten Dollars and Zero Cents (\$30,910.00)**. Upon the execution of this Agreement, the District shall pay an initial deposit equal to **Fifteen Thousand Four Hundred Fifty-Five Dollars and Zero Cents (\$15,455.00)**, as set forth in **Exhibit A**. The District shall pay the Contractor the remaining balance the day prior to the event. This compensation includes all equipment, labor, attendants, delivery, state inspection fees, and materials as set forth in **Exhibit A**, as well as all costs associated with preparation for the performance of the Services and the removal of the equipment after the performance of the Services. All monies paid are non-refundable, except as otherwise provided in Section 2 herein.

SECTION 4. INSURANCE.

A. Contractor, and any of its subcontractors, shall, at its own expense, maintain insurance during the performance of the Services under this Agreement, with limits of liability not less than the following:

Workers' Compensation	statutory
General Liability	
<i>Bodily Injury (including contractual)</i>	\$4,000,000/\$5,000,000
<i>Property Damage (including contractual)</i>	\$4,000,000/\$5,000,000
Automobile Liability (if applicable)	
<i>Bodily Injury and Property Damage</i>	\$1,000,000

B. The District, its agents, staff, consultants and supervisors shall be named as an additional insured. Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement on a primary and non-contributory basis. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverages, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VII. Additionally, the Contractor shall provide a waiver of subrogation in favor of the District.

C. If Contractor, or its subcontractors, as applicable, fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event Contractor shall pay the

cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

SECTION 5. INDEMNIFICATION.

A. Contractor agrees to defend, indemnify, and hold harmless the District and its supervisors, officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto.

B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, fines, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, all as actually incurred.

SECTION 6. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

SECTION 7. COMPLIANCE WITH GOVERNMENTAL REGULATION. Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

SECTION 8. LIENS AND CLAIMS. Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of Contractor's performance under this Agreement, and Contractor shall immediately discharge any such claim or lien. In the event that Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies

available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

SECTION 9. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

SECTION 10. SUCCESSORS. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

SECTION 11. TERMINATION. The District agrees that Contractor may terminate this Agreement with cause by providing ten (10) days' written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to Contractor. The District shall provide ten (10) days' written notice of termination without cause. Upon any termination of this Agreement, Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against Contractor.

SECTION 12. ASSIGNMENT. Neither the District nor Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

SECTION 13. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, Contractor shall be acting as an independent contractor. Neither Contractor nor employees of Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of Contractor, if there are any, in the performance of this Agreement. Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

SECTION 14. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 15. ENFORCEMENT OF AGREEMENT. In the event that either the District or Contractor is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees, expert witness fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 16. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement.

SECTION 17. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both Parties.

SECTION 18. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this Agreement.

SECTION 19. NOTICES. All notices, requests, consents and other communications under this Agreement ("Notice" or "Notices") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the Parties, as follows:

A. If to District: Newfield Community Development District
2501A Burns Road
Palm Beach Gardens, Florida 33410
Attn: District Manager

With a copy to: Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

B. If to Contractor: Event Max, LLC
14359 Miramar Pkwy #333
Miramar, Florida 33027
Attn: _____

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Contractor may deliver Notices on behalf of the District and Contractor. Any party or other person to whom Notices are to be sent or copied may notify the Parties and addressees of any change in name or address to which Notices shall be sent by

providing the same on five (5) days written notice to the Parties and addressees set forth in this Agreement.

SECTION 20. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the Parties hereto and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. 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 of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors, and assigns.

SECTION 21. APPLICABLE LAW AND VENUE. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Each Party consents that the exclusive venue for any litigation arising out of or related to this Agreement shall be in a court of appropriate jurisdiction, in and for Martin County, Florida.

SECTION 22. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Stephanie Brown** (“**Public Records Custodian**”). Among other requirements and to the extent applicable by law, Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor’s possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (561) 630-4922, SBROWN@SDSINC.ORG, OR 2501A BURNS ROAD, PALM BEACH GARDENS, FLORIDA 33410.

SECTION 23. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 24. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

SECTION 25. COUNTERPARTS. This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

SECTION 26. E-VERIFY REQUIREMENTS. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, beginning January 1, 2021, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*.

If the Contractor anticipates entering into agreements with a subcontractor for the Work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request.

In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.

By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

SECTION 27. COMPLIANCE WITH SECTION 20.055, *FLORIDA STATUTES*. The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant to such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.

SECTION 28. STATEMENT REGARDING CHAPTER 287 REQUIREMENTS. Contractor acknowledges that, in addition to all Laws and Regulations that apply to this Agreement, the following provisions of Florida law (“**Public Integrity Laws**”) apply to this Agreement:

- A. Section 287.133, *Florida Statutes*, titled *Public entity crime; denial or revocation of the right to transact business with public entities*;
- B. Section 287.134, *Florida Statutes*, titled *Discrimination; denial or revocation of the right to transact business with public entities*;
- C. Section 287.135, *Florida Statutes*, titled *Prohibition against contracting with scrutinized companies*;
- D. Section 287.137, *Florida Statutes*, titled *Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits*; and
- E. Section 287.138, *Florida Statutes*, titled *Contracting with entities of foreign countries of concern prohibited*.

Contractor acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District (“Prohibited Criteria”).

Contractor acknowledges that the District may terminate this Agreement if the Contractor is found to have met the Prohibited Criteria or violated the Public Integrity Laws.

Contractor certifies that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status changes, Contractor shall immediately notify the District. By entering into this Agreement, Contractor agrees that any renewal or extension of this Agreement shall be deemed a recertification of such status.

SECTION 29. ANTI-HUMAN TRAFFICKING STATEMENT. The Contractor does not use coercion for labor or services as defined in Section 787.06, *Florida Statutes*, and the Contractor has complied, and agrees to comply, with the provisions of Section 787.06, *Florida Statutes*.

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the day and year first written above.

ATTEST:

**NEWFIELD COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

WITNESS:

EVENT MAX, LLC, a Florida limited liability company

Print Name: _____

By: _____
Its: _____

Exhibit A: Scope of Services
Exhibit B: Event Location

Exhibit A Scope of Services



Event Depot
14359 Miramar Pkwy #333 MIRAMAR, FL,
33027

Invoice: 71381019
Order Date: 8/12/2026
Sales Rep: Armando Aguilera

Phone: (305) 234-4555

Event Location

Newfield Community Development District
Lexie Britt / Sandy Friedman
25-1 Burns RD Ste A
Palm Beach Gardens, FL 33410
Cell: (469) 288-6151

Start Date: 10/10/2026 12:00pm
End Date: 10/11/2026 9:00pm
Delivery method: Same Day with Flex Pick
up

Name	Qty		Total
Giant Ferris Wheel Rental	1		\$27,995.00
INCLUDES ATTENDANT	1		\$0.00
Tow Behind Generator	1		\$1,990.00
Includes State Inspection Fee	1		\$425.00

Rentals subtotal \$30,410.00

Delivery Charge N \$500.00

Total \$30,910.00

Exhibit B

THAT PORTION OF SEC 05-38-40 LYING S OF C-23 CANAL less ROW TO COUNTY IN OR 2187/2455 AND less OR 3350/976 AND less A PARCEL OF LAND IN SEC 05-38-40 MARTIN CO DESCRIBED AS FOLLOWS: START AT THE S 1/4 OF SEC 06-38-40; THEN SE ALONG THE S LINE OF THE SE 1/4 OF SEC 06 FOR 2699.93' TO THE SE CORNER OF SEC 06; THEN NE FOR 1863.45' TO THE SW ROW LINE OF SW CITRUS BLVD PER OR 2187/2455 MARTIN CO AND THE POB; THEN SE ALONG THE ROW LINE FOR 265.93' TO THE BEGINNING OF A CURVE CONCAVE SW THEN SE ALONG THE CURVE AND ROW LINE FOR 1019.89'; THEN SW ALONG THE ROW LINE FOR 30.00'; THEN NW FOR 76.65'; THEN NW FOR 1132.36'; THEN N FOR 359.65' TO THE POB

RESOLUTION 2026-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NEWFIELD COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION FOR A LANDOWNERS' MEETING AND ELECTION; PROVIDING FOR PUBLICATION; ESTABLISHING FORMS FOR THE LANDOWNER ELECTION; AND PROVIDING FOR SEVERABILITY AND 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, pursuant to Section 190.006(1), *Florida Statutes*, the District's Board of Supervisors (the "Board") "shall exercise the powers granted to the district pursuant to Chapter 190, *Florida Statutes*," and the Board shall consist of five members; and

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing Board Supervisors for the District on a date in November established by the Board, which shall be noticed pursuant to Section 190.006(2), *Florida Statutes*.

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

1. **EXISTING BOARD SUPERVISORS; SEATS SUBJECT TO ELECTIONS.**
The Board is currently made up of the following individuals:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Tony Piscopo	November 2026
2	Jose Becerra	November 2026
3	Matthew Rappaport	November 2026
4	Sam Nicho	November 2028
5	Celine Walsh	November 2028

This year, Seat 1, currently Tony Piscopo, Seat 2, currently held by Jose Becerra, and Seat 3, currently held by Matthew Rappaport, are subject to election by landowners in November 2026. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

2. **LANDOWNER'S ELECTION.** In accordance with Section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect Board Supervisors of the District shall be held on the 30th day of November, 2026, at 9:30 a.m., and located at 1050 SW Prairie Avenue, Palm City, Florida 34990.

3. **PUBLICATION.** The District's Secretary is hereby directed to publish notice of

the landowners' meeting and election in accordance with the requirements of Section 190.006(2), *Florida Statutes*.

4. **FORMS.** Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners' meeting and election have been announced by the Board at its August 27, 2026 meeting. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the District's Local Records Office / District Manager's office, located at Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410.

5. **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.

6. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED THIS 27th DAY OF AUGUST, 2026.

**NEWFIELD COMMUNITY
DEVELOPMENT DISTRICT**

ATTEST:

Chairperson, Board of Supervisors

Secretary / Assistant Secretary

Exhibit A: Notice of Landowners' Meeting and Election, Proxy, Ballot Form and Instructions

EXHIBIT A

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE NEWFIELD COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Newfield Community Development District (“**District**”) located within Martin County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) people to the District’s Board of Supervisors (“**Board**”, and individually, “**Supervisor**”). Immediately following the landowners’ meeting there will be convened a meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: November 30, 2026
TIME: 9:30 a.m.
PLACE: 1050 SW Prairie Avenue
Palm City, Florida 34990

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410 (“**District Manager’s Office**”). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner’s proxy. At the landowners’ meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

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

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager’s Office, at least 48 hours before 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 Manager’s Office.

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

Stephanie Brown
District Manager
Run Date(s): _____ & _____, 2026

PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
NEWFIELD COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: **November 30, 2026**

TIME: **9:30 A.M.**

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

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

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

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

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY

**NEWFIELD COMMUNITY DEVELOPMENT DISTRICT
MARTIN COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 30, 2026**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ ("**Proxy Holder**") for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Newfield Community Development District to be held at 1050 SW Prairie Avenue, Palm City, Florida 34990, on November 30, 2026, at 9:30 a.m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

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

Printed Name of Legal Owner

Signature of Legal Owner

Date

Parcel Description

Acreage

Authorized Votes

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

Total Number of Authorized Votes:

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes*, a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT
NEWFIELD COMMUNITY DEVELOPMENT DISTRICT
MARTIN COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 30, 2026

For Election (3 Supervisors): The two (2) candidates receiving the highest number of votes will each receive a four (4) year term, and the one (1) candidate receiving the next highest number of votes will receive a two (2) year term, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Newfield Community Development District and described as follows:

<u>Description</u>	<u>Acreage</u>
_____	_____
_____	_____
_____	_____

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

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT #	NAME OF CANDIDATE	NUMBER OF VOTES
1		
2		
3		

Date: _____

Signed: _____

Printed Name: _____

RESOLUTION 2026-14

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
NEWFIELD COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE
THE DATE, TIME AND LOCATION OF A PUBLIC HEARING AND
AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR
THE PURPOSE OF ADOPTING REVISED AMENITY RATES.**

WHEREAS, the Newfield Community Development District (“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 of Supervisors of the District (“Board”) is authorized by Sections 190.011(5) and 190.035, *Florida Statutes*, to adopt rates, fees and charges pursuant to Chapter 120, *Florida Statutes*.

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

SECTION 1. The District’s Board of Supervisors will hold a public hearing to adopt revised rates, a proposed copy of which are attached hereto as **Exhibit A**. The Board will hold a public hearing on October 29, 2026, at 9:30 a.m. at 1050 SW Prairie Avenue, Palm City, Florida 34990.

SECTION 2. At said public hearing, the Board will consider the amenity rates of the District as more particularly set forth in attached **Exhibit A**.

SECTION 3. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

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

PASSED AND ADOPTED THIS 27th DAY OF AUGUST, 2026.

ATTEST:

**NEWFIELD COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

EXHIBIT A: Proposed Revised Amenity Rates

EXHIBIT A

Annual User Rate = \$10,000 per year

STEARNS WEAVER MILLER
WEISSLER ALHADEFF & SITTERSON, P.A.

Louise Wilhite-St. Laurent
106 East College Avenue, Suite 700
Tallahassee, FL 32301
Direct: (850) 354-7631
Email: lstlaurent@stearnsweaver.com

August 10, 2026

Via E-Mail

Newfield Community Development District
Jose Becerra, Chair
2501 Burns Road, Suite A
Palm Beach Gardens, FL 33410
jbecerra@newfieldcdd.org

Re: Engagement Agreement

Dear Ms. Whelan,

Thank you for selecting our firm to represent Newfield Community Development District (the “Company”). This letter sets forth the scope of our engagement and describes the terms on which our legal services will be provided.

You have engaged us to help the Company meet the licensing and compliance needs for food distribution for the Newfield Community Development District. This engagement is not an undertaking to represent the Company in any other matter. However, if in the future, the Company asks us to represent it in another matter or other matters and we agree to do so, the terms of this engagement letter shall apply to any professional services we perform in such other matters unless otherwise agreed.

It is important to us that our professional relationship be collaborative. We will be available to the Company to answer questions and provide reports on the status of the matter. Reciprocally, the Company agrees that it will be candid and provide us current, complete, accurate factual information, documents (including, without limitation, electronically stored information) and other information relevant to our representation, and will be cooperative, making its officers and other employees reasonably available to us as necessary.

Use of Generative Artificial Intelligence Tools. The firm has invested substantial resources in developing its ability to utilize generative artificial intelligence (“GenAI”) tools to assist with certain aspects of its work. In the course of representing the Company, the firm may use its GenAI tools for certain aspects of its work, including, for example, document review, factual and legal research, drafting, and data analysis. The potential benefits from use of these tools include increased efficiency, accelerated turnaround time and reduction in the cost of the services the firm provides.

Consistent with the Florida Rules of Professional Conduct and Florida Bar Ethics Opinion 12-3, the firm has used care in selecting, contracting with, and supervising third-party providers of such

GenAI tools, and in this regard has considered the policies and practices of the providers with respect to confidentiality, data security, and the handling of client-confidential information input while utilizing the GenAI tools. The firm has also placed internal restrictions on the input of client-confidential information into public or open-access GenAI tools or tools of providers with which the firm does not have a contractual relationship.

Any work product generated with the assistance of GenAI tools will be reviewed by firm attorneys, and, of course, the firm remains responsible for the competence and quality of the legal services we provide.

It is important to us that our professional relationship be collaborative. We will be available to the Company to answer questions and provide reports on the status of the matter. Reciprocally, the Company agrees that it will be candid and provide us current, complete, accurate factual information, documents (including, without limitation, electronically stored information) and other information relevant to our representation, and will be cooperative, making its officers and other employees reasonably available to us as necessary.

For this matter, we require an advance fee in the amount of \$5,000. Generally, we will hold the advance fee until the conclusion of the matter, but we may without further notice apply any part of the advance fee against invoices that are 30 days or older. If we credit the entirety or any portion of your initial advance against invoices, we may require the Company to replenish the advance fee to an amount that is no less than the original advance.

We bill monthly for the services of our lawyers, paralegals, and other professionals or para-professionals at their hourly rates in effect at the time they perform the services, and for the costs we incur during the representation. Hourly rates are subject to change from time to time. My hourly rate for the services contemplated in this engagement will be \$925.00. I will use other lawyers and professionals as appropriate to be cost effective.

Costs include filing fees, express delivery service charges, copying and scanning expenses including, without limitation, processing of electronically-stored information, multimedia expenses, telecommunications expenses, postage, travel (if necessary), computer-assisted research, deposition costs, process servers, court reporters, witness fees, and the like. The Company authorizes us to retain experts, consultants, investigators and others necessary in our judgment to represent the Company's interests effectively. Their fees and expenses will be billed directly to the Company.

We typically send statements monthly for work performed and expenses incurred during the previous month. All invoices are due and payable upon receipt. Invoices will be emailed to your email address identified above and any other designated address. Interest will be charged on any amounts not paid within thirty (30) days at the rate of six percent (6%) per annum. The Company's obligation to pay the firm's fees and costs is in no way contingent on the outcome of the matter.

The fees and costs for this representation are not predictable and may be subject to factors beyond our control.

The Company may terminate our representation at any time. In the event of such termination, the Company shall remain liable to pay for all time spent and costs incurred up to the termination and thereafter as necessary to close or transition the matter. Subject only to the Florida Rules of Professional Conduct and to court approval when required, we may withdraw from our representation at any time and for any reason.

In the event that either the firm or the Company terminates the engagement, we will take such steps as are reasonably practicable to protect the Company's interests and the Company will take such steps, including signing any documents necessary to our withdrawal from any proceeding that requires client consent, as are reasonably necessary to relieve us of any obligation to continue our representation.

Unless previously terminated, our representation will terminate upon the earlier of the date on which we send our final invoice or written notification that our representation has ended. Upon request and payment of all fees and costs, we will return any original documents or property the Company provided to us during the representation and at its expense, provide the Company copies of relevant portions of our files other than our internal work product. For various reasons, including, among others, the minimization of unnecessary storage expenses, and consistent with the Florida Rules of Professional Conduct, we will preserve our files in electronic format and then destroy or otherwise dispose of the physical files shortly after the termination of the engagement without further notice to the Company.

The entire relationship between the Company and the firm, including, without limitation, the validity, construction, and enforceability of this engagement letter, shall be governed by the laws of the State of Florida without regard to conflicts of laws principles. We do not anticipate any dispute between us, but if there is a dispute and it results in litigation, the exclusive jurisdiction and venue shall be in Leon County Florida, either in the Circuit Court for the Second Judicial Circuit or the United States District Court for the Northern District of Florida.

The Company recognizes that our firm represents many other clients. During or after our representation of the Company, we may be asked to represent other clients in transactions (*i.e.*, non-litigation matters) adverse to the Company or its affiliates that are substantially unrelated to this representation, for example, to represent the other client, adverse to the Company or an affiliate, in an asset purchase transaction, or in a loan transaction. The Company agrees that our representation of it in this matter will not disqualify our firm from opposing it or its affiliates in such other transactional matters so long as they are not substantially related to the subject matter of this representation. In any such transaction, we will not, to the Company's material disadvantage, use any proprietary or other confidential information of a nonpublic nature concerning the Company that we acquired as a result of our representation of the Company. If requested by the Company, we will formally screen any lawyers and staff working on the adverse matter from the lawyers and staff working on this matter.

This letter constitutes the entire agreement between the Company and the firm regarding the Company's engagement of the firm in this matter and supersedes any prior understandings or agreements, written or oral. Any contrary provisions in subsequent billing requests, outside

August 12, 2026

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counsel guidelines, or the like will prevail over the provisions hereof only if we have been asked in writing and have agreed in writing to consent to such provision or provisions.

Please review this engagement letter carefully. If it is acceptable and accurately sets forth our agreement, please sign the counterpart original and return it to me by delivery or by emailing a PDF version. Please call me if you have any questions.

We look forward to working with you to achieve a successful outcome of this matter.

Very truly yours,

/s/Louise Wilhite-St Laurent

Louise Wilhite-St Laurent

AGREED:

Newfield Community Development District

By: Jose Becerra

Title: Chair

Date: 8/12/26

**RIGHT-OF-WAY MAINTENANCE AGREEMENT
for SW 84th Avenue**

THIS RIGHT-OF-WAY MAINTENANCE AGREEMENT, hereinafter referred to as the Agreement, made and entered into this _____ day of _____, 2026, by and between Martin County, a political subdivision of the State of Florida, hereinafter referred to as the County, and the Newfield Community Development District, a community development district organized in the State of Florida under Chapter 190, Florida Statutes, hereinafter referred to as the "Newfield CDD".

WITNESSETH:

WHEREAS, the County is the owner of right-of-way over SW 84th Avenue, which is adjacent to the property owned and maintained by the Newfield CDD; and

WHEREAS, on December 15, 2020, the Board of County Commissioners and the and Master Developer for Newfield executed a Development Agreement, as recorded in Official Record Book 3203 on page 1357, of the Public Records of Martin County, which is incorporated herein by reference; and

WHEREAS, pursuant to Condition H.7 of the Development Agreement, the Master Developer shall "be responsible for the maintenance in perpetuity of the streetlights, street trees, landscape, tree wells and grates (...) on all roadways"; and

WHEREAS, the Master Developer has created and assigned certain responsibilities for the operation and maintenance of improvements within Newfield to the Newfield CDD; and

WHEREAS, the County and the Newfield CDD, by entering into this Agreement, intend to expressly define the maintenance responsibilities being delegated to the Newfield CDD for improvements within the SW 84th Avenue right-of-way.

NOW THEREFORE, in consideration of the mutual covenants hereinafter contained and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties agree as follows:

1. The above recitations are true and correct and hereby made a part of this Agreement.
2. The street trees, landscape, tree wells, and grates, collectively, the landscape improvements, which are the subject of this Agreement, are limited to those as explicitly depicted on the 84th Ave Improvements at Newfield Landscape Plans prepared by Lucido & Associates and the 84th Ave Improvements Pond Landscape Plans at Newfield prepared by Kimley-Horn and Associates, Inc. and accepted on _____ in conjunction with the Road Opening Permit numbered ENG2024080023, which are on file with the Public Works Department and incorporated herein by reference.
3. All maintenance, repair, and replacement of the aforementioned landscape improvements shall be the sole responsibility of the Newfield CDD and will be maintained in accordance with "Exhibit A – Landscape Performance Standards," attached hereto.
4. The streetlights and electrical system, which are the subject of this Agreement, are limited to those as explicitly depicted on the 84th Ave Improvements Lighting Plans at Newfield prepared by Kimley-Horn and Associates, Inc. and accepted on _____ in conjunction with the Road

Opening Permit numbered ENG2024080023, which are on file with the Public Works Department and incorporated herein by reference.

5. All maintenance of the aforementioned streetlights and electrical system shall be the sole responsibility of the Newfield CDD, including, but not limited to, ensuring that the streetlights are kept in proper working order, in accordance with generally accepted Commercial Standards. Maintenance shall include the repair and replacement of all improvements required to maintain the same level of service that existed at the time the improvement was installed.
6. The traffic control signs, posts, and frames, which are the subject of this Agreement, are limited to the signs, posts, and frames that are mounted on posts that are inconsistent with the Martin County Standard R-140D and/or that have frames bordering the sign.
7. All maintenance of the traffic control signs, posts, and frames shall be the sole responsibility of the Newfield CDD, including, but not limited to, ensuring that the traffic control signs are properly displayed with the minimum retroreflectivity, in accordance with the latest addition of the Manual on Uniform Traffic Control Devices (MUTCD). Maintenance of the posts and frames shall include the repair and replacement required to maintain the same level of service that existed at the time the post and frame was installed.
8. Should the Newfield CDD be unable or unwilling to complete the required maintenance work, the County may complete or contract to have such maintenance performed and bill the Newfield CDD for all costs incurred. The Newfield CDD agrees to pay such bill within thirty (30) days of receipt of such bill. The County agrees to provide written notice of its intent to perform such maintenance at least five (5) days in advance of performing the work.
9. The Newfield CDD is not authorized to use the County's Tax Exemption Number for relative to the purchase of goods and services used to fulfill these contractual obligations.
10. The Newfield CDD shall be solely responsible for and defend, indemnify, and hold harmless the County and its officials, officers, agents, employees, and representatives, past, present, and future, from and against any and all liabilities, losses, suits, claims, judgments, fines, or demands arising by reason of injury or death of any person or damage to any property including all reasonable costs of investigation and legal defense thereof (including, but not limited to, attorneys' fees, court costs, and expert witness fees) of any nature whatsoever arising out of or incident to the construction, design, maintenance, repair, management, use, or any other action pertaining to the improvements, or the acts or omissions of the Newfield CDD, its officers, agents, employees, contractors, subcontractors, licensees, or invitees with respect to said improvements or this Agreement. Nothing herein shall be construed to be a waiver of the County's or Newfield CDD's sovereign immunity provided by the Florida constitution, the provisions of Sec. 768.28, Florida Statutes, or a consent to be sued by third parties.
11. The Newfield CDD shall have the following minimum insurance requirements during the term of this Agreement, with insurance issued by companies authorized under the laws of the State of Florida:

Commercial general liability insurance, including contractual liability, to cover the hold harmless agreement set forth herein, with limits of not less than:

Each occurrence	\$1,000,000
Personal/advertising injury	\$1,000,000
Products/completed operations aggregate	\$2,000,000

General aggregate	\$2,000,000	
Fire damage	\$100,000	Any 1 fire
Medical expense	\$10,000	Any 1 person

Business automobile liability for any auto (all owned, hired, and non-owned autos) with limits of not less than \$1,000,000 per accident. In the event bidder does not own any automobiles, the County will accept proof of hired and non-owned auto liability only. The certificate holder must be listed as additional insured. A waiver of subrogation must be provided. Coverage should apply on a primary basis.

Worker's compensation insurance with limits equal to Florida statutory requirements. Employers' liability must include limits of at least \$300,000 each accident, \$200,000 each disease/employee, \$500,000 each disease/maximum. A waiver of subrogation must be provided. Coverage should apply on a primary basis.

12. This document shall be recorded in the Martin County, Florida Public Records. All costs associated with such recordation shall be paid by the Newfield CDD.
13. The term of this Agreement shall be in perpetuity unless termination is mutually agreed to by each of the parties.
14. This Agreement or any interest herein shall not be assigned or transferred by the Newfield CDD without the prior written consent of County. It is further agreed that this Agreement incorporates and includes all prior negotiations, correspondence, conversations, agreements or understandings applicable to the matters contained herein and the parties agree that there are no commitments, agreements, or understandings concerning the subject matter of this Agreement that are not contained in the documents. Accordingly, it is agreed that deviation from the terms hereof shall not be predicated upon any prior representations or agreements, whether oral or written. It is further agreed that no modification, amendment or alteration in the terms or conditions contained herein shall be effective unless contained in a written document executed with the formality and of equal dignity herewith.
15. Any notice, request, demand, consent, approval or other communication required or permitted by this Agreement shall be given or made in writing and shall be served (as elected by the party giving such notice) by any of the following methods:
 - i. Hand delivery to the party; or
 - ii. Delivery by commercial overnight courier service; or
 - iii. Mailed by registered or certified mail (postage prepaid), return receipt requested.

For purposes of notice the addresses are as follows:

Newfield Community Development District
% Special District Services, Inc.
District Manager
10521 SW Village Center Drive, Suite #203
Port St. Lucie, Florida 34987

Martin County
 County Administrator
 2401 SE Monterey Road
 Stuart, Florida 34996

Either party may change its address by providing written notice thereof to the other party.

IN WITNESS WHEREOF, the parties hereto have accepted, made, and executed this Agreement upon the terms and conditions above stated on the date first written above.

**BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA**

By: _____
Michael J. Grzelka, P.E.
County Engineer

By: _____
Don G. Donaldson, P.E., CFM
County Administrator

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY

By: _____
Elysse A Alder
County Attorney

NEWFIELD COMMUNITY DEVELOPMENT DISTRICT

By: _____

Name: Jose Becerra

Title: Chair

STATE OF _____]

COUNTY OF _____]

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, by means of [☐] personal appearance or [☐] online notarization appeared _____, to me known to be the person described herein and who executed the foregoing, and acknowledged before me that he executed same. He is [☐] personally known to me or [☐] has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 2026.

[SEAL]

NOTARY PUBLIC

By: _____

Name: _____

My Commission Expires: _____

Attachment:

Exhibit A – Landscape Performance Standards

Exhibit A

Landscape Performance Standards

MANAGEMENT

Newfield CDD is expected to have on staff or retain the necessary experts to be able to properly manage the designated landscape, streetscape project. Newfield CDD is required to schedule all maintenance activities to always meet the prescribed level of service described herein. All services performed shall comply with all laws, ordinances, codes, rules, orders and regulations relating to the performance of the service. Services must be accomplished by using professional methods in compliance with standards of the trade.

MAINTENANCE ACTIVITIES

Newfield CDD's work force shall be experienced, landscape maintenance personnel and shall be well versed in landscape maintenance, plant disease problems and needed remedies. The level of maintenance of the facilities shall consistently be within the tolerances listed below. These guidelines are not intended to be all-inclusive but a guide to describe the level of service expected by Martin County from Newfield CDD.

TRAFFIC CONTROL

Newfield CDD shall be responsible for traffic control during operations performed by Newfield CDD personnel and/or subcontractors. Traffic control shall be in conformance with the Federal Highway Administration (FHWA), the Manual on Uniform Traffic Control Devices (MUTCD, latest edition, and the Florida Department of Transportation (FDOT) Standard Plans for Road Construction, latest edition. The foregoing requirements are to be considered as minimum and Newfield CDD compliance shall in no way relieve the Newfield CDD of final responsibility for providing adequate traffic control devices for the protection of the public and employees throughout the work areas.

INSPECTIONS

Martin County, or its duly authorized representative, will inspect the maintenance provided at each area as necessary to determine whether the work is being performed in accordance with specifications and shall review any problems found with Newfield CDD.

The County reserves the right to give written notice in the form of an inspection report listing deficiencies to be corrected within ten (10) working days from date of inspection.

LOCATION OF UNDERGROUND UTILITIES

Newfield CDD is responsible for following the Underground Facility Damage Prevention and Safety Act, Chapter 556, Florida Statutes for all digging/excavation performed by Newfield CDD or its subcontractors.

HOURS OF MAINTENANCE

Maintenance shall be performed Monday through Saturday, between one (1) hour after sunrise and one (1) hour before sunset, unless agreed upon by the County.

REMOVAL OF LITTER

Newfield CDD shall keep all areas within the work limits free of all visible litter. It is the Newfield CDD responsibility to schedule litter removal as needed to maintain a litter free appearance. Before mowing operations begin, all visible trash and litter shall be removed from the designated work areas. Additional litter pickup should be done as needed between mowing cycles in order to maintain the required litter free appearance.

Litter collection/disposal includes the pickup, removal and disposal from the right-of-way of any obstacle such as paper, plastic, wood, tires, cans or other debris. Items such as bags of trash, newspapers, magazines, boxes, etc., which would be torn, ripped, scattered or further subdivided by the mower

resulting in an objectionable appearance, should be removed. The mower operator must exercise caution to avoid creation of litter during the mowing operation. Particular attention shall be given to litter removal in planting beds. The Newfield CDD shall be responsible for proper disposal of the litter. Litter must be removed from the site the same day it is picked up. It is not acceptable to leave bags of litter on site for pickup at a later date.

MOWING

Mowing height shall be four (4) to four and one-half (4.5) inches for Bahia turf and three (3) to three and one-half (3.5) inches for Floratam/St. Augustine turf. Mowing operations are to be scheduled by Newfield CDD in order to cut off no more than one third (1/3) of the overall turf height per mowing cycle and keep the turf height uniform and neat in appearance.

Mowing shall be performed with a mulching type mower to minimize the hazard to pedestrians and vehicles. Grass clippings should be left on the grass except in high focal areas where it may be desirable to remove them to prevent matting or build up. Grass clippings and other debris produced by the Newfield CDD maintenance activities shall be removed from planting beds, sidewalks, curbs, gutters, pavement, and other hardscape areas on the same day they are generated. Where landscaping has been established or natural landscaping has been preserved, mowing shall conform to the established contours.

MAINTENANCE OF GUTTERS, EDGES OF PAVEMENT, AND SIDEWALKS:

The gutters and edges of pavement shall be swept. Newfield CDD shall remove and dispose of litter and debris at the edge of pavement and in the gutters.

The surface of concrete, brick pavers, or otherwise paved medians shall be swept clean each maintenance cycle. All weeds are to be removed from all hardscape areas each cycle. Sidewalks within the maintenance area shall be edged per the edging specifications above and swept or blown off each cycle. Hardscape and sidewalks shall be essentially free of weeds and debris at all times.

EDGING / TRIMMING

Edge grass at the curbs, sidewalks, drainage structures, edge of pavement, and all other infrastructure contained in the maintained area mechanically and/or chemically to maintain no more than two (2) inches of grass over the curbs, sidewalks, pavement or structures. Grass shall not be herbicided or cut any farther than two (2) inches from the curb, sidewalk, pavement or other structures.

Edging/trimming around trees and shrubs shall be performed using hand labor, mechanical devices, or herbicides. Edging/trimming around planting beds and mulched areas shall be performed using a mechanical edger to maintain a clean, well-defined edge. Use of string trimmers or other methods that may damage the trees during trimming operations is prohibited. All light/power poles, guardrails, drainage structures, signage, and other appurtenances shall be mowed, trimmed, or spot-sprayed with herbicide completely around their bases as needed to keep them weed free, and turf no higher than the standard mowing height.

VEGETATION ENCROACHMENT

Newfield CDD shall trim vegetation in the designated maintenance areas to prohibit its encroachment into adjacent property.

CARE OF TREES, SHRUBS, PALMS, AND ORNAMENTALS

Clear sight triangles for intersections and driveways shall be maintained in accordance with the Florida Department of Transportation (FDOT) Design Manual Chapter 212, Intersections, latest edition.

All material trimmed and pruned from trees and shrubs shall be removed from the job site as it is generated.

Newfield CDD shall be responsible for replacement of desirable plants killed or damaged by Newfield CDD or by its subcontractor's actions or inactions.

Trees, including but not limited to: Oaks, Dahoon/East Palatka Holly, Pines, Ficus, Banyans, Maples, and Loquats, shall be trimmed by Newfield CDD per this agreement. Trained employees skilled in the field of arboriculture shall perform tree pruning/trimming. All work to be performed shall be in accordance with the standards established in the American National Standards Institute (ANSI) publication A300 "Tree Care Operations-Tree, shrub and other woody plant maintenance- Standard Practices" latest edition. The long-term goal for most trees on road rights-of-way is to develop a singular trunk, with the lower eight (8) feet free of limbs. Newfield CDD shall trim trees in order to maintain vertical and horizontal clearance for vehicular traffic at all times. Newfield CDD shall remove sprouts from the trunks of trees, especially oak trees. The maximum length of sprouts allowed on trees shall be six (6) inches.

Shrubs: All shrubs shall be pruned on an as-needed basis to either retain an attractive, natural form, or where specifically designed in a precise, formal shape. Martin County shall retain the right to determine size and shape of all plantings. All shrub areas shall be addressed every cycle by cleaning up and removing all paper, trash, weeds, twigs and other undesirable materials and debris.

Palms: All palms, excluding Washington Palms located within landscape beds, shall receive pruning as often as necessary to have palms appear neat and orderly at all times. The palms shall only have the dead lower fronds removed including removal of all nuts, seed stalks, and loose boots. Any formed or forming seed pods shall also be removed. Fronds shall be cut close to the petiole base without damaging living trunk tissue. If for any reason more than the dead fronds need to be removed, prior approval must be obtained by the County and then the palms shall only be pruned to remove the lower fronds at a nine o'clock (9:00) to three o'clock (3:00) level from the base of the palm's bud. Removal shall only include yellowing or dead fronds and seedpods or blooms; do not remove healthy green fronds. Washington palms shall be allowed to develop a "Beard" of dead fronds around the trunk of the tree. The trunks of Washington Palms will require periodic removal of frond stems or "boots" as they become loose or unsightly. All coconuts within the maintained areas shall be removed from Coconut Palms prior to growing to two (2) inches in size, largest measurement.

Ornamentals: Oleander shall be trimmed at least once per year to a height of four (4) feet and old growth thinned to encourage dense foliage. Oleanders shall not be allowed to grow more than eight

(8) feet tall. Wax Myrtle and similar ornamentals shall be trimmed as needed to maintain attractive compact growth no more than eight (8) feet tall.

REPLACEMENT PLANTS

Newfield CDD shall be responsible for the cost of replacing plants damaged or killed by traffic accidents, vandalism, or natural disasters. Plants damaged or killed by action or inaction of Newfield CDD or its subcontractors shall be replaced by the Newfield CDD with plants consistent with the original plan and consistent in size and maturity of the surrounding plants. Martin County reserves the right to set reasonable time deadlines for plant replacements.

TREE STAKING

All tree staking/supports shall be per the Florida Department of Transportation (FDOT), Standard Plans for Road Construction Index 580-001, Landscape Installation, latest edition.

MULCH

Provide and install mulching materials for planting beds to be accomplished as required throughout the year to provide one-hundred (100) percent coverage by the material in not less than two (2) inches of depth or more than four (4) inches of depth. Keep mulch three (3) to four (4) inches away from tree trunks; mulch shall not be in contact with the trunk of the trees. Mulch materials shall be clean wood chips; red dyed wood chips, eucalyptus mulch, pine bark, or clean recycled mulch, free of exotic plant seeds. Shredded wood from land-clearing operations that include large pieces of wood shall not be allowed. Wood chips shall not measure more than three (3) inches in the largest dimension. Cypress mulch shall

not be allowed. Repair and cover with mulch, any landscape fabric or bare ground uncovered or damaged during maintenance activities.

WEED CONTROL

A weed is a plant out of place. Plants that were not part of the original landscape design or approved by the County shall be considered weeds. All planting beds, mulched areas, shrubs, hardscape, and sidewalk areas must be maintained essentially weed free. Weed maintenance shall be performed as needed. No individual weed (including grasses) shall remain more than two (2) weeks. No weed may remain that has grown to a height of six (6) inches and/or six (6) inches in diameter maximum.

Acceptable weed density within the above-described specifications shall not exceed over three (3) weeds per square yard over the worst half of any given area. Pre and post emergent herbicides may be used to control weeds in accordance with the product label and applied by a license applicator.

INSECT AND DISEASE CONTROL

Insect and disease control shall be for specific insects or diseases identified as problematic and shall be treated as needed by Newfield CDD. Some specific examples are Fungus, Aphids, Scales, Thrips, or Leafminers for ornamentals and Fungus and Chinch Bug in turf. Insect and disease control shall only be applied in a manner consistent with Integrated Pest Management practices (IPM).

Newfield CDD is responsible for inspection of landscape areas on every visit for indications of pest problems. When treatment is necessary, the least toxic and most target-specific pesticide shall be chosen. Biological controls (such as *Bacillus Thuringiensis* (BT) formulations) will be the first choice, and if pesticides are necessary, they will be applied on a spot-treatment basis when wind drift is negligible. Insect and disease control agents shall be applied at the rate recommended by the manufacturer.

Newfield CDD shall keep written records on pests identified and treatment applied for control. The Newfield CDD may utilize subcontractor(s) for pesticide application.

Pesticide applications shall be made in accordance with the rules and regulations governing use of pesticides by the State of Florida.

Newfield CDD shall be responsible for replacement of desirable plants killed or damaged by, insects, fungus or other pests.

FERTILIZATION

All fertilizers shall be applied following the Martin County "Fertilizer Use" Code of Ordinance, Chapter 67, Article 14.

Fertilizers containing nitrogen applied to turf and/or landscaping plants shall contain no less than fifty (50) percent slow-release nitrogen per guaranteed analysis label. All fertilization shall be applied according to product labeling and the appropriate Best Management Practices (BMPs).

Fertilizer ("Lesco 8-0-12 Palm and Tropical Ornamental Fertilizer", or equivalent) and application rates for all palm trees shall be applied following the guidance provided by the University of Florida IFAS Extension, specifically the articles written by Timothy K. Broschat; Fertilization of Field- grown and Landscape Palms in Florida, <http://edis.ifas.ufl.edu/ep261>, and Nutrient Deficiencies of Landscape and Field-grown Palms in Florida, <http://edis.ifas.ufl.edu/ep273>.

Fertilizer and application rates for all plants and trees shall contain all the necessary mineral nutrition and micronutrients to ensure proper health and overall growth.

Drenching of palms and trees shall include fertilizer with micronutrients (Arbor Green Pro or approved equivalent), disease and insect control as a systemic at the root level as required to control the common diseases and pests.

Fertilizers shall be evenly broadcasted throughout the planting beds and turf area. All tree pit areas should be fertilized evenly; there should not be a fertilizer ring around the tree under any circumstances.

Shrubs and groundcovers shall have the fertilizer blown or fan raked off the leaves following the broadcast application.

Fertilizers shall be removed from sidewalks, curbs, and pavement to avoid staining and runoff.

Newfield CDD shall notify Martin County Public Works Department, Field Operations Division, two

(2) business days prior to the application of fertilizer to enable the County to schedule an inspector to confirm the type, amount, and application of the appropriate fertilizer.

IRRIGATION

Streetscape areas containing automatic irrigation shall be checked on a monthly basis. A check of the irrigation system will include manually activating each bed or station to check the spray heads operation and direction of spray, the rain sensors are functioning properly, the individual stations are properly timed, and timers have the correct time of day and day of week. Newfield CDD shall repair all deficiencies.

In the event that one or more local, state, or federal governing agency imposes water use restrictions in Martin County, it shall be the responsibility of the Newfield CDD to adjust irrigation systems to comply with the restrictions. The adjustments required to make the systems comply and to re-adjust once water use restrictions are lifted, shall be made by the Newfield CDD.

Water use restrictions normally use odd and even addresses to determine the days of the week that irrigation systems can be operated. Roads that have a Federal, State or County route number such as US-1, SR-76, or CR-707, shall use the designated number to determine odd or even. Roads without a numerical name shall use the general orientation of the roadway to determine odd or even; north/south roads are considered odd; east/west roads are considered even.

FENCES

Fences within the maintained areas shall be kept free of all vines and other vegetation (dead or alive). Vegetation growing into the fence shall be removed as needed to keep the fences free of vegetation. Herbicide may be used at the base of fences to aid in controlling vegetation. An area no more than six (6) inches wide each side of the fence may be herbicided where the fence meets the ground.

Fence damage caused by Newfield CDD's actions shall be the responsibility of Newfield CDD to repair, with like materials and workmanship.

Newfield
Community Development District

**Financial Report For
July 2026**

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

	Annual Budget 10/1/25 - 9/30/26	Actual Jul-26	Year To Date Actual 10/1/25 - 7/31/26
REVENUES			
O&M ASSESSMENTS	0	0	117,496
DEVELOPER CONTRIBUTION	125,209	0	830,000
DEBT ASSESSMENTS	0	0	0
INTEREST INCOME	360	0	1,599
SQUARE RESTAURANT REVENUE	0	15,246	0
OTHER INCOME	0	0	808
TOTAL REVENUES	\$ 125,569	\$ 15,246	\$ 949,903
EXPENDITURES			
SUPERVISOR FEES	1,000	0	600
PAYROLL TAXES	80	0	46
ENGINEERING/INSPECTIONS	15,000	2,685	9,300
MISCELLANEOUS MAINTENANCE	5,000	1,250	31,152
MANAGEMENT	40,464	3,372	33,720
LEGAL FEES	30,000	0	23,647
ASSESSMENT ROLL	6,000	0	0
AUDIT FEES	5,000	0	5,600
ARBITRAGE REBATE FEE	650	0	0
INSURANCE	7,400	0	39,322
LEGAL ADVERTISING	5,000	1,501	2,840
MISCELLANEOUS	1,000	780	2,030
POSTAGE	300	111	214
OFFICE SUPPLIES	1,500	81	995
DUES & SUBSCRIPTIONS	175	0	175
WEBSITE MANAGEMENT	1,500	125	1,250
TRUSTEE FEES	4,500	0	4,246
CONTINUING DISCLOSURE FEE	1,000	0	0
HARVEST HOUSE OPERATIONS	0	0	0
HARVEST HOUSE CLEANING SERVICES	0	1,800	15,780
LANDSCAPING	0	0	27,976
FIREWORKS DISPLAY	0	0	20,000
LAKE MAINTENANCE	0	275	26,125
ELECTRICITY/POWER	0	1,643	15,188
SPECIAL EVENTS	0	12,752	135,123
SQUARE EXPENSE (CREDIT CARD)	0	454	1,611
SALES TAX	0	1,026	7,807
LAWN MAINTENANCE	0	0	8,700
TRASH REMOVAL	0	0	3,456
FOUNTAIN MAINTENANCE	0	800	6,598
PEST CONTROL	0	0	2,265
E-BIKE OPERATIONS	0	4,610	51,602
HOLIDAY LIGHTING	0	0	29,405
UTILITIES (WATER)	0	418	1,505
PET WASTE MANAGEMENT	0	360	3,367
SECURITY SERVICES	0	7,807	32,875
RENTS & LEASES	0	0	0
SIGNS	0	70	2,121
MANAGEMENT FEE - HARVEST HOUSE	0	5,000	22,500
MANAGEMENT FEE - LIFESTYLE DIRECTOR	0	5,500	49,500
PAYROLL - LIFESTYLE DIRECTOR	0	9,000	91,847

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

	Annual Budget 10/1/25 - 9/30/26	Actual Jul-26	Year To Date Actual 10/1/25 - 7/31/26
PAYROLL - HARVEST HOUSE	0	4,400	46,347
CREDIT CARD PROCESSING FEE	0	841	8,977
PROGRAMMING & EVENT EXPENSE	0	8,407	89,766
TOTAL EXPENDITURES	\$ 125,569	\$ 75,068	\$ 855,578
EXCESS OR (SHORTFALL)	\$ -	\$ (59,822)	\$ 94,325
BOND PAYMENTS	0	0	0
BALANCE	\$ -	\$ (59,822)	\$ 94,325
COUNTY APPRAISER & TAX COLLECTOR FEE	-	0	0
DISCOUNTS FOR EARLY PAYMENTS	-	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ (59,822)	\$ 94,325

Bank Balance As Of 7/31/26	\$ 96,377.71
Accounts Payable As Of 7/31/26	\$ 88,710.18
Accounts Receivable As Of 7/31/26	\$ 150,000.00
Total Available Funds As Of 7/31/26	\$ 157,667.53

Newfield Community Development District
Expenditures
October 2025 through July 2026

	Date	Invoice #	Vendor	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
	07/28/2026	21-10-16	Higgins Engineering Surveying LLC	Project: Engineering Services July 2026	875.00
	07/28/2026	21-10.3-14	Higgins Engineering Surveying LLC	Project: Engineering Services July 2026	1,810.00
Total 01-1310 · Engineering					9,300.00
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
	07/31/2026	2026-2618	Special District Services, Inc	Management July 2026	3,372.00
Total 01-1311 · Management Fees					33,720.00
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
	07/31/2026	2026-2618	Special District Services, Inc	Website July 2026	125.00
Total 01-1313 · Website Fees					1,250.00

Newfield Community Development District
Expenditures
October 2025 through July 2026

	Date	Invoice #	Vendor	Memo	Amount
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
	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
	06/30/2026	3775927	Kutak Rock LLP	General Counsel thru June 2026	1,961.50
Total 01-1315 · Legal Fees					23,646.55
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		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
	07/02/2026		Square, Inc		178.00
	07/08/2026		Square, Inc		5.00
	07/10/2026		Square, Inc		-43.88
	07/29/2026		Square, Inc		315.06
Total 01-1316 · Square Expense (credit card)					1,611.18
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 Oct - Dec 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
	07/15/2026		Florida Department of Revenue	Sales tax for April - June 2026	1,025.99
Total 01-1317 · Sales Tax					7,806.66
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

Newfield Community Development District
Expenditures
October 2025 through July 2026

	Date	Invoice #	Vendor	Memo	Amount
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
	07/09/2026	135160-80761	MARTIN COUNTY UTILITIES	Account Number: 135160-80761 SERVICE PERIOD: 6/3/2026 - 07/07/2026	250.67
	07/09/2026	135160-80760	MARTIN COUNTY UTILITIES	Account Number: 135160-80760 SERVICE PERIOD: 6/3/2026 - 07/07/2026	166.84
Total 01-1323 · Utilities (Water)					1,504.66
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
	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

Newfield Community Development District
Expenditures
October 2025 through July 2026

Date	Invoice #	Vendor	Memo	Amount
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
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
07/01/2026	I5400477	DoodyCalls of the Treasure Coast, FL	Weekly Residential Service	15.00
07/01/2026	I5400475	DoodyCalls of the Treasure Coast, FL	Weekly Residential Service	15.00
07/01/2026	I5400476	DoodyCalls of the Treasure Coast, FL	Weekly Residential Service	15.00
07/01/2026	I5400474	DoodyCalls of the Treasure Coast, FL	Weekly Residential Service	15.00
07/06/2026	I5400493	DoodyCalls of the Treasure Coast, FL	Weekly Residential Service	15.00
07/08/2026	I5400504	DoodyCalls of the Treasure Coast, FL	Weekly Residential Service	15.00
07/08/2026	I5400505	DoodyCalls of the Treasure Coast, FL	Weekly Residential Service	15.00
07/08/2026	I5400503	DoodyCalls of the Treasure Coast, FL	Weekly Residential Service	15.00
07/08/2026	I5400502	DoodyCalls of the Treasure Coast, FL	Weekly Residential Service	15.00
07/13/2026	I5400519	DoodyCalls of the Treasure Coast, FL	Weekly Residential Service	15.00
07/15/2026	I5400531	DoodyCalls of the Treasure Coast, FL	Weekly Residential Service	15.00
07/15/2026	I5400529	DoodyCalls of the Treasure Coast, FL	Weekly Residential Service	15.00

Newfield Community Development District
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	Date	Invoice #	Vendor	Memo	Amount
	07/15/2026	I5400528	DoodyCalls of the Treasure Coast, FL	Weekly Residential Service	15.00
	07/15/2026	I5400530	DoodyCalls of the Treasure Coast, FL	Weekly Residential Service	15.00
	07/20/2026	I5400546	DoodyCalls of the Treasure Coast, FL	Weekly Residential Service	15.00
	07/22/2026	I5400563	DoodyCalls of the Treasure Coast, FL	Weekly Residential Service	15.00
	07/22/2026	I5400561	DoodyCalls of the Treasure Coast, FL	Weekly Residential Service	15.00
	07/22/2026	I5400562	DoodyCalls of the Treasure Coast, FL	Weekly Residential Service	15.00
	07/22/2026	I5400560	DoodyCalls of the Treasure Coast, FL	Weekly Residential Service	15.00
	07/27/2026	I5400576	DoodyCalls of the Treasure Coast, FL	Weekly Residential Service	15.00
	07/29/2026	I5400590	DoodyCalls of the Treasure Coast, FL	Weekly Residential Service	15.00
	07/29/2026	I5400589	DoodyCalls of the Treasure Coast, FL	Weekly Residential Service	15.00
	07/29/2026	I5400587	DoodyCalls of the Treasure Coast, FL	Weekly Residential Service	15.00
	07/29/2026	I5400588	DoodyCalls of the Treasure Coast, FL	Weekly Residential Service	15.00
Total 01-1332 · Pet Waste Mgmt					3,366.80
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
	06/09/2026	NCDD06012026	Tact Tech Security Solutions LLC	Security Services 05/16 - 05/35	4,061.18
	06/22/2026	NCDD06152026	Tact Tech Security Solutions LLC	Security Services 06/01 - 06/15	3,746.14
	07/06/2026	NCDD07012026	Tact Tech Security Solutions LLC	Security Services 06/16 - 06/30	3,746.14
	07/16/2026	NCDD07152026	Tact Tech Security Solutions LLC	Security Services 07/01 - 07/15	4,061.10
Total 01-1333 · Security Services					32,875.26
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
	07/31/2026	0007822552	USA TODAY Media Corp	Notice of Rulemaking Rule 2026-1	215.64
	07/31/2026	0007822552	USA TODAY Media Corp	Notice of PHs on FY 27 Budget, Impose O&M, Adopt Assess	1,420.43
	07/31/2026	0007822552	USA TODAY Media Corp	Credit	-135.28
Total 01-1480 · Legal Advertisements					2,839.87

Newfield Community Development District
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	Date	Invoice #	Vendor	Memo	Amount
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
	07/14/2026	INV-0000074949	DynaFire, LLC	Annual Contracted ServicesBeginning 05/01/2026	780.00
Total 01-1512 · Miscellaneous					2,030.14
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
	07/31/2026	2026-2618	Special District Services, Inc	FedEx June 2026	16.76
	07/31/2026	2026-2618	Special District Services, Inc	Postage June 2026	93.98
Total 01-1513 · Postage and Delivery					213.81
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
	07/31/2026	2026-2618	Special District Services, Inc	Copier June 2026	50.55
	07/31/2026	2026-2618	Special District Services, Inc	Mailouts June 2026	30.00

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	Date	Invoice #	Vendor	Memo	Amount
Total 01-1514 · Office Supplies					994.90
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 3	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	8,700.00
Total 01-1802 · Lawn Maintenance					8,700.00
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
	07/01/2026	J070126-63	Lake and Preserve Management, Inc	July 2026 Monthly Lake Maintenance	275.00
Total 01-1807 · Lake Maintenance					26,125.00
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
	07/16/2026	20493	Design A Sign	15"x12" Fountain Signs - custom shape cut on CNC	70.00
Total 01-1812 · Signs					2,120.70
01-1814 · Electricity/Power (FPL)					
	10/02/2025	70751-31271	FPL #1271	For: Sep 19, 2025 to Oct 2, 2025 (13 days)	304.71

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Date	Invoice #	Vendor	Memo	Amount
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
07/01/2026	70751-31271	FPL #1271	For: Jun 1, 2026 to Jul 1, 2026 (30 days)	969.13
07/01/2026	77396-21345	FPL #1345	For: Jun 1, 2026 to Jul 1, 2026 (30 days)	674.26
Total 01-1814 · Electricity/Power (FPL)				15,187.72
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
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 Cable Installation	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

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	Date	Invoice #	Vendor	Memo	Amount
	06/19/2026	28480	Go Local Electric, LLC	163 OTHER Service Hours Labor and Materials for electrical work as follows: 1. Furnish and insta...	825.00
	07/17/2026	50205	Louie's Air Conditioning Service, Inc	Performed PM's on all units,vacuumed, sprayed, pad, nitrogento clear condensing lines, addedliqu...	500.00
	07/21/2026	1148	Pavers and Concrete Dunn Right LLC	Newfield Reset concrete bollard at trail head invoice	750.00
Total 01-1815 · Miscellaneous Maintenance					31,152.35
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
	07/21/2026	168	H2O Perfection Inc.	Monthly ServiceFountain Maintenance Service - July 2026	800.00
Total 01-1817 · Fountain Maintenance					6,597.95
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
	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: Feb 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

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	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, Picked Up 4 E-...	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 f...	910.00
	07/01/2026	4193	Slidr	E-bike Operations Monthly Management - July 2026	3,500.00
	07/31/2026	13588	Sprockets Adventure, Inc	NewField E-Bike Retrival / Trips: July 7: Bike #11 from Fitness toWelcome Center.	1,110.00
Total 01-1820 · E-Bike Operations					51,602.44
01-1902 · Harvest 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
	07/01/2026	INV-0063	Charles Cleaning Services LLC	Contracted Cleaning 06/01/2026-06/30/2026Jam Fest Service Labor- Additional labor (2 days- 8 hou...	1,800.00
Total 01-1902 · Harvest House Cleaning Services					15,780.00
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
	07/01/2026	2777	OnVie LLC	Monthly Retail Management Fee(Harvest House)	2,500.00
	07/01/2026	2998	OnVie LLC	Monthly Retail Management FeeJuly 2026	2,500.00
Total 01-1903 · Mgmt Fee- Harvest House					22,500.00
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
	07/01/2026	2999	OnVie LLC	Lifestyle + CommunicationsManagementJuly 2026	5,500.00
Total 01-1904 · Mgmt Fee-Lifestyle Director					49,500.00
01-1905 · Payroll- Lifestyle Director					
	10/29/2025	1998	OnVie LLC	NOVEMBER 2025 Pre-pay Payroll -LIFESTYLE DIRECTOR (2 Pay Periods)	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
	07/01/2026	3051	OnVie LLC	Monthly Passthrough Payroll - Lifestyle	9,000.00
Total 01-1905 · Payroll- Lifestyle Director					91,846.95
01-1906 · Payroll- Harvest House					
	10/29/2025	1998	OnVie LLC	NOVEMBER 2025 Pre-pay Payroll -HARVEST HOUSE (2 Pay Periods)	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
	07/01/2026	3051	OnVie LLC	Monthly Passthrough Payroll - Harvest House	4,400.00
Total 01-1906 · Payroll- Harvest House					46,346.95
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

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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
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
07/06/2026	3066	OnVie LLC	10% Fee	11.00
07/10/2026	3083	OnVie LLC	10% Fee	113.16
07/17/2026	3157	OnVie LLC	10% Fee	57.50
07/31/2026	3213	OnVie LLC	10% Fee	659.12
Total 01-1907 · Credit Card Processing Fee				8,976.74
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

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04/30/2026	2696	OnVie LLC	Harvest House April Expenses	873.42
07/06/2026	3066	OnVie LLC	June Programming & Event Expenses	110.00
07/10/2026	3083	OnVie LLC	July Programming & Event Expenses	1,131.58
07/17/2026	3157	OnVie LLC	July Programming & Event Expenses	575.00
07/31/2026	3213	OnVie LLC	July Programming & Event Expenses	6,591.17
Total 01-1908 · Programming + Event Expenses				89,767.45
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	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
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

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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	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
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'x'8 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

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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
05/16/2026	001074	WLA Photography	1h Event PhotographyMay 2026 Newfield Farmers Market Photography	275.00
05/22/2026	5446	PARTYFLIX	23ft Inflatable Screen (Projector, Speakers, DVD/BluRay player, 3-hours)	1,531.73
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
06/16/2026	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
06/18/2026	9026419360	WillScot	Rental Pricing Per Billing Cycle 40' CONTAINER-INSULATED W/AC-HI CUBE SN: CMCU5558454	1,544.48
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

Newfield Community Development District
Expenditures
October 2025 through July 2026

	Date	Invoice #	Vendor	Memo	Amount
	06/20/2026	071820261	Muffin the Clown LLC	TATTOO PURCHASE (Soccer Tattoos (90)	58.49
	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
	06/30/2026	NF1078026	Anchor Fitness and Performance	Evening Yoga-lates	420.00
	07/01/2026	001105	WLA Photography	3H Event PhotographyJuly 3rd Event Photography 6.15pm-9.15pm	600.00
	07/03/2026	16338	Martin County Sheriff's Office	Newfield Farm Officer	654.50
	07/09/2026	9026559919	WillScot	Rental Pricing Per Billing Cycle 40' CONTAINER-INSULATED W/AC-HI CUBE SN: CMCU5558454 Personal P...	879.00
	07/10/2026	26-018	Martin County Fire Rescue	FIRE RESCUE SPECIAL EVENT DETAILFriday, July 3, 2026	2,289.32
	07/15/2026	001115	WLA Photography	3H Event PhotographyService date July 18, 2026	600.00
	07/20/2026	NF AUG 2026	Earthtones Presents, LLC	08/07/26: Miz Behavin @ Friday Night Farm Jam	1,122.00
	07/24/2026	08082026	Muffin the Clown LLC	Face paint and Glitter Tattoos	400.00
	07/24/2026	145815	Kaufman Levine & Partners, Inc	4 Sided Canopy Tent 10X10	3,602.06
	07/24/2026	67132507	JupiterBounce.Com	4 in 1 Extreme Sports Big Baller!	1,040.70
	07/26/2026	022	Daniel Cedeno	Newfield Cooking Class on08/28/26	300.00
	07/26/2026	021	Daniel Cedeno	Newfield Sip and Shop event on08/20/26	300.00
	07/27/2026	023	Daniel Cedeno	Newfield Farmers Market Tasting on08/15/2026	300.00
	07/30/2026	72173701	JupiterBounce.Com	Big Baller! Attendant	664.01
Total 01-1920 · Special Events					135,122.81
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) This Invoice 50% Deposit	14,546.50
Total 01-1925 · Holiday Lighting					29,405.00
Total Expenditures					855,577.76

**CONSIDER APPROVAL OF FIRST
AMENDMENT TO AGREEMENT FOR THE
PROVISION OF SECURITY SERVICES**

**TO BE DISTRIBUTED
UNDER SEPARATE COVER**