



CABOT CITRUS FARMS

COMMUNITY DEVELOPMENT DISTRICT

Meeting Type: Regular
 Meeting Date: Wednesday, May 13, 2026
 Time: 10:00 a.m.
 Location: Cabot Citrus Farms
 15801 Hebron Church Road
 Brooksville, FL 34614

Join meeting via computer or mobile app
 Dial-in Number: 904-348-0776
 Phone Conference ID: 862 156 243#
 (Mute/Unmute: *6)
 (Raise/Lower Hand: *5)

Agenda

For the full agenda packet, please contact: sconley@vestapropertyservices.com

FIRST ORDER OF BUSINESS:

Rick Kelso (1)
 Thomas Leach (4 VC)

ROLL CALL

Marcus Motes (2 C) Harmon Barton (3)
 Steve Blake (5)

SECOND ORDER OF BUSINESS:

AUDIENCE COMMENTS – AGENDA ITEMS
(Limited to 3 Minutes per Individual for Agenda Items)

THIRD ORDER OF BUSINESS:

REALLOCATION OF DEBT ASSESSMENT DUE TO 2025 BOUNDARY AMENDMENT

A. Public Hearing on Reallocated Assessments Due to 2025 Boundary Amendment

1. Open Public Hearing
2. Presentation of Public Hearing Notice Affidavit EXHIBIT 1
3. Presentation of 2026 Supplemental Engineer’s Report dated February 11, 2026 EXHIBIT 2
4. Presentation of Amended and Restated Master Assessment Methodology Report, dated January 14, 2026 EXHIBIT 3
5. Public Comments
6. Close Public Hearing

B. Consideration and Adoption of **Resolution 2026-06, Authorizing Levying and Reallocating Debt Assessment Lien and Improvements** EXHIBIT 4

- District’s Engineer’s Report, dated December 18, 2023
- First Amendment to Engineer’s Report dated December 18, 2023, dated October 30, 2024

C. Consideration and Adoption of **Resolution 2026-07, Accepting Amended Supplemental Bond Anticipation Note, Series 2024 Assessment Methodology Report Dated March 11, 2026** EXHIBIT 5

- Amended and Restated Supplemental Assessment Report, dated March 11, 2026



**FOURTH ORDER OF BUSINESS: COLLECTION OF SPECIAL ASSESSMENTS ON RECENTLY ADDED
10.07 ACRES**

- A. **Public Hearing on the Adoption of the Uniform Method for the Levy, Collection and Enforcement of Non-Ad Valorem Special Assessments on Recently Added 10.07 Acres**
 - 1. Open Public Hearing
 - 2. Presentation of Public Hearing Notice Affidavit EXHIBIT 6
 - 3. Review of Uniform Method of Collection 197.3632 F.S.
 - 4. Public Comments
 - 5. Close Public Hearing

- B. Consideration and Adoption of **Resolution 2026-08, Adopting the Uniform Method for the Levy, Collection and Enforcement of Non-Ad Valorem Special Assessments on Recently Added 10.07 Acres** EXHIBIT 7

FIFTH ORDER OF BUSINESS: STAFF REPORTS

- A. District Counsel – *Michael Eckert, Kutak Rock*
- B. District Engineer – *Ford Manuel, Coastal Engineering*
- C. District Manager – *Kyle Darin/Heath Beckett, Vesta District Services*
 - 1. Discussion on Proposed FY 2027 Budget EXHIBIT 8
 - 2. Adoption of **Resolution 2026-09, Approving Proposed FY 2027 Budget & Setting Public Hearing (August 12, 2026)** EXHIBIT 9

SIXTH ORDER OF BUSINESS: CONSENT AGENDA

- A. Approval of the Minutes of the Board of Supervisors Regular Meeting Held March 11, 2026 EXHIBIT 10
- B. Acceptance of the March 2026 Unaudited Financial Statement EXHIBIT 11
- C. Ratification of General Funding Requests 2026-06 – 2026-07 EXHIBIT 12
- D. Acceptance of Hernando County Supervisor of Elections Qualified Elector Count as of April 15, 2026 – 0 EXHIBIT 13

SEVENTH ORDER OF BUSINESS: SUPERVISOR REQUESTS

EIGHTH ORDER OF BUSINESS: AUDIENCE COMMENTS – NEW BUSINESS
(Limited to 3 Minutes per Individual)



NINTH ORDER OF BUSINESS:

- Rick Kelso (1)
- Marcus Motes (2 C)
- Harmon Barton (3)
- Thomas Leach (4 VC)
- Steve Blake (5)

NEXT MEETING QUORUM CHECK

10:00 a.m.
Wednesday, June 10, 2026
Cabot Citrus Farms
15801 Hebron Church Road
Brooksville, FL 34614

TENTH ORDER OF BUSINESS:

ADJOURNMENT