



Rizzetta & Company

Wiregrass Community Development District

Board of Supervisors' Meeting March 28, 2025

District Office:
5844 Old Pasco Road, Suite 100 Wesley
Chapel, Florida 33544 813.994.1001

www.wiregrasscdd.org

**WIREFRASS
COMMUNITY DEVELOPMENT DISTRICT**

Board of Supervisors

Bill Porter	Chairman
Haley Porter	Vice Chairman
Korie Roberts	Assistant Secretary
Kyle Larsen	Assistant Secretary

District Manager

Scott Brizendine	Rizzetta & Company, Inc.
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District Manager

Sean Craft	Rizzetta & Company, Inc.
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District Counsel

Lindsay Whelan	Kutak Rock
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District Engineer

Nicole Lynn	Ardurra Group, Inc.
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All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 994-1001. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

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

WIREGRASS COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE – Wesley Chapel, Florida (813) 994-1001
Mailing Address - 3434 Colwell Avenue, Suite 200, Tampa, FL 33614
www.wiregrasscdd.org

March 21, 2025

Board of Supervisors
Wiregrass Community
Development District

AGENDA

Dear Board Members:

The audit committee and regular meetings of the Board of Supervisors of the Wiregrass Community Development District will be held on **Friday, March 28, 2025 at 10:00 a.m.** at the offices of Rizzetta & Company Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544. The following is the agenda for this meeting:

AUDIT COMMITTEE MEETING

- 1. CALL TO ORDER**
- 2. BUSINESS ADMINISTRATION**
 - A.** Consideration of Audit Proposal Instructions Tab 1
 - B.** Consideration of Audit Evaluation Criteria Tab 2
 - C.** Consideration of RFP for Audit Services Advertisement Tab 3

BOS MEETING:

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS**
- 3. BUSINESS ITEMS**
 - A.** Acceptance of FY 2023/2024 Financial Audit Tab 4
 - B.** Consideration of Matters Relating to Series 2025 Bond
 - i. Consideration of Refunding Results from MBS Capital Markets, LLC Tab 5
 - ii. Consideration of Resolution 2025-06; Purchase of Series of 2025 Bonds Tab 6
 - iii. Consideration of Supplemental Assessment Report Tab 7
 - iv. Consideration of Resolution 2025-07; Supplemental Assessment Resolution Tab 8
 - C.** Consideration of Chancey Road Herbicide Treatments Agreement with Terra Crafters Environmental Tab 9
 - D.** Consideration of Hueland Pond Herbicide Treatments Agreement with Terra Crafters Environmental Tab 10
 - E.** Discussion of COI Account Closure
 - F.** Consideration of Ratification of Construction Management Agreement Tab 11
 - G.** Consideration of Retaining Wall Construction Agreement with Lovin Construction Tab 12
- 4. STAFF REPORTS**
 - A.** District Counsel
 - B.** District Engineer

- C. Construction Manager
- D. District Manager Tab 13
- E. Landscape Inspection Services Report (Under Separate Cover)
- 5. **BUSINESS ADMINISTRATION**
 - A. Consideration of Regular Board of Supervisors Meeting
Minutes for February 28, 2025 Tab 14
 - B. Ratification of Operation & Maintenance
Expenditures for February 2025 Tab 15
- 6. **SUPERVISOR REQUESTS**
- 7. **ADJOURNMENT**

I look forward to seeing you at the meeting. In the meantime, if you have any questions, or to obtain a copy of the full agenda, please do not hesitate to contact Sean Craft at scraft@rizzetta.com.

Sincerely,

Sean Craft

Sean Craft
District Manager

Tab 1

WIREFRASS COMMUNITY DEVELOPMENT DISTRICT

REQUEST FOR PROPOSALS

District Auditing Services for Fiscal Year 2025

Pasco County, Florida

INSTRUCTIONS TO PROPOSERS

SECTION 1. DUE DATE. Sealed proposals must be received no later than **April 30, 2025, at 12:00 p.m.**, at the offices of District Manager, located at c/o Rizzetta & Company, 3434 Colwell Ave, Suite 200, Tampa, Florida 33614. Proposals will be publicly opened at that time.

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

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

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

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

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

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

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

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

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

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

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

- A. List the position or title of all personnel to perform work on the District audit. Include resumes for each person listed; list years of experience in present position for each party listed and years of related experience.
- B. Describe proposed staffing levels, including resumes with applicable certifications.
- C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.
- D. The lump sum cost of the provision of the services under the proposal, plus the lump sum cost of four (4) annual renewals.

SECTION 13. PROTESTS. In accordance with the District's Rules of Procedure, any protest regarding the Proposal Documents, must be filed in writing, at the offices of the District Manager, within seventy-two (72) calendar hours (excluding Saturday, Sunday, and state holidays) after the receipt of the Proposal Documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturday, Sunday, and state holidays) after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to the aforesaid Proposal Documents.

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

Tab 2

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

1. Ability of Personnel. (20 Points)

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

2. Proposer's Experience. (30 Points)

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other or current Community Development District(s), whether the auditor has been able to meet statutory or other deadlines for finalizing audits).

3. Understanding of Scope of Work. (20 Points)

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

4. Ability to Furnish the Required Services. (20 Points)

Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity.

5. Price. (10 Points)***

Points will be awarded based upon the lowest total proposal for rendering the services and the reasonableness of the proposal.

Total (100 Points)

***Alternatively, the Board may choose to evaluate firms without considering price, in which case the 10 points allocated to Price would be reallocated to another category.

Tab 3

**WIREFRASS COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES**

The Wiregrass Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2025, with an option for four (4) additional optional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, *Florida Statutes*, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Pasco, Florida. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2025, be completed no later than June 30, 2026.

The auditing entity submitting a proposal must be duly licensed under Chapter 473, *Florida Statutes*, and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, *Florida Statutes*, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide one (1) hard copy and one (1) digital copy of their proposal to Sean Craft, **District Manager**, located at Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, FL 33634, in an envelope marked on the outside "Auditing Services, Wiregrass Community Development District" (or by email to SCraft@rizzetta.com). Proposals must be received by **12:00 p.m. on April 30, 2025**, at the office of the District Manager. Please direct all questions regarding this Notice to the District Manager.

District Manager
Run Date: April 4, 2025

Run date: must be published in at least one newspaper of general circulation in the District and the county in which the District is located. The public announcement must allow for at least 7 days for the submission of proposals.

Tab 4

Wiregrass Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2024

Wiregrass Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2024

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Certified Public Accountants PL

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REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors
Wiregrass Community Development District
Pasco County, Florida

Report on Audit of the Financial Statements

Opinion

We have audited the financial statements of the governmental activities and each major fund of Wiregrass Community Development District (the "District"), as of and for the year ended September 30, 2024, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Wiregrass Community Development District as of September 30, 2024, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS), and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards*). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

To the Board of Supervisors
Wiregrass Community Development District

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for one year beyond the financial statement date, including currently known information that may raise substantial doubt thereafter.

Auditor's Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore, is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgement and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining on a test basis, evidence regarding the amounts, and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

To the Board of Supervisors
Wiregrass Community Development District

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that Management's Discussion and Analysis be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the *Governmental Accounting Standards Board* who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated February 21, 2025 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Wiregrass Community Development District's internal control over financial reporting and compliance.

*Berger Toombs Elam
Gaines + Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

February 21, 2025

**Wiregrass Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2024**

Management's discussion and analysis of Wiregrass Community Development District's (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position is reported in three categories: 1) net investment in capital assets, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, physical environment, transportation and debt service.

Fund financial statements present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

**Wiregrass Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2024**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Fund financial statements include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including capital assets are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The **statement of activities** includes depreciation on all long-lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as capital improvement revenue bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, reconciliations are provided from the *fund financial statements* to the *government-wide financial statements*.

Notes to financial statements provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

Financial Highlights

The following are the highlights of financial activity for the year ended September 30, 2024.

- ◆ The District's total assets exceeded total liabilities by \$948,044 (net position). Net investment in capital assets for the District was \$(647,759). Restricted net position was \$572,606 and unrestricted net position was \$1,023,197.
- ◆ Revenues from governmental activities totaled \$2,917,567 and expenses from governmental activities totaled \$2,786,432.

**Wiregrass Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2024**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

Net Position

	Governmental Activities	
	2024	2023
Current assets	\$ 1,064,838	\$ 817,639
Restricted assets	2,533,751	2,260,544
Capital assets	17,421,181	18,312,684
Total Assets	21,019,770	21,390,867
Current liabilities	973,789	963,804
Non-current liabilities	19,097,937	19,610,154
Total Liabilities	20,071,726	20,573,958
Net Position		
Net investment in capital assets	(647,759)	(243,473)
Restricted	572,606	289,201
Unrestricted	1,023,197	771,181
Total Net Position	\$ 948,044	\$ 816,909

The increase in current assets and restricted assets is the result of revenues exceeding expenditures at the fund level in the current year.

The reduction in capital assets and net investment in capital assets is related to depreciation in the current year.

The decrease in non-current liabilities is related to the principal payments made in the current year.

**Wiregrass Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2024**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

Change In Net Position

	Governmental Activities	
	2024	2023
Program Revenues		
Charges for services	\$ 2,761,135	\$ 2,603,163
General Revenues		
Investment earnings	156,432	19,635
Miscellaneous revenues	-	1,183
Total Revenues	<u>2,917,567</u>	<u>2,623,981</u>
Expenses		
General government	94,052	92,971
Physical environment	1,089,369	1,190,502
Transportation	549,216	549,216
Interest and other charges	1,053,795	1,077,671
Total Expenses	<u>2,786,432</u>	<u>2,910,360</u>
Change in Net Position	131,135	(286,379)
Net Position - Beginning of Year	<u>816,909</u>	<u>1,103,288</u>
Net Position - End of Year	<u>\$ 948,044</u>	<u>\$ 816,909</u>

The increase in charges for services is related to the increase in special assessments in the current year.

The decrease in physical environment is related to the decrease in reclaimed irrigation utility expenses in the current year.

The decrease in interest and other charges is due to the decrease in bonds payable.

**Wiregrass Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2024**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets as of September 30, 2024 and 2023:

	Governmental Activities	
	2024	2023
Land	\$ 2,771,076	\$ 2,771,076
Infrastructure	19,107,620	19,107,620
Less: accumulated depreciation	(4,457,515)	(3,566,012)
Governmental Activities Capital Assets	\$ 17,421,181	\$ 18,312,684

During the year, depreciation was \$891,503.

General Fund Budgetary Highlights

The budgeted expenditures exceeded actual expenditures in the current year because streetlight, repair and maintenance, and utility expenditures were less than anticipated.

There were no budget amendments in the current year.

Debt Management

Governmental Activities debt includes the following:

- ◆ In September 2014, the District issued \$13,620,000 Series 2014 Capital Improvement Revenue Bonds. These bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. The balance outstanding at September 30, 2024 was \$11,410,000.

- ◆ In April 2016, The District issued \$9,430,000 Series 2016 Capital Improvement Revenue Bonds. The bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. The balance outstanding on the Series 2016 Bonds at September 30, 2024 was \$8,245,000.

**Wiregrass Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2024**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Economic Factors and Next Year's Budget

Wiregrass Community Development District will continue to develop in 2025. The District issued new long-term debt during 2025 and anticipate beginning a new construction project. It is expected that revenues and expenses will increase in 2025 as the District continues to develop.

Request for Information

The financial report is designed to provide a general overview of Wiregrass Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Wiregrass Community Development District's Accounting Department at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614.

Wiregrass Community Development District
STATEMENT OF NET POSITION
September 30, 2024

	Governmental Activities
ASSETS	
Current Assets	
Cash	\$ 1,045,542
Prepaid expenses	14,096
Deposits	5,200
Total Current Assets	1,064,838
Non-Current Assets	
Restricted Assets	
Investments	2,533,751
Capital Assets, Not Being Depreciated	
Land	2,771,076
Capital Assets, Being Depreciated	
Infrastructure	19,107,620
Less: accumulated depreciation	(4,457,515)
Total Non-Current Assets	19,954,932
Total Assets	21,019,770
LIABILITIES	
Current Liabilities	
Accounts payable and accrued expenses	41,641
Bonds payable	500,000
Accrued interest	432,148
Total Current Liabilities	973,789
Non-Current Liabilities	
Bonds payable, net	19,097,937
Total Liabilities	20,071,726
NET POSITION	
Net investment in capital assets	(647,759)
Restricted for debt service	572,606
Unrestricted	1,023,197
Total Net Position	\$ 948,044

See accompanying notes to financial statements.

Wiregrass Community Development District
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2024

Functions/Programs	Expenses	Program Revenues Charges for Services	Net (Expenses) Revenues and Changes in Net Position Governmental Activities
Governmental Activities			
General government	\$ (94,052)	\$ 119,731	\$ 25,679
Physical environment	(1,089,369)	951,060	(138,309)
Transportation	(549,216)	-	(549,216)
Interest and other charges	(1,053,795)	1,690,344	636,549
Total Governmental Activities	\$ (2,786,432)	\$ 2,761,135	(25,297)
			156,432
			131,135
			816,909
			\$ 948,044

See accompanying notes to financial statements.

Wiregrass Community Development District
BALANCE SHEET -
GOVERNMENTAL FUNDS
September 30, 2024

	General	Debt Service	Total Governmental Funds
ASSETS			
Cash	\$1,045,542	\$ -	\$ 1,045,542
Prepaid expenses	14,096	-	14,096
Deposits	5,200	-	5,200
Restricted assets			
Investments	-	2,533,751	2,533,751
Total Assets	\$1,064,838	\$ 2,533,751	\$ 3,598,589
 LIABILITIES AND FUND BALANCES			
LIABILITIES			
Accounts payable and accrued expenses	\$ 41,641	\$ -	\$ 41,641
 FUND BALANCES			
Nonspendable - prepaid expenses/deposits	19,296	-	19,296
Restricted:			
Debt service	-	2,533,751	2,533,751
Unassigned	1,003,901	-	1,003,901
Total Fund Balances	1,023,197	2,533,751	3,556,948
Total Liabilities and Fund Balances	\$1,064,838	\$ 2,533,751	\$ 3,598,589

See accompanying notes to financial statements.

Wiregrass Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2024

Total Governmental Fund Balances	\$ 3,556,948
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets, land, \$2,771,076, and infrastructure, \$19,107,620, net of accumulated depreciation, \$(4,457,515), used in governmental activities are not current financial resources, and therefore, are not reported at the fund level.	17,421,181
Long-term liabilities, bonds payable, \$(19,655,000), net of bond discount, net, \$57,063, are not due and payable in the current period, and therefore, are not reported at the fund level.	(19,597,937)
Accrued interest expense for long-term debt is not a current financial use, and therefore, is not reported at the fund level.	<u>(432,148)</u>
Net Position of Governmental Activities	<u><u>\$ 948,044</u></u>

See accompanying notes to financial statements.

Wiregrass Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES - GOVERNMENTAL FUNDS
For the Year Ended September 30, 2024

	General	Debt Service	Total Governmental Funds
Revenues			
Special assessments	\$ 1,070,791	\$ 1,690,344	\$ 2,761,135
Investment income	22,359	134,073	156,432
Total Revenues	<u>1,093,150</u>	<u>1,824,417</u>	<u>2,917,567</u>
Expenditures			
Current			
General government	94,052	-	94,052
Physical environment	747,082	-	747,082
Debt service			
Principal	-	490,000	490,000
Interest	-	1,061,210	1,061,210
Total Expenditures	<u>841,134</u>	<u>1,551,210</u>	<u>2,392,344</u>
Net Change in Fund Balances	<u>252,016</u>	<u>273,207</u>	<u>525,223</u>
Fund Balances - Beginning of Year	<u>771,181</u>	<u>2,260,544</u>	<u>3,031,725</u>
Fund Balances - End of Year	<u><u>\$ 1,023,197</u></u>	<u><u>\$ 2,533,751</u></u>	<u><u>\$ 3,556,948</u></u>

See accompanying notes to financial statements.

Wiregrass Community Development District
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2024

Net Change in Fund Balances - Total Governmental Funds	\$	525,223
Amounts reported for governmental activities in the Statement of Activities are different because:		
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount of depreciation in the current period.		(891,503)
Repayments of bond principal are expenditures at the fund level, but the repayment reduces long-term liabilities at the government-wide level.		490,000
Bond discounts are amortized over the life of the bonds as interest. This is the current period amortization.		(2,783)
At the government-wide level, interest is accrued on outstanding bonds; whereas at the fund level, interest expenditures are reported when due. This is the change in accrued interest in the current period.		10,198
		10,198
Change in Net Position of Governmental Activities	\$	131,135

See accompanying notes to financial statements.

Wiregrass Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES - BUDGET AND ACTUAL - GENERAL FUND
For the Year Ended September 30, 2024

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance with Final Budget Positive (Negative)</u>
Revenues				
Special assessments	\$ 1,063,718	\$ 1,063,718	\$ 1,070,791	\$ 7,073
Investment income	-	-	22,359	22,359
Total Revenues	<u>1,063,718</u>	<u>1,063,718</u>	<u>1,093,150</u>	<u>29,432</u>
Expenditures				
Current				
General government	111,435	111,435	94,052	17,383
Physical environment	992,283	992,283	747,082	245,201
Total Expenditures	<u>1,103,718</u>	<u>1,103,718</u>	<u>841,134</u>	<u>262,584</u>
Net Change in Fund Balances	(40,000)	(40,000)	252,016	292,016
Fund Balances - Beginning of Year	<u>40,000</u>	<u>40,000</u>	<u>771,181</u>	<u>731,181</u>
Fund Balances - End of Year	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,023,197</u>	<u>\$ 1,023,197</u>

See accompanying notes to financial statements.

Wiregrass Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the District have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

1. Reporting Entity

The District was established on June 24, 2009, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), by Rule 42MMM-1 of the Florida Land and Water Adjudicatory Commission as a Community Development District. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing district roads, landscaping, and other basic infrastructure projects within or outside the boundaries of the Wiregrass Community Development District. The District is governed by a five-member Board of Supervisors. The District operates within the criteria established by Chapter 190, Florida Statutes.

As required by GAAP, these financial statements present the Wiregrass Community Development District (the primary government) as a stand-alone government. The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility including, but not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters.

Based upon the application of the above-mentioned criteria as set forth by the Governmental Accounting Standards Board, the District has identified no component units.

2. Measurement Focus and Basis of Accounting

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

Wiregrass Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

a. Government-wide Financial Statements

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by special assessments and interest. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

b. Fund Financial Statements

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

Wiregrass Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds

The District classifies fund balance according to Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

Nonspendable Fund Balance – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

Restricted Fund Balance – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

Assigned Fund Balance – This classification consists of the Board of Supervisors' intent to be used for specific purposes but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

Unassigned Fund Balance – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

Fund Balance Spending Hierarchy – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

Wiregrass Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period, or soon thereafter, to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”.

Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

3. Basis of Presentation

a. Governmental Major Funds

General Fund – The General Fund is the District’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Wiregrass Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

a. Governmental Major Funds (Continued)

Debt Service Fund – Accounts for debt service requirements to retire the capital improvement bonds which were used to finance the construction of District infrastructure improvements.

b. Non-current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as infrastructure and improvements, and non-current governmental liabilities, such as general obligation bonds and developer obligations be reported in the governmental activities column in the government-wide Statement of Net Position.

4. Assets, Liabilities, and Net Position or Equity

a. Cash and Investments

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

Wiregrass Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, and Net Position or Equity (Continued)

a. Cash and Investments (Continued)

Cash equivalents include time deposits and all highly liquid debt instruments with original maturities of three months or less and held in a qualified public depository as defined by Section 280.02, Florida Statutes.

b. Restricted Net Position

Certain net position of the District is classified as restricted on the statement of net position because their use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted net position, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

c. Capital Assets

Capital assets, which include land and infrastructure, are reported in the governmental activities column.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of two years. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Depreciation of capital assets is computed and recorded by utilizing the straight-line method. Estimated useful lives of the infrastructure range from 15 to 25 years.

d. Unamortized Bond Discounts

Bond discounts associated with the issuance of revenue bonds are amortized according to the straight-line method of accounting. For financial reporting, unamortized bond discounts are netted against the applicable long-term debt.

**Wiregrass Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, and Net Position or Equity (Continued)

e. Budgets

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general and debt service funds. As a result, deficits in the budget columns of the accompanying financial statements may occur.

NOTE B – CASH AND INVESTMENTS

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk; however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2024, the District's bank balance was \$1,055,525 and the carrying value were \$1,045,542. Exposure to custodial credit risk was as follows; the District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

Investments

As of September 30, 2024, the District had the following investments and maturities:

Investment	Maturities	Fair Value
U S Bank Managed Money Market	N/A	\$ 2,533,751

The District categorizes its fair value measurement within the fair value hierarchy established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Wiregrass Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE B – CASH AND INVESTMENTS (CONTINUED)

Investments (Continued)

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtained quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that uses the best information available under the circumstances which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the investment listed above is a Level 1 asset.

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2024, the District's investments in U S Bank Managed Money Market was not rated.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The investments in U S Bank Managed Money Market represent 100% of District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2024 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary.

NOTE C – SPECIAL ASSESSMENT REVENUES

Assessments are non-ad valorem assessments on benefited property within the District. Operating and Maintenance Assessments are based upon the adopted budget and levied annually at a public hearing by the District. Debt Service Assessments are levied when bonds are issued and collected annually. The District may collect assessments directly or utilize the uniform method of collections (Chapter 197.3632, Florida Statutes). Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are due and payable on November 1 or as soon as the assessment roll is certified and delivered to the Tax Collector. Per Section 197.162, Florida Statutes discounts are allowed for early payment at the rate of 4% in November, 3% in December, 2% in January, and 1% in February. Taxes paid in March are without discount.

All unpaid assessments become delinquent as of April 1. Virtually all unpaid assessments are collected via the sale of tax certificates on, or prior to, June 1; therefore, there were no material amounts receivable at fiscal year-end. Assessment levied for the 2023-2024 fiscal year were levied in August 2023.

Wiregrass Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE D – CAPITAL ASSETS

Capital asset activity for the year ended September 30, 2024 was as follows:

	Balance October 1, 2023	Additions	Disposals	Balance September 30, 2024
<u>Governmental activities:</u>				
Capital assets, not being depreciated				
Land	\$ 2,771,076	\$ -	\$ -	\$ 2,771,076
Capital assets, being depreciated:				
Infrastructure	11,635,168	-	-	11,635,168
Stormwater infrastructure	7,472,452	-	-	7,472,452
Less accumulated depreciation for:				
Infrastructure	(3,566,012)	(891,503)	-	(4,457,515)
Total Capital Assets Depreciated, Net	<u>15,541,608</u>	<u>(891,503)</u>	<u>-</u>	<u>14,650,105</u>
Total Capital Assets, net	<u>\$ 18,312,684</u>	<u>\$ (891,503)</u>	<u>\$ -</u>	<u>\$ 17,421,181</u>

Current year depreciation of \$891,503 was charged to physical environment, \$342,287, and transportation, \$549,216.

NOTE E – LONG-TERM DEBT

Governmental Activities

The following is a summary of activity for long-term debt of the Governmental Activities for the year ended September 30, 2024:

Long-term debt at October 1, 2023	\$ 20,145,000
Principal payments	<u>(490,000)</u>
Long-term debt at September 30, 2024	19,655,000
Less: bond discount, net	<u>(57,063)</u>
Long-term debt, net at September 30, 2024	<u>\$ 19,597,937</u>

In September 2014, the District issued \$13,620,000 of Capital Improvement Revenue Bonds, Series 2014 maturing on May 1, 2045 with various interest rates ranging from 5.375% to 5.625%. The bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal is to be paid serially commencing May 1, 2016 through May 1, 2045. The balance outstanding at September 30, 2024 was \$11,410,000.

In April 2016, the District issued \$9,430,000 Series 2016 Capital Improvement Revenue Bonds due in annual principal installments beginning May 2018, maturing May 1, 2047. Interest is due semi-annually on May 1 and November 1, beginning November 1, 2016, at various rates ranging from 3.625% to 5%. The balance outstanding on the Series 2016 Bonds at September 30, 2024 is \$8,245,000.

Wiregrass Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE E – LONG-TERM DEBT (CONTINUED)

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2024 are as follows:

Year Ending September 30,	Principal	Interest	Total
2024	\$ 500,000	\$ 1,037,156	\$ 1,537,156
2025	525,000	1,012,281	1,537,281
2026	555,000	986,163	1,541,163
2027	580,000	957,432	1,537,432
2028	610,000	927,406	1,537,406
2029-2033	3,580,000	4,126,920	7,706,920
2034-2038	4,650,000	3,086,538	7,736,538
2039-2043	6,085,000	1,690,094	7,775,094
2044-2047	2,570,000	220,594	2,790,594
Totals	<u>\$ 19,655,000</u>	<u>\$ 14,044,584</u>	<u>\$ 33,699,584</u>

Summary of Significant Bond Resolution Terms and Covenants

The District levies special assessments pursuant to Section 190.022, Florida Statutes and the assessment rolls are approved by resolutions of the District Board. The collections are to be strictly accounted for and applied to the debt service of the bond series for which they were levied. The District covenants to levy special assessments in annual amounts adequate to provide for payment of principal and interest on the bonds. Payment of principal and interest is dependent on the money available in the debt service fund and the District's ability to collect special assessments levied.

The Series 2014 Bonds are subject to redemption prior to maturity, in whole on any date, or in part at any time on or after May 1, 2025, at the redemption price of the principal amount, together with accrued interest to the date of redemption. The Series 2014 Bonds are subject to extraordinary mandatory redemption prior to their selected maturity date in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Series 2016 Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after May 1, 2026, at a redemption price equal to the principal amount of the Series 2016 Bonds to be redeemed, together with accrued interest to the date of redemption. The Series 2016 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

Wiregrass Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE E – LONG-TERM DEBT (CONTINUED)

The bond indentures provide for Debt Service Reserve Funds, which shall be held by the Trustee separate and apart from all other funds. The following is a schedule of reserve requirements and balances in the reserve accounts at September 30, 2024:

	Reserve Balance	Reserve Requirement
Capital Improvement Revenue Bonds, Series 2014	\$ 925,531	\$ 925,531
Capital Improvement Revenue Bonds, Series 2016	\$ 603,616	\$ 630,466

NOTE F – PROMISSORY NOTE TO DEVELOPER

In prior years beginning 2010, the District executed a series of promissory notes payable to the Developer. Outstanding promissory notes as of the year-ended September 30, 2024, were \$43,455,005 with interest accruing at 7.5%. The District has promised to pay the Developer in a single installment which is due and payable when and if the District, in its sole discretion, issues a future series of bonds or other indebtedness. The proceeds of such indebtedness must be legally available for the payment of such principal and interest under the terms of the indenture and the law. These notes were given to finance the purchase price of certain improvements and facilities described in the individual promissory notes. The District is under no obligation to issue such Bonds at any time and the Developer shall have no right to compel the District to issue such Bonds or to pay principal or interest from any other source of funds.

During 2019, the District assigned impact fee credits to the Developer totaling \$5,414,537 which reduced the notes payable to the Developer for the stated amount, including accrued interest.

NOTE G – ECONOMIC DEPENDENCY

A significant portion of the District's activity is dependent upon continued involvement of the Developer, the loss which could have a material adverse effect on the District's operations. At September 30, 2024, the Developer owned a significant amount of the assessable property located within the District's boundaries. Two Board members are affiliated with the Developer and three members are part of the same immediate family.

NOTE H – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. There were no claims or settled claims from these risks that exceeded commercial coverage in the last three years.

Wiregrass Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE I – SUBSEQUENT EVENT

In November 2024, the District made prepayments totaling \$130,000 on the Series 2016 Bonds.

In November 2024, the District issued \$1,575,000 Series 2024A-1 Capital Improvement Revenue Bonds and \$4,260,000 Series 2024A-2 Capital Improvement Revenue Bonds.



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INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
Wiregrass Community Development District
Pasco County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements, as listed in the table of contents, of Wiregrass Community Development District, as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated February 21, 2025.

Report on Internal Control Over Financial Reporting

In planning and performing our audit, we considered Wiregrass Community Development District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Wiregrass Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Wiregrass Community Development District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that have not been identified.

To the Board of Supervisors
Wiregrass Community Development District

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether Wiregrass Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

February 21, 2025



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

MANAGEMENT LETTER

To the Board of Supervisors
Wiregrass Community Development District
Pasco County, Florida

Report on the Financial Statements

We have audited the financial statements of the Wiregrass Community Development District as of and for the year ended September 30, 2024, and have issued our report thereon dated February 21, 2025.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

Other Reports and Schedule

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with AICPA Professionals Standards, AT-C Section 315 regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in that report, which is dated February 21, 2025, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been made to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations in the preceding financial audit report.

To the Board of Supervisors
Wiregrass Community Development District

Financial Condition

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, requires us to apply appropriate procedures and communicate the results of our determination as to whether or not Wiregrass Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that the Wiregrass Community Development District has not met one of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial conditions assessment procedures as of September 30, 2024 for the Wiregrass Community Development District. It is management's responsibility to monitor the Wiregrass Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Specific Information

The information below was provided by management and has not been audited by us; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, Wiregrass Community Development District reported:

- 1) The total number of District elected officials receiving statutory compensation, reported as employees for the purposes of the audit: 0
- 2) The total number of independent contractors, defined as individuals or entities that receive 1099s, to whom nonemployee compensation was paid in the last month of the District's fiscal year: 3
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: \$0
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$16,729
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2023, together with the total expenditures for such project: N/A
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The budget was not amended.

To the Board of Supervisors
Wiregrass Community Development District

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)9, Rules of the Auditor General, the Wiregrass Community Development District reported:

- 1) The rate or rates of non-ad valorem special assessments imposed by the District: \$37.67 – 727.65 for the General Fund and \$637.75 – 1,407.15 for the Debt Service Fund.
- 2) The amount of special assessments collected by or on behalf of the District was \$2,761,135.
- 3) The total amount of outstanding bonds issued by the District and the terms of such bonds are: \$11,410,000 Series 2014 due on May 1, 2045 at various interest rates between 5.375 – 5.625% and \$8,245,000 Series 2016 due on May 1, 2047 at various interest rates between 3.625 – 5.000%.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

*Berger Toombs Elam
Gaines + Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

February 21, 2025



**Berger, Toombs, Elam,
Gaines & Frank**

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**INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE WITH
SECTION 218.415, FLORIDA STATUTES**

To the Board of Supervisors
Wiregrass Community Development District
Pasco County, Florida

We have examined Wiregrass Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2024. Management is responsible for Wiregrass Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Wiregrass Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Wiregrass Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Wiregrass Community Development District's compliance with the specified requirements.

In our opinion, Wiregrass Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2024.

*Berger Toombs Elam
Gaines + Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

February 21, 2025

Tab 5



MBS CAPITAL MARKETS, LLC

Wiregrass Community Development District

Final Refunding Results

Refunding Results

	SouthState Bank
Refunded Par	\$11,410,000
Current Average Coupon	5.58%
Par Call Date	Callable May 1, 2025 @ 100%
Current Maximum Annual DS ^{(1) & (6)}	\$937,214
Dated/Delivery Date	March 31, 2025
Refunding Par ⁽⁵⁾	\$10,201,000
Average Coupon	4.65%
Final Maturity ⁽⁴⁾	May 1, 2045
NPV Savings⁽²⁾	\$569,303
NPV Savings %⁽²⁾	4.99%
Max Annual Debt Service ⁽¹⁾	\$783,793
Number of Units Assessed ⁽⁶⁾	778
Max Annual Debt Service Reduction \$^{(1) & (3)}	\$153,422
Aggregate Debt Service Reduction \$^{(1) & (3)}	\$3,402,557
Maximum Annual Debt Service Reduction %⁽¹⁾	16.4%

1. The net annual debt service excludes 4% discount for early payment and the 2% collection fees charged by the Pasco County Tax Collector and Appraiser
2. These figures are net of all costs and transfers from the existing trust estate
3. The reduction of annual debt service is calculated based upon comparing the debt service of the Series 2014 Bonds and the debt service on the series of refunding bonds
4. The maturity date on the refunding bonds is consistent with the maturity date on the Series 2014 Bonds
5. The principal amount of the refunding bonds will reduce comparative to the Series 2014 Bonds
6. Reflects the number of lots subject to the Series 2014 Bonds which excludes the seven (7) lots that have prepaid the principal amount of the Series 2014 Bonds allocable to such lots

Refunding Results | Annual Debt Service

Refund of the 2014 Bonds,
SouthState Bank

Product Type	# Units	Series 2014 Par Amount Per Unit	Series 2014 Gross Assessment Per Unit*	SouthState Bank			
				Series 2025 Par Amount Per Unit	Series 2025 Gross Assessment Per Unit*	Gross Reduction Per Unit	Overall % Reduction
Single-Family 30' - 40'	13	\$14,597	\$1,276	\$13,050	\$1,067	\$209	16.4%
Single-Family 41' - 50'	162	\$14,597	\$1,276	\$13,050	\$1,067	\$209	16.4%
Single-Family 51' - 60'	193	\$14,597	\$1,276	\$13,050	\$1,067	\$209	16.4%
Single-Family 61' - 70'	46	\$14,597	\$1,276	\$13,050	\$1,067	\$209	16.4%
Single-Family 71' - 80'	83	\$14,597	\$1,276	\$13,050	\$1,067	\$209	16.4%
Single-Family 71' - 80' Plus	60	\$14,597	\$1,276	\$13,050	\$1,067	\$209	16.4%
Townhomes	220	\$9,123	\$797	\$8,156	\$667	\$130	16.4%
Hospital – NTBH**	1	\$1,272,514	\$111,196	\$1,137,679	\$92,993	\$18,203	16.4%
Total	778	\$11,410,000	\$997,037	\$10,201,000	\$833,822	\$163,215	16.4%

* The gross annual debt service includes 4% discount for early payment and 2% collection fees charged by the Pasco County Tax Collector and Appraiser

** Represented as one (1) unit (and the allocation of 123 EAUs based on the EAU factor methodology)



Disclosures Regarding Underwriter's Role – MSRB Rule G-17

Disclosures Concerning the Underwriter's Role

- i. MSRB Rule G-17 requires an underwriter to deal fairly at all times with both municipal issuers and investors;
- ii. The underwriter's primary role is to purchase the Bonds with a view to distribution in an arm's-length commercial transaction with the District. The Underwriter has financial and other interests that differ from those of the District;
- iii. Unlike a municipal advisor, the Underwriter does not have a fiduciary duty to the District under the federal securities laws and is, therefore, not required by federal law to act in the best interests of the District without regard to their own financial or other interests;
- iv. The Underwriter has a duty to purchase the Bonds from the District at a fair and reasonable price, but must balance that duty with their duty to sell municipal securities to investors at prices that are fair and reasonable; and
- v. The Underwriter will review the official statement for the District's securities in accordance with, and as part of, its respective responsibilities to investors under the federal securities laws, as applied to the facts and circumstances of the transaction.

Disclosure Concerning the Underwriter's Compensation

- The underwriter will be compensated by a fee and/or an underwriting discount that will be set forth in the bond purchase agreement to be negotiated and entered into in connection with the issuance of the Bonds. Payment or receipt of the underwriting fee or discount will be contingent on the closing of the transaction and the amount of the fee or discount may be based, in whole or in part, on a percentage of the principal amount of the Bonds. While this form of compensation is customary in the municipal securities market, it presents a conflict of interest, since the Underwriter may have incentive to recommend to the District a transaction that is unnecessary or to recommend that the size of the transaction be larger than is necessary.

Disclosures Regarding Underwriter's Role – MSRB Rule G-17

Conflict of Interest

- The Underwriter has not identified any additional potential or actual material conflicts that require disclosure including those listed below.
 - **Payments to or from Third Parties.** There are no undisclosed payments, values, or credits to be received by the Underwriter in connection with its underwriting of this new issue from parties other than the District, and there are no undisclosed payments to be made by the Underwriter in connection with this new issue to parties other than the District (in either case including payments, values, or credits that relate directly or indirectly to collateral transactions integrally related to the issue being underwritten). In addition, there are no third-party arrangements for the marketing of the District's securities.
 - **Profit-Sharing with Investors.** There are no arrangements between the Underwriter and an investor purchasing new issue securities from the Underwriter (including purchases that are contingent upon the delivery by the District to the Underwriter of the securities) according to which profits realized from the resale by such investor of the securities are directly or indirectly split or otherwise shared with the Underwriter.
 - **Credit Default Swaps.** There will be no issuance or purchase by the Underwriter of credit default swaps for which the reference is the District for which the Underwriter is serving as underwriter, or an obligation of that District.
 - **Retail Order Periods.** For new issues in which there is a retail order period, the Underwriter will honor such agreement to provide the retail order period. No allocation of securities in a manner that is inconsistent with a District's requirements will be made without the District's consent. In addition, when the Underwriter has agreed to underwrite a transaction with a retail order period, it will take reasonable measures to ensure that retail clients are bona fide.
 - **Dealer Payments to District Personnel.** Reimbursements, if any, made to personnel of the District will be made in compliance with MSRB Rule G-20, on gifts, gratuities, and non-cash compensation, and Rule G-17, in connection with certain payments made to, and expenses reimbursed for, District personnel during the municipal bond issuance process.

Disclosures Concerning Complex Municipal Securities Financing

- Since the Underwriter has not recommended a "complex municipal securities financing" to the District, additional disclosures regarding the financing structure for the Bonds are not required under MSRB Rule G-17.
- In accordance with the requirements of MSRB Rule G-17, if the Underwriter recommends, or if the Bonds are ultimately structured in a manner considered a "complex municipal securities financing" to the District, this letter will be supplemented to provide disclosure of the material financial characteristics of that financing structure as well as the material financial risks of the financing that are known to us and are reasonably foreseeable at that time.

Tab 6

RESOLUTION NO. 2025-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF WIREGRASS COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") APPROVING THE SALE, ISSUANCE AND TERMS OF SALE OF THE WIREGRASS COMMUNITY DEVELOPMENT DISTRICT CAPITAL IMPROVEMENT REVENUE REFUNDING BOND, SERIES 2025 (THE "SERIES 2025 BOND") IN ORDER TO CURRENTLY REFUND AND REDEEM ALL OF THE OUTSTANDING PRINCIPAL AMOUNT OF THE DISTRICT'S CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2014 (THE "REFUNDED BONDS"); ESTABLISHING THE INTEREST RATE, MATURITY DATE, REDEMPTION PROVISIONS AND OTHER DETAILS THEREOF; APPROVING A PRIVATE PLACEMENT FOR THE SERIES 2025 BOND; RATIFYING THE MASTER TRUST INDENTURE AND APPROVING THE FORM OF FOURTH SUPPLEMENTAL TRUST INDENTURE AND AUTHORIZING THE EXECUTION AND DELIVERY THEREOF BY CERTAIN OFFICERS OF THE DISTRICT; APPOINTING A TRUSTEE, PAYING AGENT AND BOND REGISTRAR FOR THE SERIES 2025 BOND; APPROVING THE FORM OF THE SERIES 2025 BOND; AUTHORIZING CERTAIN OFFICERS OF THE DISTRICT TO TAKE ALL ACTIONS REQUIRED AND TO EXECUTE AND DELIVER ALL DOCUMENTS, INSTRUMENTS AND CERTIFICATES NECESSARY IN CONNECTION WITH THE ISSUANCE, SALE AND DELIVERY OF THE SERIES 2025 BOND; AUTHORIZING THE VICE CHAIRMAN AND ASSISTANT SECRETARIES TO ACT IN THE STEAD OF THE CHAIRMAN OR THE SECRETARY, AS THE CASE MAY BE; SPECIFYING THE APPLICATION OF THE PROCEEDS OF THE SERIES 2025 BOND; APPROVING THE FORM OF THE ESCROW DEPOSIT AGREEMENT AND APPOINTING AN ESCROW AGENT THEREUNDER; AUTHORIZING CERTAIN OFFICERS OF THE DISTRICT TO TAKE ALL ACTIONS AND ENTER INTO ALL AGREEMENTS REQUIRED IN CONNECTION WITH THE REFUNDING OF THE REFUNDED BONDS; APPOINTING A VERIFICATION AGENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of Wiregrass Community Development District (the "Board" and the "District," respectively) has determined to proceed at this time with the sale and issuance of the Wiregrass Community Development District Capital Improvement Revenue Refunding Bond, Series 2025 (the "Series 2025 Bond") to be issued under and pursuant to a Master Trust Indenture, dated as of September 1, 2014 (the "Master Indenture"), between the District and U.S. Bank Trust Company, National Association, Orlando, Florida, as successor in interest to U.S. Bank National Association, as trustee (the "Trustee"), as supplemented by a Fourth Supplemental Trust Indenture to be dated as of the first

day of the first month and year in which the Series 2025 Bond is issued thereunder (the "Supplemental Indenture" and together with the Master Indenture, the "Indenture") between the District and the Trustee, in order to currently refund and redeem all of the Outstanding principal amount of the District's Capital Improvement Revenue Bonds, Series 2014 (the "Refunded Bonds");

WHEREAS, the Board has received a proposal from SouthState Bank, N.A. (together with its successors and assigns, the "Lender") in the nature of a non-binding proposal (the "Proposal") submitted through MBS Capital Markets, LLC (the "Placement Agent") for the purchase of the Series 2025 Bond, and the Board has previously approved such Proposal at a meeting of the Board duly called and held on February 28, 2025; and

WHEREAS, in conjunction with the sale and issuance of the Series 2025 Bond, it is necessary to approve the forms of the Supplemental Indenture and Escrow Agreement (hereinafter defined), to establish the principal amount, interest rate, maturity date, redemption provisions, placement fee, costs and certain other details with respect thereto, to approve the form of the Series 2025 Bond and to provide for various other matters with respect to the Series 2025 Bond and the refunding and redemption of the Refunded Bonds.

NOW, THEREFORE, BE IT RESOLVED that:

1. Definitions. All words and phrases used herein in capitalized form, unless otherwise defined herein, shall have the meaning ascribed to them in the Indenture.

2. Award. Pursuant to Section 190.016(7), Florida Statutes, the Board hereby determines that, in its judgment, the issuance of the Series 2025 Bond will be advantageous to the District. The sale of the Series 2025 Bond to the Lender upon the terms and conditions set forth in the Proposal, and in a principal amount not to exceed \$11,410,000, is hereby authorized and approved. The Placement Agent shall be paid a placement fee of 1.5% of the principal amount of the Series 2025 Bond, the payment of which fee from the proceeds of the Series 2025 Bond is hereby approved.

3. Private Placement. The Board hereby determines that a private placement of the Series 2025 Bond through the facilities of the Placement Agent is in the best interests of the District because the market for instruments such as the Series 2025 Bond is limited, because of prevailing market conditions and because the delays caused by soliciting competitive bids could adversely affect the District's ability to issue and deliver the Series 2025 Bond.

4. Approval of Form of Supplemental Indenture; Ratification of Master Indenture; Appointment of Trustee, Paying Agent and Bond Registrar. Attached hereto as Exhibit A is the form of Supplemental Indenture, which is hereby authorized and approved, subject to such changes, additions,

deletions and insertions as shall be approved by the Chairman, which approval shall be conclusively evidenced by the execution thereof. The Chairman is hereby authorized to execute and the Secretary is authorized to attest the Supplemental Indenture and the Chairman is hereby authorized to deliver to the Trustee the Supplemental Indenture which, when executed and delivered by the Trustee, shall constitute a legal, valid and binding obligation of the District, enforceable in accordance with its terms. The Master Indenture as executed and delivered and the appointment of U.S. Bank Trust Company, National Association, as successor Trustee, Paying Agent and Bond Registrar under the Master Indenture is hereby ratified and confirmed and U.S. Bank Trust Company, National Association is hereby appointed as Trustee, Paying Agent and Bond Registrar under the Supplemental Indenture.

5. Description of Series 2025 Bond. The Series 2025 Bond shall be dated as of the date of issuance and delivery to the Lender and shall be issued in one Series in a principal amount not to exceed \$11,410,000, having such details as are set forth in the Series 2025 Bond and as reflected in the Supplemental Indenture. The Series 2025 Bond shall be subject to redemption on the terms, at the times and prices and in the manner provided in the form of Series 2025 Bond attached to the Supplemental Indenture, which form is hereby approved, subject to such changes, additions, deletions and insertions as shall be approved by the Chairman, which approval shall be conclusively evidenced by the execution thereof. The Chairman is hereby authorized to execute and the Secretary is authorized to attest and seal the Series 2025 Bond and the Chairman is hereby authorized to deliver to the Trustee for authentication and delivery to the Lender upon payment by the Lender of the purchase price therefor, the Series 2025 Bond which, when authenticated and delivered by the Trustee, shall be the legal, valid and binding obligation of the District, enforceable in accordance with its terms.

The Series 2025 Bond shall be secured by, and the District in the Supplemental Indenture grants to the Trustee for the benefit of the Lender, a lien on and a pledge of the Series 2025 Assessments imposed, levied and collected by the District in accordance with the Act, as more specifically described in the Supplemental Indenture. In addition, the Series 2025 Bond shall be secured by a lien and pledge of all amounts on deposit in the Funds and Accounts established under the Supplemental Indenture, except for any amounts in the Series 2025 Rebate Account, all in accordance with the Supplemental Indenture.

6. Open Meetings. It is hereby found and determined that all official acts of this Board concerning and relating to the issuance, sale, and delivery of the Series 2025 Bond, including but not limited to adoption of this Resolution, were taken in open meetings of the members of the Board and all deliberations of the members of the Board that resulted in such official acts were in meetings open to the public, in compliance with all legal requirements including, but not limited to, the requirements of Section 286.011, Florida Statutes.

7. Other Actions. The Chairman, the Secretary, and all other members, officers and employees of the Board and the District are hereby authorized and directed to take all actions necessary or desirable in connection with the issuance and delivery of the Series 2025 Bond and the consummation of all transactions in connection therewith, including the execution of all certificates, documents, papers, and agreements necessary to the undertaking and fulfillment of all transactions referred to in or contemplated by the Indenture, this Resolution, the Escrow Agreement and the Proposal.

The Vice Chairman is hereby authorized to act in the stead of the Chairman in any undertaking authorized or required of the Chairman hereunder and any Assistant Secretary is hereby authorized to act in the stead of the Secretary in any undertaking authorized or required of the Secretary hereunder.

8. Deposits to Funds and Accounts; Approval of Form of Escrow Deposit Agreement; Appointment of Escrow Agent. The Trustee is hereby authorized and directed to apply the proceeds of the Series 2025 Bond in the amounts and in the manner set forth in Section 402 of the Supplemental Indenture.

Amounts on deposit in the Funds and Accounts for the Refunded Bonds shall be applied as directed by the Chairman in a certificate directed to the Trustee and delivered at the closing on the Series 2025 Bond, subject to the approval of Bond Counsel.

The Escrow Deposit Agreement (the "Escrow Agreement"), between the District and U.S. Bank Trust Company, National Association, relating to the Refunded Bonds shall be in the form attached hereto as Exhibit B, subject to such changes, additions, deletions and insertions as shall be approved by the Chairman, which approval shall be conclusively evidenced by the execution thereof. The Chairman is hereby authorized to execute and the Secretary is authorized to attest the Escrow Agreement which, when executed and delivered by the District, shall be a legal, valid and binding obligation of the District, enforceable in accordance with its terms. U.S. Bank Trust Company, National Association is hereby appointed as Escrow Agent under the Escrow Agreement.

9. Refunding of the Refunded Bonds; Execution and Delivery of Other Instruments; Appointment of Verification Agent. The Board hereby authorizes and approves the refunding of the Refunded Bonds. The Board hereby authorizes the Chairman and the Secretary to execute and deliver, receive or enter into such agreements, contracts, documents, instruments, certificates and proceedings incident thereto or necessary in order to effect the refunding of the Refunded Bonds and the issuance, sale and delivery of the Series 2025 Bond.

The Chairman is hereby authorized and directed to appoint Causey Public Finance, LLC as verification agent if required in connection with the transactions contemplated hereby.

10. Approval of Prior Actions. All actions taken to date by the members of the Board and the officers, agents and consultants of the District in furtherance of the issuance of the Series 2025 Bond, including but not limited to the approval of the Proposal, are hereby approved, confirmed and ratified.

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

12. Effective Date. This Resolution shall take effect immediately upon its adoption.

[Remainder of Page Intentionally Left Blank]

PASSED in Public Session of the Board of Supervisors of Wiregrass Community Development District, this 28th day of March, 2025.

**WIREFRASS COMMUNITY
DEVELOPMENT DISTRICT**

Attest:

Secretary/Assistant Secretary

Chairman/Vice Chairman,
Board of Supervisors

Exhibit A – Form of Supplemental Indenture
Exhibit B – Form of Escrow Deposit Agreement

FOURTH SUPPLEMENTAL TRUST INDENTURE

BETWEEN

WIREGRASS COMMUNITY DEVELOPMENT DISTRICT

AND

**U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION,
AS SUCCESSOR IN INTEREST TO
U.S. BANK NATIONAL ASSOCIATION**

AS TRUSTEE

Dated as of March 1, 2025

**\$10,201,000 Capital Improvement Revenue Refunding Bond,
Series 2025**

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This Table of Contents is incorporated herein for ease of reference only and shall not be deemed a part of this Fourth Supplemental Trust Indenture.

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FOURTH SUPPLEMENTAL TRUST INDENTURE

THIS FOURTH SUPPLEMENTAL TRUST INDENTURE (this "Fourth Supplemental Indenture") is dated as of March 1, 2025, between **WIREGRASS COMMUNITY DEVELOPMENT DISTRICT** (the "District") and **U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION**, as successor in interest to U.S. Bank National Association, as trustee (the "Trustee"), a national banking association, authorized to accept and execute trusts of the character herein set forth, with its designated corporate trust office located at 225 East Robinson Street, Suite 250, Orlando, Florida 32801, Attention: Corporate Trust Department.

WHEREAS, the District entered into a Master Trust Indenture, dated as of September 1, 2014 (the "Master Indenture" and together with this Fourth Supplemental Indenture, the "Indenture") with the Trustee to secure the issuance of its Wiregrass Community Development District Capital Improvement Revenue Bonds (the "Bonds"), issuable in one or more Series from time to time; and

WHEREAS, pursuant to Resolution No. 2013-11, adopted by the Governing Body of the District on July 11, 2013, the District has authorized the issuance, sale and delivery of not to exceed \$55,000,000 of Bonds, to be issued in one or more Series of Bonds as authorized under the Master Indenture, which Bonds were validated by final judgment of the Sixth Judicial Circuit of Florida, in and for Pasco County on November 12, 2013, the appeal period for which expired with no appeal having been taken; and

WHEREAS, the Governing Body of the District duly adopted Resolution No. 2014-01, on April 24, 2014, providing for the acquisition, construction and installation of assessable capital improvements (the "Capital Improvement Program"), providing estimated Costs of the Capital Improvement Program, defining assessable property to be benefited by the Capital Improvement Program, defining the portion of the Costs of the Capital Improvement Program with respect to which Assessments will be imposed and the manner in which such Assessments shall be levied against such benefited property within the District, directing the preparation of an assessment roll, and stating the intent of the District to issue Bonds of the District secured by such Assessments to finance the Costs of the acquisition, construction and installation of the Capital Improvement Program and the Governing Body of the District duly adopted Resolution No. 2014-11, on July 24, 2014, following a public hearing conducted in accordance with the Act, to fix and establish the Assessments and the benefited property; and

WHEREAS, pursuant to Resolution No. 2014-10, adopted by the Governing Body of the District on July 24, 2014, the District authorized, issued and sold its \$13,620,000 Wiregrass Community Development District Capital Improvement Revenue Bonds, Series 2014 (the "Series 2014 Bonds"), as an issue of Bonds under the Master Indenture, and authorized the execution and delivery of the Master Indenture and a First Supplemental Trust Indenture, dated as of September 1,

2014 (the "First Supplemental Indenture"), between the District and the Trustee to secure the issuance of the Series 2014 Bonds and to set forth the terms of the Series 2014 Bonds; and

WHEREAS, the Series 2014 Bonds are currently Outstanding in the aggregate principal amount of \$11,410,000 (the Outstanding principal of such Series 2014 Bonds hereinafter referred to as the "Refunded Bonds"); and

WHEREAS, the District applied the proceeds of the Series 2014 Bonds to (a) finance the Cost of acquiring, constructing and equipping assessable improvements comprising the Series 2014 Project (as defined in the First Supplemental Indenture), (b) pay certain costs associated with the issuance of the Series 2014 Bonds, (c) make a deposit into the Series 2014 Reserve Account for the benefit of all of the Series 2014 Bonds, and (d) pay a portion of the interest to become due on the Series 2014 Bonds; and

WHEREAS, the Series 2014 Bonds are payable from and secured in part by revenues derived from Assessments imposed, levied and collected by the District with respect to property specially benefited by the Series 2014 Project (the "Series 2014 Assessments"), which, together with the Series 2014 Pledged Funds (as defined in the First Supplemental Indenture) comprise the Series 2014 Trust Estate (as defined in the First Supplemental Indenture); and

WHEREAS, the District has determined that under existing market conditions, it would be in the best financial interest of the District to currently refund and redeem all of the Refunded Bonds in order to achieve annual debt service savings and reduce the annual payments for Assessments securing the Bonds issued to refund the Refunded Bonds; and

WHEREAS, pursuant to Resolution No. 2025-06, adopted by the Governing Body of the District on March 28, 2025, the District has authorized the issuance, sale and delivery of, among other things, its \$10,201,000 Wiregrass Community Development District Capital Improvement Revenue Refunding Bond, Series 2025 (the "Series 2025 Bond"), which is issued hereunder as an issue of Bonds under the Master Indenture, and has ratified and confirmed the Master Indenture and authorized the execution and delivery of this Fourth Supplemental Indenture to secure the issuance of the Series 2025 Bond and to set forth the terms of the Series 2025 Bond and the sale thereof; and

WHEREAS, the District will apply the proceeds of the Series 2025 Bond, together with other funds of the District, to (a) currently refund and redeem all of the Refunded Bonds, (b) pay certain costs associated with the issuance of the Series 2025 Bond, and (c) pay a portion of the interest to become due on the Series 2025 Bond; and

WHEREAS, the Series 2025 Bond will be payable from and secured in part by revenues derived from Assessments imposed, levied and collected by the District with respect to property specially benefited by the Series 2014 Project (the "Series 2025 Assessments"); and

WHEREAS, the execution and delivery of the Series 2025 Bond and of this Fourth Supplemental Indenture have been duly authorized by the Governing Body of the District and all things necessary to make the Series 2025 Bond, when executed by the District and authenticated by the Trustee, a valid and binding legal obligation of the District and to make this Fourth Supplemental Indenture a valid and binding agreement and, together with the Master Indenture, a valid and binding lien on the Series 2025 Trust Estate (hereinafter defined) have been done;

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THIS FOURTH SUPPLEMENTAL INDENTURE WITNESSETH:

That the District, in consideration of the premises, the acceptance by the Trustee of the trusts hereby created, the mutual covenants herein contained, the purchase and acceptance of the Series 2025 Bond by the purchaser or purchasers thereof, and other good and valuable consideration, receipt of which is hereby acknowledged, and in order to further secure the payment of the principal and Redemption Price of, and interest on, the Series 2025 Bond Outstanding from time to time, according to its tenor and effect, and such other payments required to be made under the Master Indenture or hereunder, and to further secure the observance and performance by the District of all the covenants, expressed or implied in the Master Indenture, in this Fourth Supplemental Indenture and in the Series 2025 Bond (a) has executed and delivered this Fourth Supplemental Indenture and (b) does hereby, in confirmation of the Master Indenture, grant, bargain, sell, convey, transfer, assign and pledge unto the Trustee, and unto its successors in the trusts established under the Master Indenture, and to them and their successors and assigns forever, all right, title and interest of the District, in, to and under, subject to the terms and conditions of the Master Indenture and the provisions of the Master Indenture pertaining to the application thereof for or to the purposes and on the terms set forth in the Master Indenture, the revenues derived by the District from the Series 2025 Assessments (the "Series 2025 Pledged Revenues") and the Funds and Accounts (except for the Series 2025 Rebate Account) established hereby (the "Series 2025 Pledged Funds") which shall constitute the Trust Estate securing the Series 2025 Bond (the "Series 2025 Trust Estate");

TO HAVE AND TO HOLD all the same by the Master Indenture granted, bargained, sold, conveyed, transferred, assigned and pledged, or agreed or intended so to be, to the Trustee and its successors in said trust and to it and its assigns forever;

IN TRUST NEVERTHELESS, except as in each such case may otherwise be provided in the Master Indenture, upon the terms and trusts in the Indenture

set forth for the equal and proportionate benefit, security and protection of all and singular the present and future Owners of the Series 2025 Bond issued under and secured by this Fourth Supplemental Indenture and any Refunding Bonds issued under the Master Indenture and permitted hereunder, without preference, priority or distinction as to lien or otherwise, of any one Bond over any other Bond by reason of priority in their issue, sale or execution;

PROVIDED HOWEVER, that if the District, its successors or assigns, shall well and truly pay, or cause to be paid, or make due provision for the payment of the principal and Redemption Price of the Series 2025 Bond or any portion thereof issued, secured and Outstanding under this Fourth Supplemental Indenture and the interest due or to become due thereon, at the times and in the manner mentioned in the Series 2025 Bond and this Fourth Supplemental Indenture, according to the true intent and meaning thereof, and shall well and truly keep, perform and observe all the covenants and conditions pursuant to the terms of the Master Indenture and this Fourth Supplemental Indenture to be kept, performed and observed by it, and shall pay or cause to be paid to the Trustee all sums of money due or to become due to it in accordance with the terms and provisions of the Master Indenture and this Fourth Supplemental Indenture, then upon such final payments, this Fourth Supplemental Indenture and the rights hereby granted shall cease and terminate, with respect to the Series 2025 Bond or such portion thereof, otherwise this Fourth Supplemental Indenture shall remain in full force and effect;

THIS FOURTH SUPPLEMENTAL INDENTURE FURTHER WITNESSETH, and it is expressly declared, that the Series 2025 Bond issued and secured hereunder is to be issued, authenticated and delivered and all of the rights and property pledged to the payment thereof are to be dealt with and disposed of under, upon and subject to the terms, conditions, stipulations, covenants, agreements, trusts, uses and purposes as expressed in the Master Indenture (except as amended directly or by implication by this Fourth Supplemental Indenture) and this Fourth Supplemental Indenture, and the District has agreed and covenanted, and does hereby agree and covenant, with the Trustee and with the Owner of the Series 2025 Bond, as follows:

ARTICLE I DEFINITIONS

Section 101. Definitions. All terms used herein that are defined in the recitals hereto are used with the same meaning herein unless the context clearly requires otherwise. All terms used herein that are defined in the Master Indenture are used with the same meaning herein (including the use of such terms in the recitals hereto and the granting clauses hereof) unless (a) expressly given a different meaning herein or (b) the context clearly requires otherwise. In addition,

unless the context clearly requires otherwise, the following terms used herein shall have the following meanings:

"Arbitrage Certificate" shall mean the Certificate as to Arbitrage and Certain Other Tax Matters of the District dated as of March 31, 2025.

"Assessment Methodology" shall mean the Final Assessment Area 1 Master Special Assessment Allocation Report, dated July 24, 2014, Revised July 31, 2014, as amended by the Amended Assessment Area 1 Master Special Assessment Allocation Report, dated January 23, 2020, as supplemented by the Supplemental Special Assessment Allocation Report, dated March 28, 2025 each prepared by the Methodology Consultant.

"Authorized Denomination" shall mean, with respect to the Series 2025 Bond, the then Outstanding principal amount of the Series 2025 Bond, from time to time; provided, however, that any partial redemption of the Series 2025 Bond shall be in integral whole number multiples of \$1,000.

"Default Rate" shall mean, upon the occurrence of an Event of Default, the sum of the Interest Rate in effect immediately preceding such Event of Default plus three percent (3%).

"Delinquent Assessment Interest" shall mean Series 2025 Assessment Interest deposited by the District with the Trustee on or after May 1 of the year in which such Series 2025 Assessment Interest has, or would have, become delinquent under State law or the Series 2025 Assessment Proceedings applicable thereto.

"Delinquent Assessment Principal" shall mean Series 2025 Assessment Principal deposited by the District with the Trustee on or after May 1 of the year in which such Series 2025 Assessment Principal has, or would have, become delinquent under State law or the Series 2025 Assessment Proceedings applicable thereto.

"Delinquent Assessments" shall mean, collectively, Delinquent Assessment Principal and Delinquent Assessment Interest.

"Determination of Taxability" shall mean the occurrence after the date of issuance of the Series 2025 Bond of a final decree or judgment of any federal court or a final action of the Internal Revenue Service determining that interest paid or payable on all or a portion of the Series 2025 Bond is or was includable in the gross income of an Owner for federal income tax purposes; provided, however, that no such decree, judgment, or action will be considered final for this purpose unless the District has been given written notice and, if it is so desired and is legally allowed, has been afforded the opportunity at the District's own expense to contest the same, either directly or in the name of any Owner, and until the conclusion of any appellate review, if sought. A Determination of Taxability does not include and is

not triggered by a change in law by Congress that causes the interest to be includable under Owner's gross income. For all purposes of this definition, the effective date of any Determination of Taxability will be the first date as of which interest is deemed includable in the gross income of the registered Owner of the Series 2025 Bond.

"Escrow Deposit Agreement" shall mean the Escrow Deposit Agreement between the District and the Trustee, as escrow agent, relating to the payment and redemption of the Refunded Bonds.

"Escrow Fund" shall mean the fund created and established to pay and redeem the Refunded Bonds pursuant to the Escrow Deposit Agreement.

"Event of Default" with respect to the Series 2025 Bond shall mean (a) an Event of Default under the Master Indenture, (b) failure to pay any other amounts due hereunder, (c) any representation or warranty made in writing by or on behalf of the District in the Indenture shall prove to have been false or incorrect in any material respect on the date made or reaffirmed, or (d) the failure of the District to observe and perform any covenant, condition or agreement on its part to be observed or performed under this Fourth Supplemental Indenture for a period of thirty (30) days after the earlier of (i) the date written notice specifying such failure and requesting that it be remedied is given to the District by the Owner, or (ii) the date the District was required to give notice of the event or condition to the Owner pursuant to Section 703(b) hereof, unless the Owner shall agree in writing to an extension of such time prior to its expiration.

"Interest Payment Date" shall mean each May 1 and November 1, commencing November 1, 2025.

"Interest Rate" shall mean a per annum rate equal to (a) the Tax Exempt Rate prior to the occurrence of a Determination of Taxability, and (b) after a Determination of Taxability, the Taxable Rate. Notwithstanding the foregoing, after and during the continuance of an Event of Default, "Interest Rate" shall mean the Default Rate.

"Lender" or **"Owner"** shall mean initially, SouthState Bank, N.A. and/or its affiliates, successors and assigns, as the initial registered owner (or its authorized representative) of the Series 2025 Bond.

"Methodology Consultant" shall mean Rizzetta & Company, Incorporated.

"Series 2025 Assessment Interest" shall mean the interest on the Series 2025 Assessments which is pledged to the Series 2025 Bond.

"Series 2025 Assessment Principal" shall mean the principal amount of Series 2025 Assessments received by the District which represents a proportionate amount of the principal of and Amortization Installments of the Series 2025 Bond,

other than applicable Delinquent Assessment Principal and Series 2025 Prepayments.

"Series 2025 Assessment Proceedings" shall mean the proceedings of the District with respect to the establishment, levy and collection of the Series 2025 Assessments which include Resolution Nos. 2014-01, 2014-09, 2014-11, 2020-02 and 2025-07, adopted by the Governing Body of the District, and any supplemental proceedings undertaken by the District with respect to the Series 2025 Assessments and the Assessment Methodology as approved thereby.

"Series 2025 Assessment Revenues" shall mean all revenues derived by the District from the Series 2025 Assessments, including Delinquent Assessments, proceeds from any foreclosure of the lien of Delinquent Assessments and any statutory interest on the Delinquent Assessments collected by the District in excess of the Interest Rate on the Series 2025 Bond.

"Series 2025 Investment Obligations" shall mean and includes any of the following securities, if and to the extent that such securities are legal investments for funds of the District:

(a) Government Obligations;

(b) Bonds, debentures, notes or other evidences of indebtedness issued by any of the following agencies or such other government – sponsored agencies which may presently exist or be hereafter created; provided that, such bonds, debentures, notes or other evidences of indebtedness are fully guaranteed as to both principal and interest by the Government National Mortgage Association (including participation certificates issued by such association); Fannie Mae (including participation certificates issued by such entity); Federal Home Loan Banks; Federal Farm Credit Banks; Tennessee Valley Authority; Federal Home Loan Mortgage Corporation and repurchase agreements secured by such obligations, which funds are rated in the highest categories for such funds by both Moody's and S&P at the time of purchase;

(c) Both (i) shares of a diversified open-end management investment company (as defined in the Investment Company Act of 1940) or a regulated investment company (as defined in Section 851(a) of the Code) that is a money market fund that is rated in the highest rating category for such funds by Moody's and S&P, and (ii) shares of money market mutual funds that invest only in the obligations described in (a) and (b) above;

(d) Money market deposit accounts, time deposits, and certificates of deposits issued by commercial banks, savings and loan associations or mutual savings banks whose short-term obligations are rated, at the time of purchase, in one of the two highest rating categories, without regard to gradation, by Moody's and S&P; and

(e) Commercial paper (having maturities of not more than 270 days) rated, at the time of purchase, in one of the two highest rating categories, without regard to gradation, by Moody's and S&P.

Under all circumstances, the Trustee shall be entitled to conclusively rely that any investment directed in writing by an Authorized Officer of the District is permitted under the Indenture and is a legal investment for funds of the District.

"Series 2025 Prepayment Interest" shall mean the interest on the Series 2025 Prepayments received by the District.

"Series 2025 Prepayments" shall mean the excess amount of Series 2025 Assessment Principal received by the District over the Series 2025 Assessment Principal included within a Series 2025 Assessment appearing on any outstanding and unpaid tax bill or direct collect invoice, whether or not mandated to be prepaid in accordance with the Series 2025 Assessment Proceedings. Anything herein or in the Master Indenture to the contrary notwithstanding, the term Series 2025 Prepayments shall not mean the proceeds of any Refunding Bonds or other borrowing of the District.

"Taxable Period" shall mean the period of time between (a) the date that interest on the Series 2025 Bond is deemed to be includable in the gross income of the Owner thereof for federal income tax purposes as a result of a Determination of Taxability, and (b) the date of the Determination of Taxability and after which the Series 2025 Bond bears interest at the Taxable Rate.

"Taxable Rate" shall mean a fixed interest rate of 5.89% per annum.

"Tax Exempt Rate" shall mean a fixed interest rate of 4.65% per annum.

"Uniform Method" shall mean the uniform method for the levy, collection and enforcement of Assessments afforded by Sections 197.3631, 197.3632 and 197.3635, Florida Statutes, or any successor statutes.

ARTICLE II AUTHORIZATION, ISSUANCE AND PROVISIONS OF SERIES 2025 BOND

Section 201. Authorization of Series 2025 Bond. The Series 2025 Bond is hereby authorized to be issued in the principal amount of \$10,201,000 for the purposes enumerated in the recitals hereto to be designated "Wiregrass Community Development District Capital Improvement Revenue Refunding Bond, Series 2025." The Series 2025 Bond shall be substantially in the form attached hereto as Exhibit A. The Series 2025 Bond shall bear the designation "2025R-1."

The Series 2025 Bond shall be initially issued in the form of a single certificated fully registered Series 2025 Bond. Subject to Section 205 hereof, the provisions of the Master Indenture with respect to the registration, transfer and exchange of Bonds shall apply to the Series 2025 Bond.

Section 202. Terms. The Series 2025 Bond shall be issued as one (1) Term Bond, shall be dated as of the date of its issuance and delivery to the initial purchaser thereof, shall bear interest at the fixed interest rate per annum, subject to adjustment as hereinafter provided, and shall mature in the amount and on the date set forth below:

<u>Principal Amount</u>	<u>Maturity Date</u>	<u>Initial Interest Rate</u>
\$10,201,000	May 1, 2045	4.65%

Section 203. Dating; Interest Accrual; Interest Adjustment. (a) The Series 2025 Bond shall be dated March 31, 2025. The Series 2025 Bond shall also bear its date of authentication. The Series 2025 Bond shall bear interest at the Interest Rate from its date.

(b) The District shall pay interest upon the unpaid principal balance of the Series 2025 Bond at the Interest Rate, subject to adjustment as provided herein. Interest on the Series 2025 Bond shall be due and payable on each May 1 and November 1, commencing November 1, 2025, and shall be calculated based upon a year of 360 days consisting of twelve (12) thirty (30) day months.

(c) Except as otherwise provided herein, upon the occurrence of a Determination of Taxability and for as long as the Series 2025 Bond remains Outstanding, the Interest Rate on the Series 2025 Bond shall be converted to the Taxable Rate and this adjustment shall survive payment on the Series 2025 Bond until such time as the federal statute of limitations under which the interest on the Series 2025 Bond could be declared taxable under the Code shall have expired. In addition, upon a Determination of Taxability, the District shall, immediately upon demand but to the extent in the first year that there are insufficient amounts on deposit for the payment thereof, subject to any assessment procedures required under State law, pay to the Lender (or prior holders, if applicable) (i) an additional amount equal to the difference between (A) the amount of interest actually paid on the Series 2025 Bond during the Taxable Period, and (B) the amount of interest that would have been paid during the Taxable Period had the Series 2025 Bond borne interest at the Taxable Rate, and (ii) an amount equal to any interest penalties and additions to tax (as referred to in Subchapter A of Chapter 68 of the Code) owed by the Lender as a result of the Determination of Taxability. The District hereby covenants that on each date it certifies for collection Series 2025 Assessments following the effective date of the Determination of Taxability, and following any assessment procedures required under State law, it will certify for collection Series 2025 Assessments in an amount that will provide sufficient Series 2025 Pledged Revenues to pay, in addition to the current year's Debt Service, the

difference between the Tax Exempt Rate and the Taxable Rate from the effective date of the Determination of Taxability to the immediately succeeding November 1, together with any interest, penalties, additions to tax and any other amounts owed by the Owner as a result of such Determination of Taxability (the "Taxable Rate Differential").

(d) Upon the occurrence of an Event of Default, interest on the Series 2025 Bond shall accrue from the date of the default at an interest rate equal to the Default Rate until such time as such Event of Default has been cured, at which time interest shall again accrue at the Interest Rate in effect prior to the occurrence of such Event of Default. In addition, the Lender may, at its option, collect a late charge of five percent (5.0%) of any payment not received by the Lender within ten (10) days after the payment is due upon an Event of Default.

The District hereby covenants that on each date it certifies for collection Series 2025 Assessments following an Event of Default, and following any assessment procedures required under State law, it will certify for collection Series 2025 Assessments in an amount that will provide sufficient Series 2025 Pledged Revenues to pay, in addition to the current year's Debt Service, the difference between the Interest Rate then in effect and the Default Rate from the date of the Event of Default to the immediately succeeding November 1 (the "Default Rate Differential").

(e) The Trustee is entitled to assume, in the absence of notice from the Owner to the contrary, that the Interest Rate is the Tax Exempt Rate. The Owner is responsible for informing the Trustee, in writing, as soon as practicable, of the effective date of the Taxable Rate, any Taxable Rate Differential, the effective date of the Default Rate and any Default Rate Differential. Additionally, the Trustee is entitled to assume that the Taxable Rate and the amount of the Taxable Rate Differential and the Default Rate and the Default Rate Differential provided by the Owner are correct.

Section 204. Denominations. The Series 2025 Bond shall be issued in the Authorized Denomination.

Section 205. Transfer Restrictions. The registration of ownership of the Series 2025 Bond may be transferred only in whole and only to an affiliate of the Lender or a Qualified Institutional Buyer (as defined in Section 517.021(20), Florida Statutes), certified by the transferee to the Trustee in writing, on which certification the Trustee may conclusively rely. The Series 2025 Bond shall bear a legend consistent with this Section 205.

Section 206. Bond Registrar and Paying Agent. The District appoints the Trustee as Bond Registrar and Paying Agent for the Series 2025 Bond.

Section 207. Conditions Precedent to Issuance of Series 2025 Bond.

In addition to complying with the requirements set forth in the Master Indenture in connection with the issuance of the Series 2025 Bond, the Series 2025 Bond shall be executed by the District for delivery to the Trustee and thereupon shall be authenticated by the Trustee and delivered to the District or upon its order, but only upon the further receipt by the Trustee and the Lender of:

- (a) certified copies of the Series 2025 Assessment Proceedings;
- (b) executed copies of the Master Indenture and this Fourth Supplemental Indenture;
- (c) a customary Bond Counsel opinion in a form satisfactory to the Lender;
- (d) an opinion of Counsel to the District to the effect that all proceedings undertaken by the District with respect to the Series 2025 Assessments have been in accordance with State law, the District has taken all action necessary to levy and impose the Series 2025 Assessments and the Series 2025 Assessments are legal, valid and binding first liens upon the property against which such Series 2025 Assessments are made, coequal with the lien of all State, county, district and municipal taxes, superior in dignity to all other liens, titles and claims, until paid;
- (e) a certificate of an Authorized Officer to the effect that, upon the authentication and delivery of the Series 2025 Bond, the District will not be in default in the performance of the terms and provisions of the Master Indenture or this Fourth Supplemental Indenture;
- (f) a certificate of the Methodology Consultant to the effect that the benefit from the Series 2014 Project equals or exceeds the amount of Series 2025 Assessments, the Series 2025 Assessments are fairly and reasonably allocated across the lands subject to the Series 2025 Assessments and the Series 2025 Assessments are sufficient to pay Debt Service on the Series 2025 Bond;
- (g) an executed Escrow Deposit Agreement and a verification report prepared by Causey Public Finance, LLC; and
- (h) the defeasance opinion of bond counsel required by the Master Indenture and addressed to the District, the Lender and the Trustee.

Payment to the Trustee of the net proceeds from the issuance of the Series 2025 Bond shall conclusively evidence that the foregoing conditions precedent have been met to the satisfaction of the Lender.

**ARTICLE III
REDEMPTION OF SERIES 2025 BOND**

Section 301. Series 2025 Bond Subject to Redemption. The Series 2025 Bond is subject to redemption prior to maturity as provided in the form thereof attached hereto as Exhibit A. Interest on the Series 2025 Bond or portion thereof called for redemption shall be paid on the date of redemption from the Series 2025 Interest Account or from the Series 2025 Revenue Account to the extent moneys in the Series 2025 Interest Account are insufficient for such purpose. Moneys in the Series 2025 Optional Redemption Subaccount shall be applied in accordance with Section 506 of the Master Indenture to the optional redemption of the Series 2025 Bond.

Anything herein or in the Master Indenture to contrary notwithstanding, the District shall provide notice of redemption, other than scheduled redemption from Amortization Installments as to which no notice need be given, to the Trustee at least ten (10) Business Days prior to the date of redemption, and the Trustee shall provide notice of redemption, other than scheduled redemption from Amortization Installments as to which no notice need be given, to the Lender at least two (2) Business Days prior to the date of redemption. Anything herein or in the Master Indenture to the contrary notwithstanding, any partial redemptions of the Series 2025 Bond other than Amortization Installments shall be applied pro rata across the remaining maturities, treating Amortization Installments as maturities.

**ARTICLE IV
DEPOSIT OF SERIES 2025 BOND PROCEEDS AND
APPLICATION THEREOF; ESTABLISHMENT OF ACCOUNTS
AND OPERATION THEREOF**

Section 401. Establishment of Accounts. There are hereby established, as needed, the following Accounts:

(a) within the Acquisition and Construction Fund held by the Trustee, a Series 2025 Costs of Issuance Account;

(b) within the Debt Service Fund held by the Trustee: (i) a Series 2025 Debt Service Account and therein a Series 2025 Sinking Fund Account and a Series 2025 Interest Account; and (ii) a Series 2025 Redemption Account and therein a Series 2025 Prepayment Subaccount and a Series 2025 Optional Redemption Subaccount;

(c) within the Revenue Fund held by the Trustee, a Series 2025 Revenue Account; and

(d) within the Rebate Fund held by the Trustee, a Series 2025 Rebate Account.

For the Series 2025 Bond, there is no Series Reserve Account Requirement and, therefore, no Series Reserve Account is established herein.

Section 402. Use of Series 2025 Bond Proceeds. The proceeds of sale of the Series 2025 Bond in the amount of \$10,201,000.00, plus \$2,092,959.98 of other moneys (consisting of \$925,531.26 transferred from the Series 2014 Reserve Account, \$1,163,769.60 transferred from the Series 2014 Revenue Account and \$3,659.12 transferred from the Series 2014 Prepayment Subaccount), for a grand total of \$12,293,959.98, shall as soon as practicable upon the delivery thereof to the Trustee by the District pursuant to Section 207 of the Master Indenture, be applied as follows:

(a) \$290,490.23 from the proceeds of the Series 2025 Bond, representing the costs of issuance relating to the Series 2025 Bond, shall be deposited to the credit of the Series 2025 Costs of Issuance Account;

(b) \$278,019.75 shall be transferred from the Series 2014 Revenue Account to the Series 2025 Interest Account and applied to the payment of interest coming due on the Series 2025 Bond through November 1, 2025; and

(c) the balance of the proceeds of the Series 2025 Bond, \$9,910,509.77, together with \$925,531.26 transferred from the Series 2014 Reserve Account, \$885,749.85 transferred from the Series 2014 Revenue Account and \$3,659.12 transferred from the Series 2014 Prepayment Subaccount for a total of \$11,725,450.00, shall be deposited to the Escrow Fund established pursuant to the Escrow Deposit Agreement to refund and redeem the Refunded Bonds on May 1, 2025.

Upon the defeasance of the Refunded Bonds, the Trustee is directed to transfer any remaining balance in the Funds and Accounts for the Refunded Bonds to the Series 2025 Revenue Account and to close all Funds and Accounts for the Refunded Bonds.

Section 403. Series 2025 Costs of Issuance Account. The amount deposited in the Series 2025 Costs of Issuance Account shall, at the written direction of an Authorized Officer to the Trustee, be used to pay the costs of issuance relating to the Series 2025 Bond. On the earlier to occur of (x) the written direction of an Authorized Officer or (y) six (6) months from the date of issuance of the Series 2025 Bond, any amounts deposited in the Series 2025 Costs of Issuance Account for which the Trustee has not received a requisition to pay such costs shall be transferred over and deposited into the Series 2025 Revenue Account and used for the purposes permitted therefor. Any deficiency in the amount allocated to pay the costs of issuance relating to the Series 2025 Bond shall be paid from excess

moneys on deposit in the Series 2025 Revenue Account pursuant to Section 408(d) THIRD hereof. When such deficiency has been satisfied and no moneys remain therein, the Series 2025 Costs of Issuance Account shall be closed.

Section 404. Reserved.

Section 405. Reserved.

Section 406. Amortization Installments; Order of Redemption. (a) The Amortization Installments established for the Series 2025 Bond shall be as set forth in the form of Series 2025 Bond attached hereto.

(b) Upon any redemption of the Series 2025 Bond (other than any portion of the Series 2025 Bond redeemed in accordance with scheduled Amortization Installments and other than any portion of the Series 2025 Bond redeemed at the direction of the District accompanied by a cash flow certificate as required by Section 506(b) of the Master Indenture), the District shall cause to be recalculated and delivered to the Trustee revised Amortization Installments recalculated so as to reamortize the remaining Outstanding Series 2025 Bond, after giving effect to such redemption, in substantially equal annual installments of principal and interest (subject to rounding to \$1,000 integral amounts of principal, except for the final installment) over the remaining term of the Series 2025 Bond.

Section 407. Tax Covenants. The District shall comply with the Arbitrage Certificate, including but not limited to the Tax Regulatory Covenants set forth as an exhibit to the Arbitrage Certificate, as amended and supplemented from time to time in accordance with their terms.

Section 408. Series 2025 Revenue Account; Application of Revenues and Investment Earnings. (a) The Trustee is hereby authorized and directed to deposit any and all amounts required to be deposited in the Series 2025 Revenue Account by this Section 408 or by any other provision of the Master Indenture or this Fourth Supplemental Indenture, and any other amounts or payments specifically designated by the District pursuant to a written direction or by a Supplemental Indenture for said purpose. The Series 2025 Revenue Account shall be held by the Trustee separate and apart from all other Funds and Accounts held under the Indenture and from all other moneys of the Trustee.

(b) The Trustee shall deposit into the Series 2025 Revenue Account (i) Series 2025 Assessment Revenues other than Series 2025 Prepayments (which Series 2025 Prepayments shall be identified by the District to the Trustee as such in writing upon deposit, upon which certification the Trustee may conclusively rely, and which shall be deposited into the Series 2025 Prepayment Subaccount), (ii) Series 2025 Prepayment Interest, and (iii) any other revenues required by other provisions of the Indenture to be deposited into the Series 2025 Revenue Account.

(c) On the forty-fifth (45th) day preceding each Interest Payment Date (or if such forty-fifth (45th) day is not a Business Day, on the Business Day preceding such forty-fifth (45th) day), the Trustee shall determine the amount on deposit in the Series 2025 Prepayment Subaccount and, if the balance therein is greater than zero, shall, upon written direction from the District, transfer from the Series 2025 Revenue Account for deposit into the Series 2025 Prepayment Subaccount an amount sufficient to increase the amount on deposit therein to the nearest integral multiple of \$1,000 (provided that there are sufficient funds remaining in the Series 2025 Revenue Account to pay Debt Service coming due on the Series 2025 Bond on the next succeeding Interest Payment Date), and shall thereupon give notice and cause the extraordinary mandatory redemption of all or a portion of the Series 2025 Bond on the next succeeding Interest Payment Date in the maximum principal amount for which moneys are then on deposit in the Series 2025 Prepayment Subaccount in accordance with the provisions for extraordinary mandatory redemption of all or a portion of the Series 2025 Bond set forth in the form of Series 2025 Bond attached hereto, Section 301 hereof, and Article III of the Master Indenture.

(d) On May 1 and November 1 (or if such May 1 or November 1 is not a Business Day, on the Business Day preceding such May 1 or November 1), the Trustee shall transfer amounts on deposit in the Series 2025 Revenue Account to the Accounts designated below in the following amounts and in the following order of priority:

FIRST, to the Series 2025 Interest Account, the amount, if any, equal to the difference between the amount of interest payable on the Series 2025 Bond then Outstanding on such May 1 or November 1, and the amount already on deposit in the Series 2025 Interest Account not previously credited;

SECOND, on May 1, 2026, and on each May 1 thereafter, to the Series 2025 Sinking Fund Account, the amount, if any, equal to the difference between the Amortization Installment due on such May 1 and the amount already on deposit in the Series 2025 Sinking Fund Account not previously credited; and

THIRD, the balance shall first be deposited into the Series 2025 Costs of Issuance Account to fund any deficiencies in the amount allocated to pay the costs of issuance relating to the Series 2025 Bond, and then the balance shall be retained in the Series 2025 Revenue Account.

On each November 2 (or if such November 2 is not a Business Day, on the next Business Day thereafter), the balance on deposit in the Series 2025 Revenue Account on such November 2 shall be paid over to the District at the written direction of an Authorized Officer of the District and used for any lawful purpose of the District; provided however, that on the date of such proposed transfer (a) there are no fees or expenses of the Trustee due, (b) the Trustee shall not have actual knowledge (as described in Section 606 of the Master Indenture) of an Event of

Default under the Master Indenture or hereunder relating to the Series 2025 Bonds, and (c) no Rebate Amount is due.

(e) On any date required by the Arbitrage Certificate, the District shall give the Trustee written direction to, and the Trustee shall, transfer from the Series 2025 Revenue Account to the Series 2025 Rebate Account the amount due and owing to the United States, which amount shall be paid to the United States when due in accordance with such Arbitrage Certificate.

(f) Anything herein or in the Master Indenture to the contrary notwithstanding, moneys on deposit in all of the Funds and Accounts held as security for the Series 2025 Bond shall be invested only in Series 2025 Investment Obligations. Earnings on investments in the Series 2025 Interest Account shall be retained, as realized, in such Account and used for the purpose of such Account. Earnings on investments in the Funds and Accounts other than as set forth above, shall be deposited, as realized, to the credit of the Series 2025 Revenue Account and used for the purpose of such Account.

ARTICLE V CONCERNING THE TRUSTEE

Section 501. Acceptance by Trustee. The Trustee accepts the trusts declared and provided in this Fourth Supplemental Indenture and agrees to perform such trusts upon the terms and conditions set forth herein and in the Master Indenture.

Section 502. Limitation of Trustee's Responsibility. The Trustee shall not be responsible in any manner for the due execution of this Fourth Supplemental Indenture by the District or for the recitals contained herein, all of which are made solely by the District.

Section 503. Trustee's Duties. Nothing contained herein shall limit the rights, benefits, privileges, protection and entitlements inuring to the Trustee under the Master Indenture, including, particularly, Article VI thereof.

ARTICLE VI ADDITIONAL BONDS

Section 601. No Parity Bonds. Other than Refunding Bonds issued to refund all of the then Outstanding Series 2025 Bond, the issuance of which results in net present value Debt Service savings, the District shall not, while the Series 2025 Bond is Outstanding, issue or incur any debt payable in whole or in part from the Series 2025 Trust Estate.

ARTICLE VII MISCELLANEOUS

Section 701. Confirmation of Master Indenture. As supplemented by this Fourth Supplemental Indenture, the Master Indenture is in all respects ratified and confirmed, and this Fourth Supplemental Indenture shall be read, taken and construed as a part of the Master Indenture so that all of the rights, remedies, terms, conditions, covenants and agreements of the Master Indenture, except insofar as modified herein, shall apply and remain in full force and effect with respect to this Fourth Supplemental Indenture and to the Series 2025 Bond issued hereunder.

Section 702. Collection of Assessments. Anything herein or in the Master Indenture to the contrary notwithstanding but subject to the immediately succeeding sentence, Series 2025 Assessments pledged hereunder to secure the Series 2025 Bond shall be collected pursuant to the Uniform Method. To the extent the District is not able to collect such Series 2025 Assessments pursuant to the Uniform Method or to the extent the District determines that it is not in its best interest to use the Uniform Method, the District may elect to collect and enforce such Series 2025 Assessments pursuant to any then available and commercially reasonable method under the Act, Chapter 170, Florida Statutes, Chapter 197, Florida Statutes, or any successor statutes thereto. The District covenants and agrees to levy and collect the Series 2025 Assessments applicable to each property within the District benefitted by the Series 2014 Project sufficient to pay principal and interest on the Series 2025 Bond.

Section 703. Additional Covenants of the District. (a) For so long as the Series 2025 Bond is Outstanding, the District covenants and agrees that it will provide, at its own expense, to the Owner: (i) a copy of its audited financial statements no later than 270 days following the end of each Fiscal Year; (ii) a copy of its annual budget within sixty (60) days following the adoption by the District of such budget; and (iii) any such additional information that the Owner may reasonably request from time to time.

(b) The District shall, within five (5) days after it acquires knowledge thereof, notify the Lender in writing at its notice address provided herein, (i) of any change in any material fact or circumstance represented or warranted by the District in the Master Indenture or this Fourth Supplemental Indenture or in connection with the issuance of the Series 2025 Bond, (ii) upon the happening, occurrence, or existence of any Event of Default, and (iii) of any event or condition which with the passage of time or giving of notice, or both, would constitute an Event of Default, and shall provide the Lender, with such written notice, a detailed statement by an Authorized Officer of all relevant facts and the action being taken or proposed to be taken by the District with respect thereto. Regardless of the date of receipt of such notice by the Lender, such date shall not in any way modify the date of occurrence of the actual Event of Default.

(c) The Series 2025 Bond shall be governed by applicable federal law and the internal laws of the State. The District agrees that certain material events and occurrences relating to the Series 2025 Bond bear a reasonable relationship to the laws of the State and the validity, terms, performance and enforcement of the Series 2025 Bond shall be governed by the internal laws of the State which are applicable to agreements which are negotiated, executed, delivered and performed solely in the State. The parties hereto submit to the jurisdiction of State courts and federal courts and agree that venue for any suit concerning the Indenture shall be in Pasco County, Florida and the Middle District of Florida and applicable appellate courts.

(d) TO THE EXTENT PERMITTED BY LAW, THE DISTRICT KNOWINGLY, VOLUNTARILY, AND INTENTIONALLY WAIVES ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY, WITH RESPECT TO ANY LITIGATION OR LEGAL PROCEEDINGS BASED ON OR ARISING OUT OF THE MASTER INDENTURE, THIS FOURTH SUPPLEMENTAL INDENTURE OR THE SERIES 2025 BOND, INCLUDING ANY COURSE OF CONDUCT, COURSE OF DEALINGS, VERBAL OR WRITTEN STATEMENT OR ACTIONS OR OMISSIONS OF ANY PARTY WHICH IN ANY WAY RELATES TO THE SERIES 2025 BOND, THE MASTER INDENTURE OR THIS FOURTH SUPPLEMENTAL INDENTURE.

(e) No modification or amendment of this Fourth Supplemental Indenture may be made except with the prior written consent of the Owner of the Series 2025 Bond and no modification of the Master Indenture affecting the Owner of the Series 2025 Bond, including, but not limited to, Section 501, Article VIII (other than Section 818) and Article IX of the Master Indenture, or amendments under Section 1101(g) of the Master Indenture, may be made except with the prior written consent of the Owner of the Series 2025 Bond.

(f) The Lender will have the right at all reasonable times to inspect the books, records and accounts of the District.

(g) Notwithstanding anything in the Indenture to the contrary, the Trustee will not affirmatively waive any Event of Default without the express written consent of the Lender.

(h) The District shall pay all out of pocket expenses of the Lender including (i) the fees and expenses of counsel to the Lender in an amount not to exceed \$20,000 which shall be paid by the District directly to Holland & Knight LLP, (ii) any waiver or consent hereunder or any amendment hereof, or (iii) the enforcement or protection of the Owner's rights during or after any default or Event of Default hereunder.

(i) So long as the Series 2025 Bond is Outstanding, the District shall maintain all of its existing banking services, including checking and savings accounts, with the Lender provided that the Lender's fees for such banking services

remain reasonably comparable with then current market rates for such services for similar organizations located in similar geographic areas as the District. The District will be required to open the accounts on or before the closing on the Series 2025 Bond. The District shall be required to move the aforementioned balances to the account(s) with the Lender within thirty (30) days of closing on the Series 2025 Bond.

Section 704. Payment of Rebate Amount. Anything herein or in the Master Indenture to the contrary notwithstanding, the District shall cause a Rebate Analyst to determine the Rebate Amount, if any, at the times and in the manner provided in the Tax Regulatory Covenants attached as an exhibit to the Arbitrage Certificate. If a Rebate Amount shall be due, the District shall deliver to the Trustee the written direction of an Authorized Officer to pay from the Series 2025 Rebate Account, or from any other available funds as shall be provided in such written direction, the Rebate Amount to the District for remittance to the Internal Revenue Service. The Trustee may conclusively rely on such written direction and shall have no responsibility for the calculation or payment of the Rebate Amount, if any. Notwithstanding Section 507(b) of the Master Indenture, the District shall not be required to provide the report of the Rebate Analyst to the Trustee.

Section 705. No Duty to File Annual Report. Anything in Section 808(a) of the Master Indenture to the contrary notwithstanding, the District shall not be required to file an annual report with the Trustee.

Section 706. Brokerage Statements. The District acknowledges that to the extent regulations of the Comptroller of the Currency or other applicable regulatory entity grant the District the right to receive individual confirmations of security transactions at no additional cost, as they occur, the District specifically waives receipt of such confirmations to the extent permitted by law. The Trustee will furnish the District periodic cash transaction statements that include detail for all investment transactions made by the Trustee hereunder.

Section 707. Patriot Act Requirements of the Trustee. To help the government fight the funding of terrorism and money laundering activities, federal law requires all financial institutions to obtain, verify, and record information that identifies each person who opens an account. For a non-individual person such as a business entity, a charity, a trust, or other legal entity, the Trustee will ask for documentation to verify such non-individual person's formation and existence as a legal entity. The Trustee may also ask to see financial statements, licenses, identification and authorization documents from individuals claiming authority to represent the entity or other relevant documentation.

Section 708. Payment Dates. In any case in which an Interest Payment Date or the maturity date of the Series 2025 Bond or the date fixed for the redemption of the Series 2025 Bond shall be other than a Business Day, then payment of interest, principal or Redemption Price need not be made on such date

but may be made on the next succeeding Business Day, with the same force and effect as if made on the due date, and no interest on such payment shall accrue for the period after such due date if payment is made on such next succeeding Business Day.

Section 709. Notices. All notices, requests, consents and other communications under this Fourth Supplemental Indenture ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the Parties, as follows:

If to the District: Wiregrass Community Development District
 c/o Rizzetta & Company, Incorporated
 3434 Colwell Avenue, Suite 200
 Tampa, Florida 33614
 Attn: District Manager

With a copy to: Kutak Rock LLP
 107 West College Avenue
 Tallahassee, Florida 32301
 Attn: Lindsay Whelan, Esq.

If to the Lender: SouthState Bank, N.A.
 200 East Las Olas Boulevard, Suite 1750
 Fort Lauderdale, Florida 33301
 Attn: Noel M. Daluise

With a copy to: Holland & Knight LLP
 100 North Tampa Street, Suite 4100
 Tampa, Florida 33602
 Attn: Michael Wiener, Esq.

If to the Trustee: U.S. Bank Trust Company, National Association
 225 East Robinson Street, Suite 250
 Orlando, Florida 32801
 Attention: Corporate Trust Department

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 herein would otherwise expire on a non-Business day, the Notice period shall be extended to the next succeeding Business Day. Counsel for the District and counsel for the Lender may deliver Notice on behalf of the District or the Lender. Any party or other person to whom Notices are to be sent or copied may notify the other 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 herein.

IN WITNESS WHEREOF, Wiregrass Community Development District has caused this Fourth Supplemental Indenture to be signed in its name and on its behalf by its Chair, and its official seal to be hereunto affixed and attested by its Assistant Secretary, thereunto duly authorized, and to evidence its acceptance of the trusts hereby created, the Trustee has caused this Fourth Supplemental Indenture to be signed in its name and on its behalf by its duly authorized Vice President.

(SEAL)

**WIREGRASS COMMUNITY
DEVELOPMENT DISTRICT**

Attest:

Assistant Secretary

By: _____
Chair, Board of Supervisors

**U.S. BANK TRUST COMPANY,
NATIONAL ASSOCIATION,**
as successor in interest to U.S. Bank
National Association, as Trustee

By: _____
Vice President

EXHIBIT A

FORM OF SERIES 2025 BOND

THE REGISTRATION OF OWNERSHIP OF THIS BOND MAY BE TRANSFERRED ONLY IN WHOLE AND ONLY TO AN AFFILIATE OF THE REGISTERED OWNER OR A QUALIFIED INSTITUTIONAL BUYER (AS DEFINED IN SECTION 517.021(20), FLORIDA STATUTES) AS PROVIDED IN THE INDENTURE

No. 2025R-1

\$10,201,000

**UNITED STATES OF AMERICA
STATE OF FLORIDA
WIREGRASS COMMUNITY DEVELOPMENT DISTRICT
CAPITAL IMPROVEMENT REVENUE REFUNDING BOND, SERIES 2025**

<u>Initial Interest Rate</u>	<u>Maturity Date</u>	<u>Dated Date</u>
4.65%	May 1, 2045	March 31, 2025

Registered Owner: SOUTHSTATE BANK, N.A.

Principal Amount: TEN MILLION TWO HUNDRED ONE THOUSAND DOLLARS

WIREGRASS COMMUNITY DEVELOPMENT DISTRICT, a community development district duly established and existing pursuant to Chapter 190, Florida Statutes (the "District"), for value received, hereby promises to pay (but only out of the sources hereinafter mentioned) to the registered Owner set forth above, or registered assigns, on the maturity date shown hereon, unless this Bond shall have been called for redemption in whole or in part and payment of the Redemption Price (as defined in the Indenture hereinafter mentioned) shall have been duly made or provided for, the principal amount shown above and to pay (but only out of the sources hereinafter mentioned) interest on the outstanding principal amount hereof from the most recent Interest Payment Date to which interest has been paid or provided for or, if no interest has been paid, from the Dated Date shown above on May 1 and November 1 of each year (each, an "Interest Payment Date"), commencing on November 1, 2025, until payment of said principal sum has been made or provided for, at the Interest Rate per annum set forth above, as adjusted as provided in the Supplemental Indenture (hereinafter defined). Notwithstanding the foregoing, if any Interest Payment Date is not a Business Day (as defined in the Indenture hereinafter mentioned), then all amounts due on such Interest Payment Date shall be payable on the first Business Day succeeding such Interest Payment Date, but shall be deemed paid on such Interest Payment Date. The interest so payable, and punctually paid or duly provided for, on any Interest Payment Date

will, as provided in the Indenture (hereinafter defined), be paid to the registered Owner hereof at the close of business on the regular Record Date for such interest, which shall be the fifteenth (15th) day of the calendar month preceding such Interest Payment Date or, if such day is not a Business Day, on the Business Day immediately preceding such day; provided, however, that on or after the occurrence and continuance of an Event of Default under clause (a) of Section 902 of the Master Indenture (hereinafter defined), the payment of interest and principal or Redemption Price or Amortization Installments shall be made by the Paying Agent (hereinafter defined) to such person who, on a special record date which is fixed by the Trustee, which shall be not more than fifteen (15) and not less than ten (10) days prior to the date of such proposed payment, appears on the registration books of the Bond Registrar as the registered Owner of this Bond. Upon a Determination of Taxability (as defined in the Supplemental Indenture), the Interest Rate shall be subject to adjustment pursuant to Section 203 of the Supplemental Indenture to the Taxable Rate, as set forth in the Supplemental Indenture and the District shall pay to the Owner certain additional amounts pursuant to such Section 203. Upon the occurrence of an Event of Default, interest on this Bond shall accrue from the date of the default during the continuance of such default at an annual interest rate equal to the Default Rate until such time as such Event of Default has been cured or waived, at which time interest shall again accrue at the Interest Rate in effect prior to the occurrence of such Event of Default, pursuant to Section 203 of the Supplemental Indenture. Any payment of principal or Redemption Price shall be made to such person who appears on the registration books of the Bond Registrar as the registered Owner of this Bond at the close of business on the fifteenth (15th) day of the calendar month next preceding such payment or, if such day is not a Business Day, on the Business Day immediately preceding such day. Payment of interest shall be made by wire or other electronic payment as mutually agreed upon by the Owner and the District. Interest on this Bond will be computed on the basis of a 360-day year comprised of twelve (12) thirty (30) day months. Presentment of this Bond shall not be required for prepayments or payment of Amortization Installments so long as the Lender (as defined in the Supplemental Indenture) is the registered Owner thereof. Records of all such redemptions shall be maintained by the Bond Registrar and shall be the basis for the principal amount of this Bond actually Outstanding at any given time. Capitalized terms used herein and not otherwise defined shall have the same meanings as set forth in the hereinafter defined Indenture.

This Bond is a duly authorized issue of Bonds of the District designated "Wiregrass Community Development District Capital Improvement Revenue Refunding Bond, Series 2025" in the principal amount of \$10,201,000 (the "Series 2025 Bond") issued under a Master Trust Indenture, dated as of September 1, 2014 (the "Master Indenture"), between the District and U.S. Bank Trust Company, National Association, Orlando, Florida, as successor in interest to U.S. Bank National Association, as trustee (the "Trustee"), as supplemented by a Fourth Supplemental Trust Indenture, dated as of March 1, 2025 (the "Supplemental

Indenture" and together with the Master Indenture, the "Indenture"), between the District and the Trustee. The District will apply the proceeds of the Series 2025 Bond, together with other funds of the District, to (a) currently refund and redeem all of the Outstanding principal amount of the District's Capital Improvement Revenue Bonds, Series 2014, (b) pay certain costs associated with the issuance of the Series 2025 Bond, and (c) pay a portion of the interest to become due on the Series 2025 Bond.

NEITHER THIS BOND NOR THE INTEREST AND PREMIUM, IF ANY, PAYABLE HEREON SHALL CONSTITUTE A GENERAL OBLIGATION OR GENERAL INDEBTEDNESS OF THE DISTRICT WITHIN THE MEANING OF THE CONSTITUTION AND LAWS OF FLORIDA. THIS BOND AND THE INTEREST AND PREMIUM, IF ANY, PAYABLE HEREON AND THEREON DO NOT CONSTITUTE EITHER A PLEDGE OF THE FULL FAITH AND CREDIT OF THE DISTRICT OR A LIEN UPON ANY PROPERTY OF THE DISTRICT OTHER THAN AS PROVIDED IN THE INDENTURE. NO OWNER OR ANY OTHER PERSON SHALL EVER HAVE THE RIGHT TO COMPEL THE EXERCISE OF ANY AD VALOREM TAXING POWER OF THE DISTRICT OR ANY OTHER PUBLIC AUTHORITY OR GOVERNMENTAL BODY TO PAY DEBT SERVICE OR TO PAY ANY OTHER AMOUNTS REQUIRED TO BE PAID PURSUANT TO THE INDENTURE OR THE TERMS HEREOF. RATHER, DEBT SERVICE AND ANY OTHER AMOUNTS REQUIRED TO BE PAID PURSUANT TO THE INDENTURE OR THE TERMS HEREOF SHALL BE PAYABLE SOLELY FROM, AND SHALL BE SECURED SOLELY BY, THE SERIES 2025 PLEDGED REVENUES AND THE SERIES 2025 PLEDGED FUNDS PLEDGED TO THE SERIES 2025 BOND, ALL AS PROVIDED HEREIN AND IN THE INDENTURE.

This Bond is issued under and pursuant to the Constitution and laws of the State of Florida, particularly Chapter 190, Florida Statutes, and other applicable provisions of law and pursuant to the Indenture, executed counterparts of which Indenture are on file at the corporate trust office of the Trustee. Reference is hereby made to the Indenture for the provisions, among others, with respect to the custody and application of the proceeds of the Series 2025 Bond issued under the Indenture, the collection and disposition of revenues and the funds charged with and pledged to the payment of the principal, Amortization Installments and Redemption Price of, and the interest on, the Series 2025 Bond, the nature and extent of the security thereby created, the covenants of the District with respect to the levy and collection of Series 2025 Assessments, the terms and conditions under which the Series 2025 Bond is or may be issued, the rights, duties, obligations and immunities of the District and the Trustee under the Indenture and the rights of the registered Owner of the Series 2025 Bond and, by the acceptance of this Bond, the registered Owner hereof assents to all of the provisions of the Indenture. The Series 2025 Bond is secured by the Series 2025 Trust Estate. The Supplemental Indenture does not authorize the issuance of any additional Bonds ranking on parity with the Series

2025 Bond as to the lien and pledge of the Series 2025 Trust Estate except, under certain circumstances, Refunding Bonds.

The Series 2025 Bond is issuable only as a single registered bond without coupons in current interest form in the denomination of the then Outstanding principal amount (the "Authorized Denomination"). This Bond is transferable by the registered Owner hereof or its duly authorized attorney at the designated corporate trust office of the Trustee in Orlando, Florida, as Bond Registrar (the "Bond Registrar"), subject to the restrictions set forth above and in the Supplemental Indenture, upon surrender of this Bond, accompanied by a duly executed instrument of transfer in form and with guaranty of signature reasonably satisfactory to the Bond Registrar, subject to such reasonable regulations as the District or the Bond Registrar may prescribe, and upon payment of any taxes or other governmental charges incident to such transfer. Upon any such transfer a new Bond, in the same principal amount as the Bond transferred, will be issued to the transferee. At the corporate trust office of the Bond Registrar in Orlando, Florida, in the manner and subject to the limitations and conditions provided in the Master Indenture and without cost, except for any tax or other governmental charge, this Bond may be exchanged for an equal principal amount of the Bond, in the Authorized Denomination and bearing interest at the same rate.

The Series 2025 Bond is subject to redemption prior to maturity at the option of the District in whole or in part on any date on or after May 1, 2030, at the Redemption Price of the principal amount of the Series 2025 Bond or portion thereof to be redeemed together with accrued interest to the date of redemption.

The Series 2025 Bond is subject to mandatory redemption in part by the District prior to its scheduled maturity from moneys in the Series 2025 Sinking Fund Account established under the Supplemental Indenture in satisfaction of applicable Amortization Installments at the Redemption Price of the principal amount thereof, without premium, together with accrued interest to the date of redemption on May 1 of the years and in the principal amounts set forth below:

[Remainder of Page Intentionally Left Blank]

May 1 of the Year	Amortization Installment	May 1 of the Year	Amortization Installment
2026	\$316,000	2036	\$504,000
2027	331,000	2037	528,000
2028	347,000	2038	553,000
2029	364,000	2039	579,000
2030	381,000	2040	607,000
2031	399,000	2041	636,000
2032	418,000	2042	666,000
2033	438,000	2043	698,000
2034	459,000	2044	731,000
2035	481,000	2045*	765,000

* Final maturity

Amortization Installments are subject to recalculation, as provided in the Supplemental Indenture, as the result of the redemption of the Series 2025 Bond other than from a scheduled Amortization Installment so as to reamortize the remaining Outstanding principal balance of the Series 2025 Bond as set forth in the Supplemental Indenture.

The Series 2025 Bond is subject to extraordinary mandatory redemption prior to maturity in whole or in part on any date at the Redemption Price of 100% of the principal amount thereof, without premium, together with accrued interest to the date of redemption, from amounts, including Series 2025 Prepayments, required by the Indenture to be deposited into the Series 2025 Prepayment Subaccount.

So long as the Series 2025 Bond is owned by the Lender, the District shall provide notice of redemption, other than scheduled redemption from Amortization Installments as to which no notice need be given, to the Trustee at least ten (10) Business Days prior to the date of redemption, and the Trustee shall provide notice of redemption, other than scheduled redemption from Amortization Installments as to which no notice need be given, to the Lender at least two (2) Business Days prior to the date of redemption.

In the event that the Series 2025 Bond is no longer owned by the Lender, notice of each redemption of all or a portion of the Series 2025 Bond is required to be mailed by the Bond Registrar, postage prepaid, not less than thirty (30) nor more than forty-five (45) days prior to the date of redemption to the registered Owner of the Series 2025 Bond at the address of such registered Owner recorded on the bond register maintained by the Bond Registrar. On the date designated for redemption, notice having been given and money for the payment of the Redemption Price being held by the Paying Agent, all as provided in the Indenture, the Series 2025 Bond or such portion thereof so called for redemption shall become and be due and payable at the Redemption Price provided for the redemption of the Series 2025 Bond or

such portion thereof on such date, interest on the Series 2025 Bond or such portion thereof so called for redemption shall cease to accrue, the Series 2025 Bond or such portion thereof so called for redemption shall cease to be entitled to any benefit or security under the Indenture and the Owner thereof shall have no rights in respect of the Series 2025 Bond or such portion thereof so called for redemption except to receive payments of the Redemption Price thereof so held by the Paying Agent. Further notice of redemption shall be given by the Bond Registrar to certain registered securities depositories and information services as set forth in the Indenture, but no defect in said further notice nor any failure to give all or any portion of such further notice shall in any manner defeat the effectiveness of a call for redemption if notice thereof is given as above prescribed.

Pursuant to the Indenture, notice of optional redemption may be conditioned upon the occurrence or non-occurrence of such event or events or upon the later deposit of moneys therefor as shall be specified in such notice of optional redemption and may also be subject to rescission by the District if expressly set forth in such notice.

The Owner of this Bond shall have no right to enforce the provisions of the Indenture or to institute an action to enforce the covenants therein, or to take any action with respect to any Event of Default under the Indenture, or to institute, appear in or defend any suit or other proceeding with respect thereto, except as provided in the Indenture.

In certain events, on the conditions, in the manner and with the effect set forth in the Indenture, the principal of the Series 2025 Bond then Outstanding under the Indenture may become and may be declared due and payable before the stated maturity thereof, with the interest accrued thereon.

Modifications or alterations of the Master Indenture or of any indenture supplemental thereto may be made only to the extent and in the circumstances permitted by the Indenture.

Any moneys held by the Trustee or any Paying Agent in trust for the payment and discharge of the Series 2025 Bond which remain unclaimed for two (2) years after the date when such Bond has become due and payable, either at its stated maturity date or by call for earlier redemption, if such moneys were held by the Trustee or any Paying Agent at such date, or for two (2) years after the date of deposit of such moneys if deposited with the Trustee or Paying Agent after the date when such Bond became due and payable, shall be paid to the District, and thereupon and thereafter no claimant shall have any rights against the Paying Agent to or in respect of such moneys.

If the District deposits or causes to be deposited with the Trustee cash or Federal Securities sufficient to pay the principal or Redemption Price of the Series

2025 Bond becoming due at maturity or by call for redemption in the manner set forth in the Indenture, together with the interest accrued to the due date, the lien of the Series 2025 Bond as to the Series 2025 Trust Estate shall be discharged, except for the rights of the registered Owner thereof with respect to the funds so deposited as provided in the Indenture.

This Bond shall have all the qualities and incidents, including negotiability, of investment securities within the meaning and for all the purposes of the Uniform Commercial Code of the State of Florida.

This Bond is issued with the intent that the laws of the State of Florida shall govern its construction.

All acts, conditions and things required by the Constitution and laws of the State of Florida and the resolutions of the District to happen, exist and be performed precedent to and in the issuance of this Bond and the execution of the Indenture, have happened, exist and have been performed as so required. This Bond shall not be valid or become obligatory for any purpose or be entitled to any benefit or security under the Indenture until it shall have been authenticated by the execution by the Trustee of the Certificate of Authentication endorsed hereon.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, Wiregrass Community Development District has caused this Bond to bear the signature of the Chair of its Board of Supervisors and the official seal of the District to be impressed or imprinted hereon and attested by the signature of the Assistant Secretary to the Board of Supervisors.

Attest:

**WIREFRASS COMMUNITY
DEVELOPMENT DISTRICT**

Assistant Secretary

By: _____
Chair, Board of Supervisors

(SEAL)

CERTIFICATE OF AUTHENTICATION

This Bond is one of the Bonds of the Series designated herein, described in the within-mentioned Indenture.

**U.S. BANK TRUST COMPANY,
NATIONAL ASSOCIATION,**
as successor in interest to U.S. Bank
National Association, as Trustee

Date of Authentication:

March 31, 2025

By: _____
Vice President

CERTIFICATE OF VALIDATION

This Bond refunds a Series of Bonds which were validated by judgment of the Sixth Judicial Circuit of Florida, in and for Pasco County rendered on November 12, 2013.

Chair, Board of Supervisors,
Wiregrass
Community Development District

[FORM OF ABBREVIATIONS]

The following abbreviations, when used in the inscription on the face of the within Bond, shall be construed as though they were written out in full according to applicable laws or regulations.

TEN COM as tenants in common

TEN ENT as tenants by the entireties

JT TEN as joint tenants with the right of survivorship and not as tenants in common

UNIFORM TRANSFER MIN ACT - _____ Custodian _____ under
Uniform Transfer to Minors Act _____ (Cust.) _____ (Minor)
(State)

Additional abbreviations may also be used though not in the above list.

[FORM OF ASSIGNMENT]

For value received, the undersigned hereby sells, assigns and transfers unto _____ the within Bond and all rights thereunder, and hereby irrevocably constitutes and appoints _____, attorney to transfer the said Bond on the books of the District, with full power of substitution in the premises.

Dated:

Social Security Number or Employer:

Identification Number of Transferee:

Signature guaranteed:

NOTICE: Signature(s) must be guaranteed by an institution which is a participant in the Securities Transfer Agent Medallion Program (STAMP) or similar program.

NOTICE: The assignor's signature to this Assignment must correspond with the name as it appears on the face of the within Bond in every particular without alteration or any change whatsoever.

ESCROW DEPOSIT AGREEMENT

ESCROW DEPOSIT AGREEMENT (this "Agreement"), dated as of March 31, 2025, between **WIREFRASS COMMUNITY DEVELOPMENT DISTRICT**, a duly created and validly existing local unit of special purpose government (the "District"), and **U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION** (the "Escrow Agent"), a national banking association authorized to accept and execute trusts of the character herein set out, with its designated office located at 225 East Robinson Street, Suite 250, Orlando, Florida 32801, Attention: Corporate Trust Department.

WHEREAS, the District has heretofore issued, sold and delivered its Wiregrass Community Development District Capital Improvement Revenue Bonds, Series 2014 (the "Series 2014 Bonds") currently Outstanding in the aggregate principal amount of \$11,410,000 (the Outstanding principal amount of such Series 2014 Bonds hereinafter referred to as the "Refunded Bonds") under and pursuant to the terms of a Master Trust Indenture, dated as of September 1, 2014 (the "Master Indenture"), between the District and U.S. Bank Trust Company, National Association, as successor in interest to U.S. Bank National Association, as trustee (the "Trustee"), as supplemented by a First Supplemental Trust Indenture, dated as of September 1, 2014 (the "First Supplemental Indenture" and together with the Master Indenture, the "Indenture"), between the District and the Trustee; and

WHEREAS, the District desires to currently refund such Refunded Bonds to achieve debt service savings; and

WHEREAS, the District has authorized the issuance, sale and delivery of its \$10,201,000 Wiregrass Community Development District Capital Improvement Revenue Refunding Bond, Series 2025 (the "Series 2025 Bond") pursuant to a Fourth Supplemental Trust Indenture, dated as of March 1, 2025, between the District and the Trustee to secure the issuance of the Series 2025 Bond and to set forth the terms of the Series 2025 Bond, a portion of the proceeds of which, together with certain other legally available moneys of the District, will be used to discharge the pledge of and lien of the Indenture in favor of the holders of such Refunded Bonds; and

WHEREAS, the issuance of the Series 2025 Bond, the deposit of cash into an escrow deposit trust fund to be held by the Escrow Agent and the discharge of the pledge of and lien of the Indenture in favor of the holders of such Refunded Bonds shall occur as a simultaneous transaction; and

WHEREAS, this Agreement is intended to effectuate such simultaneous transaction;

NOW, THEREFORE, in consideration of the foregoing and of the mutual covenants hereinafter set forth, the parties hereto agree as follows:

SECTION 1. PREAMBLES. The District represents that the recitals stated above are true and correct and the same are incorporated herein.

SECTION 2. RECEIPT OF INDENTURE AND VERIFICATION REPORT. The Escrow Agent hereby acknowledges receipt of true and correct copies of the Indenture and this Agreement. The applicable and necessary provisions of the Indenture, including, without limitation, Articles III and XII of the Master Indenture, are incorporated herein by reference. The Escrow Agent also acknowledges receipt of the final numbers (the "Final Numbers") prepared by MBS Capital Markets, LLC, showing its calculations of the amount needed to refund the Refunded Bonds at the Redemption Price as set forth in the Final Numbers, as verified by the verification report of Causey Public Finance, LLC, a firm of independent certified public accountants, dated March 31, 2025 (the "Verification Report"). The Escrow Agent has no responsibility for the production, review or accuracy of either the Final Numbers or the Verification Report. All capitalized terms not otherwise defined herein shall have the meanings ascribed thereto in the Indenture.

SECTION 3. DISCHARGE OF LIEN OF HOLDERS OF REFUNDED BONDS. In accordance with Articles III and XII of the Master Indenture, simultaneously herewith, the lien of the Indenture and all covenants, agreements and other obligations of the District to the Owners of the Refunded Bonds under the Indenture shall cease, terminate and become void and be discharged and satisfied.

SECTION 4. ESTABLISHMENT OF ESCROW FUND. There is hereby created and established with the Escrow Agent a special, segregated and irrevocable escrow deposit trust fund designated the "Wiregrass Community Development District Capital Improvement Revenue Bonds, Series 2014 Escrow Deposit Trust Fund" (the "Escrow Fund"). The Escrow Fund shall be held in the custody of the Escrow Agent as a trust fund for the benefit of the holders of the Refunded Bonds, separate and apart from other funds and accounts of the District and the Escrow Agent. The Escrow Agent hereby accepts the Escrow Fund and acknowledges the receipt of and deposit to the credit of the Escrow Fund the sum of \$9,910,509.77 received from the District from proceeds of the Series 2025 Bond (the "Bond Proceeds") and the sum of \$1,814,940.23 received from the District from other available funds (the "District Moneys"), consisting of \$925,531.26 transferred from the Series 2014 Reserve Account, \$885,749.85 transferred from the Series 2014 Revenue Account and \$3,659.12 transferred from the Series 2014 Prepayment Subaccount.

SECTION 5. DEPOSIT OF MONEYS IN ESCROW FUND. The District hereby directs, and the Escrow Agent acknowledges, that the Bond Proceeds and

the District Moneys deposited with the Escrow Agent pursuant to Section 4 above (the "Cash Deposit") shall be held in the Escrow Fund uninvested in cash and neither the District nor the Escrow Agent shall otherwise invest or reinvest any moneys in the Escrow Fund.

SECTION 6. SUFFICIENCY OF CASH DEPOSIT. In reliance upon the Final Numbers and the Verification Report, the District represents that the Cash Deposit is sufficient such that moneys will be available to the Escrow Agent in amounts sufficient and at the times required to pay the amounts of principal of, redemption premium, if any, and interest due and to become due on the Refunded Bonds as described in Schedule A attached hereto. If the Cash Deposit shall be insufficient to make such payments, the District shall timely deposit to the Escrow Fund, solely from legally available funds of the District, such additional amounts as may be required to pay the Refunded Bonds as described in Schedule A attached hereto. Notice of any insufficiency shall be given by the Escrow Agent to the District as promptly as possible, but the Escrow Agent shall in no manner be responsible for the District's failure to make such deposits.

SECTION 7. CASH DEPOSIT IN TRUST FOR HOLDERS OF REFUNDED BONDS. The deposit of the Cash Deposit in the Escrow Fund shall constitute an irrevocable deposit of cash in trust solely for the payment of the principal of, redemption premium, if any, and interest on the Refunded Bonds at such times and in such amounts as set forth in Schedule A attached hereto, and the Cash Deposit shall be used solely for such purpose.

SECTION 8. ESCROW AGENT TO PAY REFUNDED BONDS FROM ESCROW FUND. The District hereby directs, and the Escrow Agent hereby agrees, that it will take all actions required to be taken by it under the provisions of the Indenture, including the timely transfer of, but solely from funds on deposit in the Escrow Fund, money to the Paying Agent for the Refunded Bonds as provided in the Indenture, in order to effectuate this Agreement and to pay the Refunded Bonds in the amounts and at the times provided in Schedule A attached hereto. The Cash Deposit shall be used to pay the principal of, redemption premium, if any, and interest on the Refunded Bonds as the same may mature or be redeemed. If any payment date shall be a day on which either the Paying Agent for the Refunded Bonds or the Escrow Agent is not open for the acceptance or delivery of funds, then the Escrow Agent shall transfer moneys to the Paying Agent on the next business day. The liability of the Escrow Agent for the payment of the principal of, redemption premium, if any, and interest on the Refunded Bonds pursuant to this Agreement shall be limited to the application of the Cash Deposit available for such purposes in the Escrow Fund.

SECTION 9. ESCROW FUND SHALL CONTINUE IN EFFECT. The Escrow Fund shall continue in effect until the date upon which the Escrow Agent makes the final payment to the Paying Agent for the Refunded Bonds in an amount

sufficient to pay the Refunded Bonds as described in Schedule A attached hereto, whereupon the Escrow Agent shall transfer all remaining money in the Escrow Fund, if any, to the District.

SECTION 10. REDEMPTION OF REFUNDED BONDS. The District hereby irrevocably instructs the Escrow Agent, in its capacity as Trustee, to give or cause to be given at the appropriate times the notice or notices required by the Indenture in connection with the redemption of the Refunded Bonds in accordance with Schedule A attached hereto, in the form customarily used by the Trustee for such notices.

SECTION 11. DEFEASANCE OF REFUNDED BONDS. Concurrently with the deposit of the Cash Deposit set forth in Section 4 hereof, the District represents that, in reliance upon the Verification Report, the Refunded Bonds shall be deemed to have been paid within the meaning and with the effect expressed in Article XII of the Master Indenture. The District hereby irrevocably instructs the Escrow Agent, in its capacity as Trustee, to give or cause to be given the notice or notices required by the Indenture in connection with the defeasance of the Refunded Bonds. A form notice of defeasance is attached hereto as Schedule B.

SECTION 12. ESCROW FUND IRREVOCABLE. The Escrow Fund hereby created shall be irrevocable and the holders of the Refunded Bonds shall have an express lien on the Cash Deposit deposited in the Escrow Fund pursuant to the terms hereof and any interest earnings thereon until paid out, used and applied in accordance with this Agreement and the Indenture. Neither the District nor the Escrow Agent shall cause nor permit any other lien or interest whatsoever to be imposed upon the Escrow Fund.

SECTION 13. AMENDMENTS TO AGREEMENT. This Agreement is made for the benefit of the District and the holders from time to time of the Refunded Bonds and it shall not be repealed, revoked, altered or amended without the written consent of all such holders and the written consent of the Escrow Agent and the District; provided, however, that the District and the Escrow Agent may, without the consent of, or notice to, such holders, enter into such agreements supplemental to this Agreement as shall not adversely affect the rights of such holders and as shall not be inconsistent with the terms and provisions of this Agreement, for any one or more of the following purposes:

- (a) to cure any ambiguity or formal defect or omission in this Agreement;
- (b) to grant, or confer upon, the Escrow Agent for the benefit of the holders of the Refunded Bonds, any additional rights, remedies, powers or authority that may lawfully be granted to, or conferred upon, such holders or the Escrow Agent; and
- (c) to subject to this Agreement additional funds, securities or properties.

The Escrow Agent shall be entitled to rely exclusively upon an unqualified opinion of nationally recognized Bond Counsel with respect to compliance with this Section 13, including the extent, if any, to which any change, modification or addition affects the rights of the holders of the Refunded Bonds, or that any instrument executed hereunder complies with the conditions and provisions of this Section 13.

SECTION 14. FEES AND EXPENSES OF ESCROW AGENT; INDEMNIFICATION. In consideration of the services rendered by the Escrow Agent under this Agreement, the District has paid to the Escrow Agent a one-time fee and expenses, receipt of which is hereby acknowledged. The Escrow Agent shall have no lien whatsoever upon the Cash Deposit in said Escrow Fund for the payment of such fees and expenses. To the extent permitted by law and without waiving any privileges or immunities afforded to the District under Florida law, the District further agrees to indemnify and save the Escrow Agent, its agents and employees, harmless against any liabilities, obligations, losses, damages, penalties, claims, actions, suits, costs, expenses and disbursements of whatsoever kind or nature, which it may incur in the exercise and performance of its powers and duties hereunder, including legal expenses, and which are not due to its gross negligence or willful misconduct. This Section 14 shall survive the termination of this Agreement, or, as to the Escrow Agent, its resignation or removal.

Whenever the Escrow Agent shall deem it necessary or desirable that a matter be proved or established prior to taking, suffering or omitting any action under this Agreement, such matter may be deemed to be conclusively established by a certificate signed by an authorized officer of the District. The Escrow Agent may conclusively rely, as to the correctness of statements, conclusions and opinions therein, upon any certificate, report, opinion or other document furnished to the Escrow Agent pursuant to any provision of this Agreement; the Escrow Agent shall be protected and shall not be liable for acting or proceeding, in good faith, upon such reliance; and the Escrow Agent shall be under no duty to make any investigation or inquiry as to any statements contained or matters referred to in any such instrument. The Escrow Agent may, at the expense of the District, consult with counsel, who may be counsel to the District or independent counsel, with regard to legal questions, and the opinion of such counsel shall be full and complete authorization and protection in respect of any action taken or suffered by it hereunder in good faith in accordance herewith. Prior to retaining such independent counsel, the Escrow Agent shall notify the District of its intention to retain counsel.

The Escrow Agent and its successors, agents and servants shall not be held to any personal liability whatsoever, in tort, contract or otherwise, by reason of the execution and delivery of this Agreement, the establishment of the Escrow Fund, the acceptance and disposition of the various moneys and funds described herein, any payment, transfer or other application of funds by the Escrow Agent in accordance with the provisions of this Agreement or any act that is not grossly

negligent, omission or error of the Escrow Agent made in good faith in the conduct of its duties. The Escrow Agent shall, however, be liable to the District and to holders of the Refunded Bonds to the extent of their respective damages for the gross negligence or willful misconduct of the Escrow Agent which violates or fails to comply with the terms of this Agreement; provided, however, the foregoing shall not include payment for special or consequential damages or damages caused by a party other than the Escrow Agent. The duties and obligations of the Escrow Agent shall be determined by the express provisions of this Agreement.

SECTION 15. REPORTING REQUIREMENTS OF ESCROW AGENT.

As soon as practicable after the Refunded Bonds are redeemed, the Escrow Agent shall forward in writing to the District a statement regarding the Escrow Fund, including the income, if any, earned therein and withdrawals of money therefrom, since the date of its establishment.

SECTION 16. RESIGNATION OR REMOVAL OF ESCROW AGENT.

The Escrow Agent, at the time acting hereunder, may at any time resign and be discharged from the duties and obligations hereby created by giving not less than 45 days' written notice to the District and mailing notice thereof, specifying the date when such resignation will take effect, to the holders of all Refunded Bonds then Outstanding, but no such resignation shall take effect unless a successor Escrow Agent shall have been appointed by the holders of a majority in aggregate principal amount of the Refunded Bonds then Outstanding or by the District as hereinafter provided and such successor Escrow Agent shall have accepted such appointment, in which event such resignation shall take effect immediately upon the appointment and acceptance of a successor Escrow Agent.

The Escrow Agent may be replaced at any time by an instrument or concurrent instruments in writing, delivered to the Escrow Agent and signed by either the District or the holders of a majority in aggregate principal amount of the Refunded Bonds then Outstanding. Such instrument shall provide for the appointment of a successor Escrow Agent, which appointment shall occur simultaneously with the removal of the Escrow Agent.

In the event the Escrow Agent hereunder shall resign or be removed, or be dissolved, or shall be in the course of dissolution or liquidation, or otherwise become incapable of acting hereunder, or in case the Escrow Agent shall be taken under the control of any public officer or officers, or of a receiver appointed by a court, a successor may be appointed by the holders of a majority in aggregate principal amount of the Refunded Bonds then Outstanding by an instrument or concurrent instruments in writing, signed by such holders, or by their attorneys in fact, duly authorized in writing; provided, nevertheless, that in any such event, the District shall appoint a temporary Escrow Agent to fill such vacancy until a successor Escrow Agent shall be appointed by the holders of a majority in aggregate principal amount of the Refunded Bonds then Outstanding in the manner above provided,

and any such temporary Escrow Agent so appointed by the District shall immediately and without further act be superseded by the Escrow Agent so appointed by such holders. The District shall mail notice of any such appointment made by it at the times and in the manner described in the first paragraph of this Section 16.

In the event that no appointment of a successor Escrow Agent or a temporary successor Escrow Agent shall have been made by such holders or the District pursuant to the foregoing provisions of this Section 16 within 45 days after written notice of resignation of the Escrow Agent has been given to the District, the holder of any of the Refunded Bonds or any retiring Escrow Agent may apply to any court of competent jurisdiction for the appointment of a successor Escrow Agent, and such court may thereupon, after such notice, if any, as it shall deem proper, appoint a successor Escrow Agent.

In the event of replacement or resignation of the Escrow Agent, the Escrow Agent shall have no further liability hereunder and the District shall, to the extent permitted by applicable law and without waiving any privileges or immunities afforded to the District under Florida law, indemnify and hold harmless Escrow Agent from any such liability, including costs or expenses incurred by Escrow Agent or its counsel.

No successor Escrow Agent shall be appointed unless such successor Escrow Agent shall be a corporation with trust powers organized under the banking laws of the United States or any State, and shall have at the time of appointment capital and surplus of not less than \$50,000,000 or trust assets under management of not less than \$500,000,000.

Subject to the immediately succeeding paragraph hereof, every successor Escrow Agent appointed hereunder shall execute, acknowledge and deliver to its predecessor and to the District an instrument in writing accepting such appointment hereunder and thereupon such successor Escrow Agent, without any further act, deed or conveyance, shall become fully vested with all the rights, immunities, powers, trusts, duties and obligations of its predecessor; but such predecessor shall nevertheless, on the written request of such successor Escrow Agent or the District, execute and deliver an instrument transferring to such successor Escrow Agent all the estates, properties, rights, powers and trust of such predecessor hereunder, except for the Escrow Agent's rights under Section 14 hereof; and every predecessor Escrow Agent shall deliver all securities and moneys held by it to its successor; provided, however, that before any such delivery is required to be made, all fees, advances and expenses of the retiring or removed Escrow Agent shall be paid in full. Should any transfer, assignment or instrument in writing from the District be required by any successor Escrow Agent for more fully and certainly vesting in such successor Escrow Agent the estates, rights, powers and duties hereby vested or intended to be vested in the predecessor Escrow

Agent, any such transfer, assignment and instruments in writing shall, on request, be executed, acknowledged and delivered by the District.

Any corporation, purchaser or entity into which the Escrow Agent, or any successor to it in the trusts created by this Agreement, may be merged or converted or with which it or any successor to it may be consolidated, or any corporation, purchaser or entity resulting from any merger, conversion, consolidation or reorganization to which the Escrow Agent or any successor to it shall be a party or any corporation, purchaser or entity to which the Escrow Agent or successor to it shall sell or transfer all or substantially all of its corporate trust business, shall be the successor Escrow Agent under this Agreement without the execution or filing of any paper or any other act on the part of any of the parties hereto, anything herein to the contrary notwithstanding.

SECTION 17. TERMINATION OF AGREEMENT. Except as provided in Section 14 hereof, this Agreement shall terminate when all transfers and payments required to be made by the Escrow Agent under the provisions hereof shall have been made. Upon such termination and payment of all moneys set forth on Schedule A attached hereto, all moneys remaining in the Escrow Fund shall be released to the District.

SECTION 18. GOVERNING LAW. This Agreement shall be governed by the applicable laws of the State of Florida.

SECTION 19. SEVERABILITY. If any one or more of the covenants or agreements provided in this Agreement on the part of the District or the Escrow Agent to be performed should be determined by a court of competent jurisdiction to be contrary to law, such covenant or agreement shall be deemed and construed to be severable from the remaining covenants and agreements herein contained and shall in no way affect the validity of the remaining provisions of this Agreement.

SECTION 20. COUNTERPARTS. This Agreement may be executed in several counterparts, all or any of which shall be regarded for all purposes as one original and shall constitute and be but one and the same instrument.

SECTION 21. NOTICES. Any notice, authorization, request or demand required or permitted to be given in accordance with the terms of this Agreement shall be in writing and sent by registered or certified mail addressed to:

If to the Escrow Agent:

U.S. Bank Trust Company, National Association
225 E. Robinson Street, Suite 250
Orlando, Florida 32801
Attention: Corporate Trust Department

If to the District:

Wiregrass Community Development District
c/o Rizzetta & Company, Incorporated
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614
Attn: District Manager

Copy to District Counsel:

Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: Lindsay Whelan, Esq.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, the parties hereto have made and executed this Escrow Deposit Agreement as of the date first written herein.

**WIREGRASS COMMUNITY
DEVELOPMENT DISTRICT**

ATTEST:

Assistant Secretary

By: _____
Chair, Board of Supervisors

**U.S. BANK TRUST COMPANY,
NATIONAL ASSOCIATION,**
as Escrow Agent

By: _____
Vice President

SCHEDULE A

DEBT SERVICE REQUIREMENTS FOR REFUNDED BONDS

(attached hereto)

SCHEDULE B

FORM OF NOTICE OF DEFEASANCE

Wiregrass Community Development District
(Pasco County, Florida)
Capital Improvement Revenue Bonds, Series 2014

<u>Series</u>	<u>Amount Refunded</u>	<u>Interest Rate</u>	<u>Maturity Date</u>	<u>CUSIP*</u>
2014	\$4,365,000	5.375%	May 1, 2035	97654RAA3
2014	7,045,000	5.625	May 1, 2045	97654RAB1

NOTICE IS HEREBY GIVEN that that there has been deposited with U.S. Bank Trust Company, National Association, as escrow agent (the "Escrow Agent") under the Escrow Agreement (hereinafter defined), cash which the District (hereinafter defined) has represented is sufficient to pay on May 1, 2025 (the "Redemption Date"), the Redemption Price and interest due and to become due on the above captioned Bonds (the "Defeased Bonds") on or prior to the Redemption Date, pursuant to the terms and provisions of a certain Escrow Deposit Agreement dated as of March 31, 2025 (the "Escrow Agreement"), by and among Wiregrass Community Development District (the "District") and the Escrow Agent.

The Defeased Bonds will be called for optional redemption on the Redemption Date at a Redemption Price of 100% of the principal amount thereof plus accrued interest to the Redemption Date.

The Defeased Bonds are deemed to have been paid within the meaning of Article XII of the Master Trust Indenture dated as of September 1, 2014 (the "Master Indenture"), between the District and U.S. Bank Trust Company, National Association, as successor trustee (the "Trustee"), under which the Defeased Bonds were issued and are secured. **This notice does not constitute a notice of redemption and no Bonds should be delivered to the District or its paying agents or the Trustee as a result of this publication.**

The Trustee for the Defeased Bonds will provide notice of redemption in accordance with the provisions of the Master Indenture.

Dated: March 31, 2025

**U.S. BANK TRUST COMPANY,
NATIONAL ASSOCIATION,**
as successor Trustee

* Neither the District nor the Trustee is responsible for the use of CUSIP numbers, nor is any representation made as to their correctness.

Tab 7



Rizzetta & Company



Wiregrass Community Development District

SUPPLEMENTAL SPECIAL ASSESSMENT
ALLOCATION REPORT

CAPITAL IMPROVEMENT REVENUE REFUNDING BOND,
SERIES 2025

3434 Colwell Avenue
Suite 200
Tampa, FL 33614

March 28, 2025

**WIREGRASS COMMUNITY DEVELOPMENT DISTRICT
CAPITAL IMPROVEMENT REVENUE REFUNDING BOND, SERIES 2025**

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Rizzetta & Company

I. INTRODUCTION

This Supplemental Special Assessment Allocation Report is being presented in anticipation of a refunding and defeasance of bonds by the Wiregrass Community Development District (“District”), a local unit of special purpose government established in accordance with Chapter 190, Florida Statutes. The District will issue a Capital Improvement Revenue Refunding Bond, Series 2025, and has retained Rizzetta & Company, Incorporated to prepare a methodology for allocating the special assessments to be levied by the District in connection with the transaction.

II. DEFINED TERMS

“2014 Report” – The Amended Final Supplemental Special Assessment Allocation Report Assessment Area 1 (Series 2014 Project) dated January 23, 2020, which specifies the allocation methodology used for the District’s Series 2014 Assessments.

“District” – Wiregrass Community Development District.

“Indentures” – The Master Trust Indenture dated September 1, 2014 and the Fourth Supplemental Trust Indenture, dated March 1, 2025.

“Series 2014 Assessments” – Special assessments levied to secure the District’s Series 2014 Bonds.

“Series 2014 Bonds” – Wiregrass Community Development District Capital Improvement Revenue Bonds, Series 2014, issued September 26, 2014, in the original par amount of \$13,620,000, of which \$11,410,000 is currently outstanding.

“Series 2025 Assessments” – Special assessments to be levied to secure repayment of the District’s Series 2025 Bond.

“Series 2025 Bond” – The \$10,201,000 Wiregrass Community Development District Capital Improvement Revenue Refunding Bond, Series 2025.

III. DISTRICT INFORMATION

The District was established pursuant to Chapters 120 and 190 F.S. and more specifically, Chapter MMM-1, Florida Administrative Code, which became effective on or about June 24, 2009. The District’s boundary was amended to remove 2,916.846 acres on October 9, 2018 for a current total district acreage of 1,777.448. The District has previously issued several series of bonds to partially finance the construction and acquisition of public infrastructure. The District’s Series 2014 Bonds are now being considered for a refunding. The District’s current development plan consists of 2,380 units, and 900 of those Platted Units are currently subject to the Series 2014 Assessments. Only those units currently encumbered by the Series 2014 Assessments will be subject to the Series 2025 Assessments.



Rizzetta & Company

**WIREGRASS COMMUNITY DEVELOPMENT DISTRICT
CAPITAL IMPROVEMENT REVENUE REFUNDING BOND, SERIES 2025**

See Table 1 for a detail of the product types and number of units currently encumbered by the Series 2014 Assessments.

IV. SERIES 2025 BOND AND ASSESSMENTS

The Series 2014 Bonds are currently outstanding in the principal amount of \$11,410,000. In order to take advantage of market conditions, the District intends to refund and defease the Series 2014 Bonds with the Series 2025 Bond, repayment of which will be secured by the levy of Series 2025 Assessments on the lands currently encumbered by Series 2014 Assessments.

The Series 2025 Bond will be a single issue, private placement transaction in order to achieve the most favorable terms. The Series 2025 Bond is to be issued in a par amount of \$10,201,000, with a maximum annual debt service (MADS) amount of \$783,792.50. The bond proceeds will be combined with available debt service funds on-hand to make the required escrow deposits associated with the defeasance of the Series 2014 Bonds, with the remainder being used to fund interest through November 1, 2025 and associated issuance costs. The sources and uses of the funds associated with the Series 2025 Bond can be found in Table 2.

The Series 2025 Bond will be secured by the Series 2025 Assessment lien which will be sized based on the debt service requirements for the Series 2025 Bond, with the assessment to be levied on the lots to be encumbered pursuant to the methodology below. Because these assessments normally are collected via the Pasco County tax bill process, the assessments will be augmented to allow for county collection costs and early payment discounts as prescribed by state law, which have been estimated for purposes of this report. See Table 3 for detailed financing data on the Series 2025 Assessments.

V. SERIES 2025 ASSESSMENT ALLOCATION

The District is securing repayment of the Series 2025 Bond through the levy of Series 2025 Assessments, as contemplated under Florida Statutes Chapters 170 and 190, on those parcels currently encumbered by Series 2014 Assessments. Unlike property taxes, which are *ad valorem* in nature, a community development district may levy special assessments under Florida Statute only if the parcels to be assessed receive special benefit from the infrastructure improvements acquired and/or constructed by the district. These special benefits are peculiar to lands within the district and differ in nature to those general or incidental benefits that landowners outside the district or the general public may enjoy. A district must also apportion or allocate its special assessments so that the assessments are fairly and reasonably distributed relative to the special benefit conferred. Generally speaking, this means the amount of special assessment levied on a parcel should not exceed the amount of special benefit enjoyed by that parcel. The District typically may develop and adopt an assessment methodology based on front footage, square footage, or any other reasonable allocation method, so long as the assessment meets the benefit requirement, and so long as the assessments are fairly and reasonably allocated.

The Series 2025 Assessments will be allocated among the parcels currently subject to the Series 2014 Assessments using the same methodology found in the 2014 Report. The configuration of the parcels and the benefit conferred in the 2014 Report remains consistent. Accordingly, the Series 2025 Assessment allocation is fair and reasonable, and the resulting per



Rizzetta & Company

unit assessments fall within acceptable benefit levels. See Table 4 for the new Series 2025 Assessments for each specific land use currently encumbered by the Series 2014 Assessments, along with a comparison of the original Series 2014 Assessments and Series 2025 Assessments to illustrate the relative reduction in annual payments to be enjoyed by each of the land uses.

The Series 2025 Assessment Lien Roll can be found on page A-5.

VI. PREPAYMENT OF SERIES 2025 ASSESSMENTS

The Series 2025 Assessments encumbering a parcel may be prepaid in full at any time, without penalty, together with interest at the rate on the Series 2025 Bond to the Interest Payment Date (as defined in the Indenture) that is more than forty-five (45) days next succeeding the date of prepayment. Notwithstanding the preceding provisions, the District does not waive the right to assess penalties which would otherwise be permissible if the parcel being prepaid is subject to an assessment delinquency.

VII. ADDITIONAL STIPULATIONS

Certain financing data was provided by members of District staff and professionals retained in connection with the financing. The allocation methodology described herein was based on information regarding the underlying bond transaction provided by those professionals. Rizzetta & Company, Incorporated makes no representation regarding said transaction beyond restatement of the factual information necessary for compilation of this report, except for information incidental to the transaction which was provided by Rizzetta & Company, Incorporated. For additional information about the Series 2025 Bond structures and related items, please refer to the Indenture.

Rizzetta & Company, Incorporated does not represent the District as a Municipal Advisor or Securities Broker nor is Rizzetta & Company, Incorporated registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Rizzetta & Company, Incorporated does not provide the District with financial advisory services or offer investment advice in any form.



EXHIBIT A:

ALLOCATION METHODOLOGY



Rizzetta & Company

**WIREGRASS COMMUNITY DEVELOPMENT DISTRICT
 SUPPLEMENTAL SPECIAL ASSESSMENT ALLOCATION REPORT
 CAPITAL IMPROVEMENT REVENUE REFUNDING BOND, SERIES 2025**

TABLE 1: CURRENT SERIES 2014 PRODUCT MIX

PRODUCT	TOTAL ⁽¹⁾	
Hospital	123	Units
Townhome	220	Units
Single Family	557	Units
TOTAL	900	

(1) Reflects prepayment of Series 2014 Assessments for 7 units. Prepaid lots will not be subject to the Series 2025 Assessments.

**WIREGRASS COMMUNITY DEVELOPMENT DISTRICT
 SUPPLEMENTAL SPECIAL ASSESSMENT ALLOCATION REPORT
 CAPITAL IMPROVEMENT REVENUE REFUNDING BOND, SERIES 2025**

**TABLE 2: FINANCING INFORMATION - SERIES 2025 BOND
 (REFUNDING OF SERIES 2014 BONDS)**

Issue Date	March 31, 2025
Final Maturity	May 1, 2045
Average Coupon Rate	4.65%
Maximum Annual Debt Service ("MADS")	\$783,792.50

SOURCES:

Bond Proceeds:

PAR AMOUNT	\$10,201,000
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Other Sources of Funds:

Liquidation of 2014 Revenue Account	\$1,163,769.60
Liquidation of 2014 Reserve Account	\$925,531.26
Liquidation of 2014 Prepayment Account	\$3,659.12
	\$2,092,959.98

TOTAL SOURCES	\$12,293,959.98
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USES:

Refunding Escrow Deposits:

Cash Deposit	(\$11,725,450.00)
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Other Fund Deposits:

Interest Fund thru 11/1/2025	(\$278,019.75)
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Delivery Date Expenses:

Cost of Issuance	(\$290,490.23)
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TOTAL USES	(\$12,293,959.98)
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Source: District Placement Agent.

**WIREGRASS COMMUNITY DEVELOPMENT DISTRICT
 SUPPLEMENTAL SPECIAL ASSESSMENT ALLOCATION REPORT
 CAPITAL IMPROVEMENT REVENUE REFUNDING BOND, SERIES 2025**

TABLE 3: FINANCING INFORMATION - SERIES 2025 ASSESSMENTS

First Installment		FY 2025-2026	(1)
Total Installments		20	
Initial Principal Amount		\$10,201,000	
Aggregate Annual Installment		\$783,792.50	(2)
County Collect Costs & Discounts	6%	\$50,029.31	(3)
Total Annual Installment		<u>\$833,821.81</u>	

(1) Ultimate collection schedule at the District's discretion.
 (2) Based on MADS for the Series 2025 Bond.
 (3) May vary as provided by law.

**WIREGRASS COMMUNITY DEVELOPMENT DISTRICT
 SUPPLEMENTAL SPECIAL ASSESSMENT ALLOCATION REPORT
 CAPITAL IMPROVEMENT REVENUE REFUNDING BOND, SERIES 2025**

TABLE 4: ASSESSMENT ALLOCATION - SERIES 2025 ASSESSMENTS (REFUNDING OF 2014) ⁽¹⁾

PRODUCT	UNITS	PRODUCT TOTAL PRINCIPAL	PER UNIT PRINCIPAL	PRODUCT ANNUAL INSTLMT. ⁽²⁾	PER UNIT ANNUAL INSTLMT. ⁽²⁾	<i>SERIES 2014 REMAINING PRINCIPAL</i>	<i>SERIES 2014 ANNUAL INSTLMT.</i>	<i>ANNUAL SAVINGS (%)</i>	<i>ANNUAL SAVINGS (\$)</i>
Hospital	123	\$1,137,678.68	\$9,249.42	\$92,992.97	\$756.04	\$10,345.64	\$904.03	16.37%	\$147.99
Townhome	220	\$1,794,387.30	\$8,156.31	\$146,671.82	\$666.69	\$9,122.97	\$797.19	16.37%	\$130.50
Single Family	557	\$7,268,934.02	\$13,050.15	\$594,157.02	\$1,066.71	\$14,596.83	\$1,275.51	16.37%	\$208.80
TOTAL	900	\$10,201,000.00		\$833,821.81					

(1) Series 2025 Assessments allocated to the current units encumbered by Series 2014 Assessments.

(2) Includes estimated Pasco County collection costs and payment discounts, which may fluctuate.

**WIREFRASS COMMUNITY DEVELOPMENT DISTRICT
SUPPLEMENTAL SPECIAL ASSESSMENT ALLOCATION REPORT
CAPITAL IMPROVEMENT REVENUE REFUNDING BOND, SERIES 2025**

SERIES 2025 ASSESSMENT LIEN ROLL

PARCEL ID	SITE ADDRESS	LEGAL DESCRIPTION	LU	SERIES 2025 PRINCIPAL	SERIES 2025 ANNUAL ASSESSMENT	SERIES 2014 REMAINING PRINCIPAL	SERIES 2014 ANNUAL ASSESSMENT
28-26-20-0010-00000-0230	2814 TARRAGONA WAY	RASS M23 PHASE 1A,1B PB 71 PG 009 LOT 23 OR 9450 P	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-00000-0920	30229 SOUTHERNWOOD COURT	RASS M23 PHASE 1A,1B PB 71 PG 009 LOT 92 OR 9431 P	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-00000-0970	30171 SOUTHERNWOOD COURT	RASS M23 PHASE 1A,1B PB 71 PG 009 LOT 97 OR 9488 P	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-00000-0980	30159 SOUTHERNWOOD COURT	RASS M23 PHASE 1A,1B PB 71 PG 009 LOT 98 OR 9550 P	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-00000-1010	30110 SOUTHERNWOOD COURT	RASS M23 PHASE 1A,1B PB 71 PG 009 LOT 101 OR 9416 P	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0020-00000-0440	30235 SOUTHWELL LANE	TES AT WIREGRASS RANCH PHASE 1 PB 72 PG 052 LOT	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0020-00000-0480	30255 SOUTHWELL LANE	ATES AT WIREGRASS RANCH PHASE 1 PB 72 PG 052 LO	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0020-00000-0900	30226 SOUTHWELL LANE	TES AT WIREGRASS RANCH PHASE 1 PB 72 PG 052 LOT	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0030-00000-3070	30662 CEASAR PARK DRIVE	GRASS M23 PHASE 2 PB 73 PG 106 LOT 307 OR 9774 PG	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-00000-3440	30624 CHESAPEAKE BAY DRIVE	GRASS M23 PHASE 2 PB 73 PG 106 LOT 344 OR 9664 PG	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-00000-1050	30174 SOUTHERNWOOD COURT	WIREFRASS M23 PHASE 1A,1B PB 71 PG 009 LOT 105	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-00000-1840	30568 IVY FORGE COURT	WIREFRASS M23 PHASE 1A,1B PB 71 PG 009 LOT 184	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-00000-0360	2847 TARRAGONA WAY	RASS M23 PHASE 1A,1B PB 71 PG 009 LOT 36 OR 9377 P	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-00000-1000	30115 SOUTHERNWOOD COURT	RASS M23 PHASE 1A,1B PB 71 PG 009 LOT 100 OR 9471 P	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-00000-1310	30853 SPRUCEBERRY COURT	RASS M23 PHASE 1A,1B PB 71 PG 009 LOT 131 OR 9466 P	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-00000-1430	2467 LUNA CREST COURT	RASS M23 PHASE 1A,1B PB 71 PG 009 LOT 143 OR 9415	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0020-00000-0890	30256 SOUTHWELL LANE	TES AT WIREGRASS RANCH PHASE 1 PB 72 PG 052 LOT	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0030-00000-2720	2119 SCHOLARTREE WAY	GRASS M23 PHASE 2 PB 73 PG 106 LOT 272 OR 9731 PG	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-00000-0280	2864 TARRAGONA WAY	RASS M23 PHASE 1A,1B PB 71 PG 009 LOT 28 OR 9488 P	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-00000-0780	2617 TARRAGONA WAY	RASS M23 PHASE 1A,1B PB 71 PG 009 LOT 78 OR 9466 P	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-00000-1020	30138 SOUTHERNWOOD COURT	3 PHASE 1A,1B PB 71 PG 009 LOT 102 OR 9421 PG 1463	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-00000-1200	31177 SPRUCEBERRY COURT	RASS M23 PHASE 1A,1B PB 71 PG 009 LOT 120 OR 9488	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-00000-1300	30879 SPRUCEBERRY COURT	RASS M23 PHASE 1A,1B PB 71 PG 009 LOT 130 OR 9422 P	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-00000-1370	30852 SPRUCEBERRY COURT	RASS M23 PHASE 1A,1B PB 71 PG 009 LOT 137 OR 9469 P	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0020-00000-0540	30279 SOUTHWELL LANE	TES AT WIREGRASS RANCH PHASE 1 PB 72 PG 052 LOT	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0020-00000-0780	30296 SOUTHWELL LANE	TES AT WIREGRASS RANCH PHASE 1 PB 72 PG 052 LOT	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0030-00000-3310	2142 SCHOLARTREE WAY	GRASS M23 PHASE 2 PB 73 PG 106 LOT 331 OR 9701 PG	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-00000-2120	2568 OAKWOOD PRESERVE DRIVE	WIREFRASS M23 PHASE 1A,1B PB 71 PG 009 LOT 212	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0020-00000-0590	30297 SOUTHWELL LANE	TES AT WIREGRASS RANCH PHASE 1 PB 72 PG 052 LOT	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0030-00000-2320	2420 OAKWOOD PRESERVE DRIVE	RASS M23 PHASE 2 PB 73 PG 106 LOT 232 OR 9693 PG	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-00000-2400	2427 OAKWOOD PRESERVE DRIVE	GRASS M23 PHASE 2 PB 73 PG 106 LOT 240 OR 9639 PG	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-00000-4730	30670 TUMBLEBERRY STREET	GRASS M23 PHASE 2 PB 73 PG 106 LOT 473 OR 9780 PG	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-00000-1860	30540 IVY FORGE COURT	WIREFRASS M23 PHASE 1A,1B PB 71 PG 009 LOT 186	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0050-00000-4800	30740 LINDENTREE DRIVE	WIREFRASS M23 PHASE 3 PB 75 PG 142 LOT 480	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-00000-0220	2802 TARRAGONA WAY	RASS M23 PHASE 1A,1B PB 71 PG 009 LOT 22 OR 9481 P	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-00000-0620	2775 TARRAGONA WAY	RASS M23 PHASE 1A,1B PB 71 PG 009 LOT 62 OR 9622 P	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-00000-0930	30217 SOUTHERNWOOD COURT	RASS M23 PHASE 1A,1B PB 71 PG 009 LOT 93 OR 9681	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0020-00000-0870	30238 SOUTHWELL LANE	TES AT WIREGRASS RANCH PHASE 1 PB 72 PG 052 LOT	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0030-00000-2750	30313 CEASAR PARK DRIVE	GRASS M23 PHASE 2 PB 73 PG 106 LOT 275 OR 9765 PG	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-00000-3060	30650 CEASAR PARK DRIVE	GRASS M23 PHASE 2 PB 73 PG 106 LOT 306 OR 9744 PG	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-00000-4030	31481 CHESAPEAKE BAY DRIVE	GRASS M23 PHASE 2 PB 73 PG 106 LOT 403 OR 9705 PG	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-00000-4210	31201 CHESAPEAKE BAY DRIVE	WIREFRASS M23 PHASE 2 PB 73 PG 106 LOT 421	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-00000-3150	30617 CEASAR PARK DRIVE	WIREFRASS M23 PHASE 2 PB 73 PG 106 LOT 315	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-00000-0140	30426 SUNLAND COURT	WIREFRASS M23 PHASE 1A,1B PB 71 PG 009 LOT 14	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
29-26-20-0050-00000-1580	29848 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 2 PB 83 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0030-00000-4650	2153 HOLLOW FOREST COURT	WIREFRASS M23 PHASE 2 PB 73 PG 106 LOT 465	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0050-00000-5400	31046 LINDENTREE DRIVE	WIREFRASS M23 PHASE 3 PB 75 PG 142 LOT 540	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0050-00000-5240	30851 LINDENTREE DRIVE	WIREFRASS M23 PHASE 3 PB 75 PG 142 LOT 524	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0020-00000-0400	30219 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 1 PB 72 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0010-00000-1670	2628 COCO PALM CIRCLE	WIREFRASS M23 PHASE 1A,1B PB 71 PG 009 LOT 167	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0020-00000-0430	30231 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 1 PB 72 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0030-00000-4670	2140 HOLLOW FOREST COURT	WIREFRASS M23 PHASE 2 PB 73 PG 106 LOT 467	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-00000-0520	2712 TARRAGONA WAY	RASS M23 PHASE 1A,1B PB 71 PG 009 LOT 52 OR 9430 P	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0020-00000-1050	30082 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 1 PB 72 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0030-00000-2260	2468 OAKWOOD PRESERVE DRIVE	WIREFRASS M23 PHASE 2 PB 73 PG 106 LOT 226	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0020-00000-0880	30234 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 1 PB 72 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0030-00000-3770	31122 CHESAPEAKE BAY DRIVE	WIREFRASS M23 PHASE 2 PB 73 PG 106 LOT 377	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
29-26-20-0050-00000-1370	29869 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 2 PB 83 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0030-00000-3930	31442 CHESAPEAKE BAY DRIVE	WIREFRASS M23 PHASE 2 PB 73 PG 106 LOT 393	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
29-26-20-0020-00000-0030	30017 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 1 PB 72 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0010-00000-1270	31049 SPRUCEBERRY COURT	WIREFRASS M23 PHASE 1A,1B PB 71 PG 009 LOT 127	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-00000-3890	31394 CHESAPEAKE BAY DRIVE	WIREFRASS M23 PHASE 2 PB 73 PG 106 LOT 389	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-00000-4720	30638 TUMBLEBERRY STREET	WIREFRASS M23 PHASE 2 PB 73 PG 106 LOT 472	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-00000-0860	30291 SOUTHERNWOOD COURT	RASS M23 PHASE 1A,1B PB 71 PG 009 LOT 86 OR 9474 P	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0020-00000-0510	30269 SOUTHWELL LANE	ATES AT WIREGRASS RANCH PHASE 1 PB 72 PG 052 LO	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0030-00000-2330	2412 OAKWOOD PRESERVE DRIVE	GRASS M23 PHASE 2 PB 73 PG 106 LOT 233 OR 9708 PG	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
29-26-20-0050-00000-1760	29938 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 2 PB 83 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
29-26-20-0020-00000-0720	30349 SOUTHWELL LANE	TES AT WIREGRASS RANCH PHASE 1 PB 72 PG 052 LOT	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0020-00000-1120	30040 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 1 PB 72 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0010-00000-1960	2697 COCO PALM CIRCLE	WIREFRASS M23 PHASE 1A,1B PB 71 PG 009 LOT 196	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0050-00000-4970	30884 LINDENTREE DRIVE	WIREFRASS M23 PHASE 3 PB 75 PG 142 LOT 497	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-00000-3880	31382 CHESAPEAKE BAY DRIVE	WIREFRASS M23 PHASE 2 PB 73 PG 106 LOT 388	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0050-00000-5210	30875 LINDENTREE DRIVE	WIREFRASS M23 PHASE 3 PB 75 PG 142 LOT 521	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-00000-1110	30234 SOUTHERNWOOD COURT	RASS M23 PHASE 1A,1B PB 71 PG 009 LOT 111 OR 9590	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-00000-1590	2738 COCO PALM CIRCLE	RASS M23 PHASE 1A,1B PB 71 PG 009 LOT 159 OR 9526 P	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-00000-2350	2396 OAKWOOD PRESERVE DRIVE	GRASS M23 PHASE 2 PB 73 PG 106 LOT 235 OR 9683 PG	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-00000-2990	30566 CEASAR PARK DRIVE	GRASS M23 PHASE 2 PB 73 PG 106 LOT 299 OR 9793 PG	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-00000-3170	30549 CEASAR PARK DRIVE	GRASS M23 PHASE 2 PB 73 PG 106 LOT 317 OR 9622 PG	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-00000-3380	30552 CHESAPEAKE BAY DRIVE	GRASS M23 PHASE 2 PB 73 PG 106 LOT 338 OR 9615 PG	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-00000-0510	2728 TARRAGONA WAY	RASS M23 PHASE 1A,1B PB 71 PG 009 LOT 51 OR 9541 P	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-00000-0490	2756 TARRAGONA WAY	WIREFRASS M23 PHASE 1A,1B PB 71 PG 009 LOT 49	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-00000-3970	31490 CHESAPEAKE BAY DRIVE	WIREFRASS M23 PHASE 2 PB 73 PG 106 LOT 397	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-00000-2580	30303 TRISTANIA COURT	WIREFRASS M23 PHASE 2 PB 73 PG 106 LOT 258	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-00000-4510	2321 HOLLOW FOREST COURT	WIREFRASS M23 PHASE 2 PB 73 PG 106 LOT 451	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-00000-0420	30416 PALMER OAK DRIVE	WIREFRASS M23 PHASE 1A,1B PB 71 PG 009 LOT 42	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0050-00000-5500							

SERIES 2025 ASSESSMENT LIEN ROLL

PARCEL ID	SITE ADDRESS	LEGAL DESCRIPTION	LU	SERIES 2025 PRINCIPAL	SERIES 2025 ANNUAL ASSESSMENT	SERIES 2014 REMAINING PRINCIPAL	SERIES 2014 ANNUAL ASSESSMENT
28-26-20-0030-0000-4630	2177 HOLLOW FOREST COURT	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 463	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-3140	30635 CEASAR PARK DRIVE	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 314	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-4580	2237 HOLLOW FOREST COURT	GRASS M23 PHASE 2 PB 73 PG 106 LOT 458 OR 9798 PG	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
29-26-20-0020-0000-0680	30333 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 1 PB 72 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0030-0000-3320	2154 SCHOLARTREE WAY	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 332	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-2780	30314 CEASAR PARK DRIVE	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 278	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
29-26-20-0020-0000-0070	30041 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 1 PB 72 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0010-0000-1610	2708 COCO PALM CIRCLE	WIREGRASS M23 PHASE 1A,1B PB 71 PG 009 LOT 161	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-4160	31261 CHESAPEAKE BAY DRIVE	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 416	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-3750	31072 CHESAPEAKE BAY DRIVE	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 375	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-4140	31285 CHESAPEAKE BAY DRIVE	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 414	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0020-0000-0920	30218 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 1 PB 72 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0030-0000-3090	30686 CEASAR PARK DRIVE	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 309	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-3900	31406 CHESAPEAKE BAY DRIVE	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 390	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-0000-0450	30380 PALMER OAK DRIVE	RASS M23 PHASE 1A,1B PB 71 PG 009 LOT 45 OR 9540 P	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-0000-1150	30292 SOUTHERNWOOD COURT	RASS M23 PHASE 1A,1B PB 71 PG 009 LOT 115 OR 9546 P	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-0000-1190	31191 SPRUCEBERRY COURT	RASS M23 PHASE 1A,1B PB 71 PG 009 LOT 119 OR 9498 P	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-0000-2000	2611 COCO PALM CIRCLE	RASS M23 PHASE 1A,1B PB 71 PG 009 LOT 200 OR 9552 P	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0020-0000-0500	30263 SOUTHWELL LANE	ATES AT WIREGRASS RANCH PHASE 1 PB 72 PG 052 LO	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0030-0000-2500	30367 TRISTANIA COURT	GRASS M23 PHASE 2 PB 73 PG 106 LOT 250 OR 9793 PG	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-3200	30471 CEASAR PARK DRIVE	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 320	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-0000-0190	30393 PALMER OAK DRIVE	WIREGRASS M23 PHASE 1A,1B PB 71 PG 009 LOT 19	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-2530	30343 TRISTANIA COURT	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 253	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-0000-0260	2844 TARRAGONA WAY	WIREGRASS M23 PHASE 1A,1B PB 71 PG 009 LOT 26	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-0000-2150	2612 OAKWOOD PRESERVE DRIVE	WIREGRASS M23 PHASE 1A,1B PB 71 PG 009 LOT 215	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0050-0000-4890	30812 LINDENTREE DRIVE	WIREGRASS M23 PHASE 3 PB 75 PG 142 LOT 489	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-2630	30334 TRISTANIA COURT	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 263	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-3670	30892 CHESAPEAKE BAY DRIVE	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 367	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
29-26-20-0050-0000-1230	29925 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 2 PB 83 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
29-26-20-0050-0000-2040	2472 STAPLEFORD PLACE	RE ESTATES AT WIREGRASS RANCH PHASE 2 PB 83 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
29-26-20-0050-0000-1660	29890 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 2 PB 83 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0010-0000-0690	2705 TARRAGONA WAY	WIREGRASS M23 PHASE 1A,1B PB 71 PG 009 LOT 69	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-4200	31213 CHESAPEAKE BAY DRIVE	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 420	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-3940	31454 CHESAPEAKE BAY DRIVE	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 394	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-0000-0500	2746 TARRAGONA WAY	WIREGRASS M23 PHASE 1A,1B PB 71 PG 009 LOT 50	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-2680	30402 TRISTANIA COURT	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 268	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0020-0000-0190	30103 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 1 PB 72 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
29-26-20-0020-0000-1170	29951 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 1 PB 72 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0010-0000-0550	2670 TARRAGONA WAY	WIREGRASS M23 PHASE 1A,1B PB 71 PG 009 LOT 55	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
29-26-20-0050-0000-1290	29901 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 2 PB 83 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0030-0000-2850	30398 CEASAR PARK DRIVE	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 285	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
29-26-20-0050-0000-1320	29889 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 2 PB 83 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0010-0000-0570	2644 TARRAGONA WAY	RASS M23 PHASE 1A,1B PB 71 PG 009 LOT 57 OR 9556 P	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-0000-0720	2671 TARRAGONA WAY	RASS M23 PHASE 1A,1B PB 71 PG 009 LOT 72 OR 9437 P	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-0000-1280	31031 SPRUCEBERRY COURT	RASS M23 PHASE 1A,1B PB 71 PG 009 LOT 128 OR 9518 P	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-0000-1290	31017 SPRUCEBERRY COURT	RASS M23 PHASE 1A,1B PB 71 PG 009 LOT 129 OR 9413 P	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-2370	2459 OAKWOOD PRESERVE DRIVE	GRASS M23 PHASE 2 PB 73 PG 106 LOT 237 OR 9751 PG	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-3410	30588 CHESAPEAKE BAY DRIVE	GRASS M23 PHASE 2 PB 73 PG 106 LOT 341 OR 9590 PG	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-3570	30662 CHESAPEAKE BAY DRIVE	GRASS M23 PHASE 2 PB 73 PG 106 LOT 357 OR 9751 PG	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-0000-0430	30402 PALMER OAK DRIVE	WIREGRASS M23 PHASE 1A,1B PB 71 PG 009 LOT 43	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0020-0000-0120	30061 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 1 PB 72 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
29-26-20-0020-0000-2190	2556 STAPLEFORD PLACE	RE ESTATES AT WIREGRASS RANCH PHASE 1 PB 72 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
29-26-20-0020-0000-2170	2548 STAPLEFORD PLACE	RE ESTATES AT WIREGRASS RANCH PHASE 1 PB 72 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0050-0000-5270	31157 LINDENTREE DRIVE	WIREGRASS M23 PHASE 3 PB 75 PG 142 LOT 527	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0050-0000-5030	30932 LINDENTREE DRIVE	WIREGRASS M23 PHASE 3 PB 75 PG 142 LOT 503	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
29-26-20-0050-0000-1440	29845 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 2 PB 83 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0030-0000-3640	30746 CHESAPEAKE BAY DRIVE	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 364	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
29-26-20-0050-0000-1540	29805 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 2 PB 83 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
29-26-20-0050-0000-1260	29913 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 2 PB 83 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0050-0000-0910	30836 LINDENTREE DRIVE	WIREGRASS M23 PHASE 3 PB 75 PG 142 LOT 491	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0020-0000-4280	30163 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 1 PB 72 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
29-26-20-0020-0000-1140	29963 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 1 PB 72 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0030-0000-2360	2388 OAKWOOD PRESERVE DRIVE	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 236	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
29-26-20-0050-0000-1550	29836 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 2 PB 83 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
29-26-20-0020-0000-2120	2526 STAPLEFORD PLACE	RE ESTATES AT WIREGRASS RANCH PHASE 1 PB 72 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0010-0000-1920	2767 COCO PALM CIRCLE	WIREGRASS M23 PHASE 1A,1B PB 71 PG 009 LOT 192	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-0000-0130	30432 SUNLAND COURT	WIREGRASS M23 PHASE 1A,1B PB 71 PG 009 LOT 13	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-0000-0010	30401 SUNLAND COURT	WIREGRASS M23 PHASE 1A,1B PB 71 PG 009 LOT 1	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
29-26-20-0020-0000-1150	29959 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 1 PB 72 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0010-0000-1760	30553 IVY FORGE COURT	WIREGRASS M23 PHASE 1A,1B PB 71 PG 9 LOT 176	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0050-0000-5320	31081 LINDENTREE DRIVE	WIREGRASS M23 PHASE 3 PB 75 PG 142 LOT 532	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
29-26-20-0050-0000-1330	29885 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 2 PB 83 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0030-0000-2840	30386 CEASAR PARK DRIVE	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 284	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-0000-0210	30369 PALMER OAK DRIVE	RASS M23 PHASE 1A,1B PB 71 PG 009 LOT 21 OR 9566 P	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-0000-0740	2655 TARRAGONA WAY	RASS M23 PHASE 1A,1B PB 71 PG 009 LOT 74 OR 9586 P	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-0000-0900	30251 SOUTHERNWOOD COURT	RASS M23 PHASE 1A,1B PB 71 PG 009 LOT 90 OR 9560 P	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-0000-1490	31122 SPRUCEBERRY COURT	RASS M23 PHASE 1A,1B PB 71 PG 009 LOT 149 OR 9546 P	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-0000-1550	31186 SPRUCEBERRY COURT	RASS M23 PHASE 1A,1B PB 71 PG 009 LOT 155 OR 9498 P	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-2730	30341 CEASAR PARK DRIVE	GRASS M23 PHASE 2 PB 73 PG 106 LOT 273 OR 9772 PG	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-3270	2094 SCHOLARTREE WAY	GRASS M23 PHASE 2 PB 73 PG 106 LOT 327 OR 9751 PG	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0020-0000-0140	30077 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 1 PB 72 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0050-0000-5570	31182 LINDENTREE DRIVE	WIREGRASS M23 PHASE 3 PB 75 PG 142 LOT 557	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-0000-0660	2729 TARRAGONA WAY	RASS M23 PHASE 1A,1B PB 71 PG 009 LOT 66 OR 9551 P	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-0000-1750	30541 IVY FORGE COURT	RASS M23 PHASE 1A,1B PB 71 PG 009 LOT 175 OR 9529 P	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-0000-2080	2441 COCO PALM CIRCLE	RASS M23 PHASE 1A,1B PB 71 PG 009 LOT 208 OR 9584 P	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-0000-2100	2540 OAKWOOD PRESERVE DRIVE	RASS M23 PHASE 1A,1B PB 71 PG 009 LOT 210 OR 9640 P	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-2280	2452 OAKWOOD PRESERVE DRIVE	GRASS M23 PHASE 2 PB 73 PG 106 LOT 228 OR 9780 PG	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-2710	2131 SCHOLARTREE WAY	GRASS M23 PHASE 2 PB 73 PG 106 LOT 271 OR 9786 PG	Single Family	\$13,050.15	\$1,066.71		

SERIES 2025 ASSESSMENT LIEN ROLL

PARCEL ID	SITE ADDRESS	LEGAL DESCRIPTION	LU	SERIES 2025 PRINCIPAL	SERIES 2025 ANNUAL ASSESSMENT	SERIES 2014 REMAINING PRINCIPAL	SERIES 2014 ANNUAL ASSESSMENT
28-26-20-0020-0000-0810	30268 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 1 PB 72 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0010-0000-0320	2871 TARRAGONA WAY	RASS M23 PHASE 1A, 1B PB 71 PG 009 LOT 32 OR 9637 P	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-0000-0370	2945 TARRAGONA WAY	RASS M23 PHASE 1A, 1B PB 71 PG 009 LOT 37 OR 9378 P	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-0000-2020	2579 COCO PALM CIRCLE	RASS M23 PHASE 1A, 1B PB 71 PG 009 LOT 202 OR 9506 P	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-2290	2444 OAKWOOD PRESERVE DRIVE	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 229 OR 9783 PG	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-2510	30359 TRISTANIA COURT	GRASS M23 PHASE 2 PB 73 PG 106 LOT 251 OR 9620 PG	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-4620	2189 HOLLOW FOREST COURT	GRASS M23 PHASE 2 PB 73 PG 106 LOT 462 OR 9040 PG	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-4060	31381 CHESAPEAKE BAY DRIVE	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 406	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-0000-0090	30464 SUNLAND COURT	WIREGRASS M23 PHASE 1A, 1B PB 71 PG 009 LOT 9	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-4250	31153 CHESAPEAKE BAY DRIVE	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 425	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0050-0000-5070	30964 LINDENTREE DRIVE	WIREGRASS M23 PHASE 3 PB 75 PG 142 LOT 507	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0050-0000-4830	30764 LINDENTREE DRIVE	WIREGRASS M23 PHASE 3 PB 75 PG 142 LOT 483	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-2600	30308 TRISTANIA COURT	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 260	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-3550	30687 CHESAPEAKE BAY DRIVE	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 355	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0020-0000-0970	30142 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 1 PB 72 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0050-0000-5250	30843 LINDENTREE DRIVE	WIREGRASS M23 PHASE 3 PB 75 PG 142 LOT 525	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
29-26-20-0050-0000-1520	29813 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 2 PB 83 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0050-0000-5220	30867 LINDENTREE DRIVE	WIREGRASS M23 PHASE 3 PB 75 PG 142 LOT 522	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
29-26-20-0050-0000-1820	2527 STAPLEFORD PLACE	RE ESTATES AT WIREGRASS RANCH PHASE 2 PB 83 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
29-26-20-0050-0000-1790	2539 STAPLEFORD PLACE	RE ESTATES AT WIREGRASS RANCH PHASE 2 PB 83 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0050-0000-5410	31054 LINDENTREE DRIVE	WIREGRASS M23 PHASE 3 PB 75 PG 142 LOT 541	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0020-0000-0390	30215 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 1 PB 72 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0030-0000-3180	30527 CEASAR PARK DRIVE	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 318	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-3120	30661 CEASAR PARK DRIVE	GRASS M23 PHASE 2 PB 73 PG 106 LOT 312 OR 9772 PG	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-3760	31106 CHESAPEAKE BAY DRIVE	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 376	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-3500	30627 CHESAPEAKE BAY DRIVE	GRASS M23 PHASE 2 PB 73 PG 106 LOT 350 OR 9040 PG	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-3260	2082 SCHOLARTREE WAY	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 326	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-2930	30494 CEASAR PARK DRIVE	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 293	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0050-0000-5470	31102 LINDENTREE DRIVE	WIREGRASS M23 PHASE 3 PB 75 PG 142 LOT 547	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0050-0000-5080	30972 LINDENTREE DRIVE	WIREGRASS M23 PHASE 3 PB 75 PG 142 LOT 508	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0020-0000-0250	30149 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 1 PB 72 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
29-26-20-0050-0000-1690	29914 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 2 PB 83 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
29-26-20-0050-0000-1830	2519 STAPLEFORD PLACE	RE ESTATES AT WIREGRASS RANCH PHASE 2 PB 83 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0030-0000-3910	31418 CHESAPEAKE BAY DRIVE	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 391	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0050-0000-5390	31038 LINDENTREE DRIVE	WIREGRASS M23 PHASE 3 PB 75 PG 142 LOT 539	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
29-26-20-0020-0000-0690	30337 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 1 PB 72 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0010-0000-0540	2684 TARRAGONA WAY	RASS M23 PHASE 1A, 1B PB 71 PG 009 LOT 54 OR 9477 P	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-0000-1160	30304 SOUTHERNWOOD COURT	RASS M23 PHASE 1A, 1B PB 71 PG 009 LOT 116 OR 9545 P	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-0000-1170	30316 SOUTHERNWOOD COURT	RASS M23 PHASE 1A, 1B PB 71 PG 009 LOT 117 OR 9587 P	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-0000-1770	30565 IVY FORGE COURT	RASS M23 PHASE 1A, 1B PB 71 PG 009 LOT 177 OR 9625 P	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-0000-2010	2593 COCO PALM CIRCLE	RASS M23 PHASE 1A, 1B PB 71 PG 009 LOT 201 OR 9605 P	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-0000-2200	2523 OAKWOOD PRESERVE DRIVE	RASS M23 PHASE 1A, 1B PB 71 PG 009 LOT 220 OR 9567 P	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0020-0000-0580	30293 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 1 PB 72 PG 052 LOT	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0020-0000-0630	30313 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 1 PB 72 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0030-0000-2830	30374 CEASAR PARK DRIVE	GRASS M23 PHASE 2 PB 73 PG 106 LOT 283 OR 9774 PG	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-3250	30411 CEASAR PARK DRIVE	GRASS M23 PHASE 2 PB 73 PG 106 LOT 325 OR 9716 PG	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-3430	30612 CHESAPEAKE BAY DRIVE	GRASS M23 PHASE 2 PB 73 PG 106 LOT 343 OR 9659 PG	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-4310	31081 CHESAPEAKE BAY DRIVE	GRASS M23 PHASE 2 PB 73 PG 106 LOT 431 OR 9678 PG	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-4320	31069 CHESAPEAKE BAY DRIVE	GRASS M23 PHASE 2 PB 73 PG 106 LOT 432 OR 9753 PG	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
		CONFIDENTIAL	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-0000-0270	2856 TARRAGONA WAY	RASS M23 PHASE 1A, 1B PB 71 PG 009 LOT 27 OR 9496 P	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-0000-2180	2660 OAKWOOD PRESERVE DRIVE	WIREGRASS M23 PHASE 1A, 1B PB 71 PG 009 LOT 218	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-0000-2170	2646 OAKWOOD PRESERVE DRIVE	WIREGRASS M23 PHASE 1A, 1B PB 71 PG 009 LOT 217	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0050-0000-5550	31166 LINDENTREE DRIVE	WIREGRASS M23 PHASE 3 PB 75 PG 142 LOT 555	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
29-26-20-0050-0000-1360	29873 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 2 PB 83 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0020-0000-0530	30275 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 1 PB 72 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
29-26-20-0050-0000-1220	29929 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 2 PB 83 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0050-0000-5640	30723 LINDENTREE DRIVE	WIREGRASS M23 PHASE 3 PB 75 PG 142 LOT 564	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0050-0000-5110	31011 LINDENTREE DRIVE	WIREGRASS M23 PHASE 3 PB 75 PG 142 LOT 511	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
29-26-20-0050-0000-1780	29946 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 2 PB 83 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0020-0000-0300	30171 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 1 PB 72 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
29-26-20-0050-0000-1570	29844 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 2 PB 83 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0050-0000-5040	30940 LINDENTREE DRIVE	WIREGRASS M23 PHASE 3 PB 75 PG 142 LOT 504	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-0000-0800	2601 TARRAGONA WAY	WIREGRASS M23 PHASE 1A, 1B PB 71 PG 009 LOT 80	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-3690	30916 CHESAPEAKE BAY DRIVE	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 369	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0050-0000-5530	31150 LINDENTREE DRIVE	WIREGRASS M23 PHASE 3 PB 75 PG 142 LOT 553	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-0000-0640	2747 TARRAGONA WAY	RASS M23 PHASE 1A, 1B PB 71 PG 009 LOT 64 OR 9511 P	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-0000-0770	2625 TARRAGONA WAY	GRASS M23 PHASE 1A, 1B PB 71 PG 009 LOT 77 OR 9560 P	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-0000-1810	30606 IVY FORGE COURT	RASS M23 PHASE 1A, 1B PB 71 PG 009 LOT 181 OR 9451 P	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-0000-2060	2471 COCO PALM CIRCLE	RASS M23 PHASE 1A, 1B PB 71 PG 009 LOT 206 OR 9508 P	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
29-26-20-0050-0000-1680	29912 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 2 PB 83 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0010-0000-1070	30192 SOUTHERNWOOD COURT	WIREGRASS M23 PHASE 1A, 1B PB 71 PG 009 LOT 107	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-4690	2168 HOLLOW FOREST COURT	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 469	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-4130	31297 CHESAPEAKE BAY DRIVE	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 413	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-3990	31514 CHESAPEAKE BAY DRIVE	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 399	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-4500	2333 HOLLOW FOREST COURT	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 450	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
29-26-20-0050-0000-1750	29934 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 2 PB 83 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0030-0000-2490	30375 TRISTANIA COURT	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 249	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-4520	2309 HOLLOW FOREST COURT	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 452	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-0000-0110	30446 SUNLAND COURT	WIREGRASS M23 PHASE 1A, 1B PB 71 PG 009 LOT 11	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
29-26-20-0050-0000-1470	29833 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 2 PB 83 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0010-0000-1240	31103 SPRUCEBERRY COURT	RASS M23 PHASE 1A, 1B PB 71 PG 009 LOT 124 OR 9452 P	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51

SERIES 2025 ASSESSMENT LIEN ROLL

PARCEL ID	SITE ADDRESS	LEGAL DESCRIPTION	LU	SERIES 2025 PRINCIPAL	SERIES 2025 ANNUAL ASSESSMENT	SERIES 2014 REMAINING PRINCIPAL	SERIES 2014 ANNUAL ASSESSMENT
28-26-20-0030-0000-4000	31517 CHESAPEAKE BAY DRIVE	GRASS M23 PHASE 2 PB 73 PG 106 LOT 400 OR 9713 PG	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0020-0000-0670	30329 SOUTHWELL LANE	RE STATES AT WIREGRASS RANCH PHASE 1 PB 72 PG 052 LOT	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0030-0000-4430	30673 TUMBLEBERRY STREET	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 443	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-3790	31148 CHESAPEAKE BAY DRIVE	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 379	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-0000-0350	2851 TARRAGONA WAY	WIREGRASS M23 PHASE 1A,1B PB 71 PG 009 LOT 351	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0050-0000-1310	29893 SOUTHWELL LANE	RE STATES AT WIREGRASS RANCH PHASE 2 PB 83 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0010-0000-0300	2878 TARRAGONA WAY	RASS M23 PHASE 1A,1B PB 71 PG 009 LOT 30 OR 9488 P	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-0000-0590	2620 TARRAGONA WAY	RASS M23 PHASE 1A,1B PB 71 PG 009 LOT 59 OR 9446 P	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-0000-0810	2593 TARRAGONA WAY	RASS M23 PHASE 1A,1B PB 71 PG 009 LOT 81 OR 9384 P	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-0000-1260	31067 SPRUCEBERRY COURT	RASS M23 PHASE 1A,1B PB 71 PG 009 LOT 126 OR 9411 P	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-0000-1640	2664 COCO PALM CIRCLE	RASS M23 PHASE 1A,1B PB 71 PG 009 LOT 164 OR 9410 P	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-0000-1900	2420 COCO PALM CIRCLE	RASS M23 PHASE 1A,1B PB 71 PG 009 LOT 190 OR 9538 P	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-4570	2249 HOLLOW FOREST COURT	CONFIDENTIAL	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0050-0000-1410	29853 SOUTHWELL LANE	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 457	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0050-0000-1410	29857 SOUTHWELL LANE	RE STATES AT WIREGRASS RANCH PHASE 2 PB 83 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0030-0000-1400	29857 SOUTHWELL LANE	RE STATES AT WIREGRASS RANCH PHASE 2 PB 83 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0030-0000-4070	31369 CHESAPEAKE BAY DRIVE	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 407	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-2900	30458 CEASAR PARK DRIVE	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 290	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-4540	2285 HOLLOW FOREST COURT	GRASS M23 PHASE 2 PB 73 PG 106 LOT 454 OR 9040 PG	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-2890	30446 CEASAR PARK DRIVE	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 289	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-4710	2194 HOLLOW FOREST COURT	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 471	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0050-0000-1610	29870 SOUTHWELL LANE	RE STATES AT WIREGRASS RANCH PHASE 2 PB 83 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0050-0000-5140	30987 LINDENTREE DRIVE	WIREGRASS M23 PHASE 3 PB 75 PG 142 LOT 514	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0050-0000-2000	2456 STAPLEFORD PLACE	RE STATES AT WIREGRASS RANCH PHASE 2 PB 83 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0010-0000-1660	2638 COCO PALM CIRCLE	RASS M23 PHASE 1A,1B PB 71 PG 009 LOT 166 OR 9604	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-0000-2130	2580 OAKWOOD PRESERVE DRIVE	RASS M23 PHASE 1A,1B PB 71 PG 009 LOT 213 OR 9513 P	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-3490	30615 CHESAPEAKE BAY DRIVE	GRASS M23 PHASE 2 PB 73 PG 106 LOT 349 OR 9791 PG	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-3980	31502 CHESAPEAKE BAY DRIVE	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 398	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0020-0000-0470	30251 SOUTHWELL LANE	RE STATES AT WIREGRASS RANCH PHASE 1 PB 72 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0030-0000-4410	30703 TUMBLEBERRY STREET	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 441	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-3520	30651 CHESAPEAKE BAY DRIVE	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 352	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-2570	30311 TRISTANIA COURT	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 257	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-2940	30506 CEASAR PARK DRIVE	GRASS M23 PHASE 2 PB 73 PG 106 LOT 294 OR 9731 PG	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-3330	2166 SCHOLARTREE WAY	GRASS M23 PHASE 2 PB 73 PG 106 LOT 333 OR 9695 PG	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-4600	2213 HOLLOW FOREST COURT	GRASS M23 PHASE 2 PB 73 PG 106 LOT 460 OR 9767 PG	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0020-0000-0710	30345 SOUTHWELL LANE	RE STATES AT WIREGRASS RANCH PHASE 1 PB 72 PG 052 LOT	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0030-0000-3010	30590 CEASAR PARK DRIVE	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 301	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0050-0000-5150	30979 LINDENTREE DRIVE	WIREGRASS M23 PHASE 3 PB 75 PG 142 LOT 515	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-2470	30391 TRISTANIA COURT	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 247	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0050-0000-5280	31141 LINDENTREE DRIVE	WIREGRASS M23 PHASE 3 PB 75 PG 142 LOT 528	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-2460	30399 TRISTANIA COURT	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 246	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-2910	30470 CEASAR PARK DRIVE	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 291	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-3840	31232 CHESAPEAKE BAY DRIVE	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 384	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-2620	30322 TRISTANIA COURT	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 262	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0050-0000-5330	31053 LINDENTREE DRIVE	WIREGRASS M23 PHASE 3 PB 75 PG 142 LOT 533	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-2740	30329 CEASAR PARK DRIVE	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 274	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0020-0000-0370	30201 SOUTHWELL LANE	RE STATES AT WIREGRASS RANCH PHASE 1 PB 72 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0020-0000-0270	30157 SOUTHWELL LANE	RE STATES AT WIREGRASS RANCH PHASE 1 PB 72 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0050-0000-1880	2497 STAPLEFORD PLACE	RE STATES AT WIREGRASS RANCH PHASE 2 PB 83 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0020-0000-0700	30341 SOUTHWELL LANE	RE STATES AT WIREGRASS RANCH PHASE 1 PB 72 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0010-0000-1410	31050 SPRUCEBERRY COURT	WIREGRASS M23 PHASE 1A,1B PB 71 PG 009 LOT 141	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0050-0000-5360	31019 LINDENTREE DRIVE	WIREGRASS M23 PHASE 3 PB 75 PG 142 LOT 536	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0020-0000-0110	30057 SOUTHWELL LANE	RE STATES AT WIREGRASS RANCH PHASE 1 PB 72 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0050-0000-1450	29841 SOUTHWELL LANE	RE STATES AT WIREGRASS RANCH PHASE 2 PB 83 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0030-0000-4530	2297 HOLLOW FOREST COURT	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 453	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-0000-2190	2674 OAKWOOD PRESERVE DRIVE	WIREGRASS M23 PHASE 1A,1B PB 71 PG 009 LOT 219	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-3960	31478 CHESAPEAKE BAY DRIVE	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 396	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0050-0000-5480	31110 LINDENTREE DRIVE	WIREGRASS M23 PHASE 3 PB 75 PG 142 LOT 548	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-0000-1530	31166 SPRUCEBERRY COURT	WIREGRASS M23 PHASE 1A,1B PB 71 PG 009 LOT 153	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0050-0000-1620	29874 SOUTHWELL LANE	RE STATES AT WIREGRASS RANCH PHASE 2 PB 83 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0020-0000-2150	2538 STAPLEFORD PLACE	RE STATES AT WIREGRASS RANCH PHASE 1 PB 72 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0020-0000-2200	2558 STAPLEFORD PLACE	RE STATES AT WIREGRASS RANCH PHASE 1 PB 72 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0010-0000-0030	30421 SUNLAND COURT	WIREGRASS M23 PHASE 1A,1B PB 71 PG 009 LOT 3	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0020-0000-0200	30107 SOUTHWELL LANE	RE STATES AT WIREGRASS RANCH PHASE 1 PB 72 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0020-0000-1180	29947 SOUTHWELL LANE	RE STATES AT WIREGRASS RANCH PHASE 1 PB 72 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0010-0000-0340	2863 TARRAGONA WAY	RASS M23 PHASE 1A,1B PB 71 PG 009 LOT 34 OR 9572 P	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-0000-0680	2715 TARRAGONA WAY	WIREGRASS M23 PHASE 1A,1B PB 71 PG 009 LOT 68	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-0000-1140	30280 SOUTHERNWOOD COURT	RASS M23 PHASE 1A,1B PB 71 PG 009 LOT 114 OR 9406 P	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-4360	31021 CHESAPEAKE BAY DRIVE	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 436	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-3920	31430 CHESAPEAKE BAY DRIVE	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 392	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0050-0000-5180	30915 LINDENTREE DRIVE	WIREGRASS M23 PHASE 3 PB 75 PG 142 LOT 518	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0050-0000-5130	30995 LINDENTREE DRIVE	WIREGRASS M23 PHASE 3 PB 75 PG 142 LOT 513	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-2560	30319 TRISTANIA COURT	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 256	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0020-0000-0800	30045 SOUTHWELL LANE	RE STATES AT WIREGRASS RANCH PHASE 1 PB 72 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0030-0000-3050	30638 CEASAR PARK DRIVE	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 305	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-0000-0410	2803 TARRAGONA WAY	WIREGRASS M23 PHASE 1A,1B PB 71 PG 009 LOT 41	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-3350	2190 SCHOLARTREE WAY	GRASS M23 PHASE 2 PB 73 PG 106 LOT 335 OR 9734 PG	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-2890	30416 TRISTANIA COURT	GRASS M23 PHASE 2 PB 73 PG 106 LOT 269 OR 9707 PG	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-0000-0240	2826 TARRAGONA WAY	RASS M23 PHASE 1A,1B PB 71 PG 009 LOT 24 OR 9680 P	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-3130	30649 CEASAR PARK DRIVE	GRASS M23 PHASE 2 PB 73 PG 106 LOT 313 OR 9779 PG	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-3830	31200 CHESAPEAKE BAY DRIVE	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 383	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-4100	31333 CHESAPEAKE BAY DRIVE	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 410	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0020-0000-1010	30098 SOUTHWELL LANE	RE STATES					

SERIES 2025 ASSESSMENT LIEN ROLL

PARCEL ID	SITE ADDRESS	LEGAL DESCRIPTION	LU	SERIES 2025 PRINCIPAL	SERIES 2025 ANNUAL ASSESSMENT	SERIES 2014 REMAINING PRINCIPAL	SERIES 2014 ANNUAL ASSESSMENT
28-26-20-0010-0000-0790	2609 TARRAGONA WAY	RASS M23 PHASE 1A, 1B PB 71 PG 009 LOT 79 OR 9393 P	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-0000-1090	30212 SOUTHERNWOOD COURT	RASS M23 PHASE 1A, 1B PB 71 PG 009 LOT 109 OR 9488 P	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-0000-1320	30835 SPRUCEBERRY COURT	RASS M23 PHASE 1A, 1B PB 71 PG 009 LOT 132 OR 9526 P	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-0000-1540	31174 SPRUCEBERRY COURT	RASS M23 PHASE 1A, 1B PB 71 PG 009 LOT 154 OR 9532 P	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-3590	30686 CHESAPEAKE BAY DRIVE	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 359	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-0000-0910	30243 SOUTHERNWOOD COURT	RASS M23 PHASE 1A, 1B PB 71 PG 009 LOT 91 OR 9483 P	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-0000-1350	30804 SPRUCEBERRY COURT	RASS M23 PHASE 1A, 1B PB 71 PG 009 LOT 135 OR 9522 P	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-0000-1460	2431 LUNA CREST COURT	RASS M23 PHASE 1A, 1B PB 71 PG 009 LOT 146 OR 9518 P	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-0000-1580	2752 COCO PALM CIRCLE	RASS M23 PHASE 1A, 1B PB 71 PG 009 LOT 158 OR 9546 P	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0020-0000-0560	30285 SOUTHWELL LANE	ATES AT WIREGRASS RANCH PHASE 1 PB 72 PG 052 LO	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0030-0000-3240	30423 CEASAR PARK DRIVE	GRASS M23 PHASE 2 PB 73 PG 106 LOT 324 OR 9655 PG	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0020-0000-0960	30150 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 1 PB 72 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0010-0000-1620	2694 COCO PALM CIRCLE	WIREGRASS M23 PHASE 1A, 1B PB 71 PG 009 LOT 162	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0020-0000-0180	30093 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 1 PB 72 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0010-0000-2230	2495 OAKWOOD PRESERVE DRIVE	WIREGRASS M23 PHASE 1A, 1B PB 71 PG 009 LOT 223	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-0000-0170	30415 PALMER OAK DRIVE	WIREGRASS M23 PHASE 1A, 1B PB 71 PG 009 LOT 17	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0050-0000-4930	30852 LINDENTREE DRIVE	WIREGRASS M23 PHASE 3 PB 75 PG 142 LOT 493	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-3870	31354 CHESAPEAKE BAY DRIVE	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 387	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-4770	30740 TUMBLEBERRY STREET	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 477	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-3440	30603 CHESAPEAKE BAY DRIVE	GRASS M23 PHASE 2 PB 73 PG 106 LOT 348 OR 9040 PG	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-0000-0120	30440 SUNLAND COURT	WIREGRASS M23 PHASE 1A, 1B PB 71 PG 009 LOT 12	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
29-26-20-0050-0000-1240	29921 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 2 PB 83 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
29-26-20-0050-0000-2030	2468 STAPLEFORD PLACE	RE ESTATES AT WIREGRASS RANCH PHASE 2 PB 83 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
29-26-20-0050-0000-1510	29817 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 2 PB 83 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0010-0000-0870	30279 SOUTHERNWOOD COURT	WIREGRASS M23 PHASE 1A, 1B PB 71 PG 009 LOT 87	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
29-26-20-0050-0000-2080	2498 STAPLEFORD PLACE	RE ESTATES AT WIREGRASS RANCH PHASE 2 PB 83 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0020-0000-0820	30264 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 1 PB 72 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
29-26-20-0050-0000-1350	29877 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 2 PB 83 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0010-0000-0820	31297 SPRUCEBERRY COURT	RASS M23 PHASE 1A, 1B PB 71 PG 009 LOT 82 OR 9399 P	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0020-0000-0520	30271 SOUTHWELL LANE	ATES AT WIREGRASS RANCH PHASE 1 PB 72 PG 052 LO	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0030-0000-3340	2178 SCHOLARTREE WAY	GRASS M23 PHASE 2 PB 73 PG 106 LOT 334 OR 9751 PG	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0050-0000-5340	31045 LINDENTREE DRIVE	WIREGRASS M23 PHASE 3 PB 75 PG 142 LOT 534	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-4470	2375 HOLLOW FOREST COURT	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 447	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-0000-1690	2600 COCO PALM CIRCLE	WIREGRASS M23 PHASE 1A, 1B PB 71 PG 009 LOT 169	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-3360	2202 SCHOLARTREE WAY	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 336	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-4190	31225 CHESAPEAKE BAY DRIVE	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 419	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
29-26-20-0050-0000-1730	29926 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 2 PB 83 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0020-0000-0150	30081 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 1 PB 72 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0030-0000-3580	30674 CHESAPEAKE BAY DRIVE	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 358	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0050-0000-4960	30876 LINDENTREE DRIVE	GRASS M23 PHASE 3 PB 75 PG 142 LOT 496 OR 9040 PG	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
29-26-20-0050-0000-1720	29922 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 2 PB 83 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
29-26-20-0050-0000-1940	2469 STAPLEFORD PLACE	RE ESTATES AT WIREGRASS RANCH PHASE 2 PB 83 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0010-0000-1180	31205 SPRUCEBERRY COURT	RASS M23 PHASE 1A, 1B PB 71 PG 009 LOT 118 OR 9529 P	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-2550	30327 TRISTANIA COURT	GRASS M23 PHASE 2 PB 73 PG 106 LOT 255 OR 9747 PG	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-3300	2130 SCHOLARTREE WAY	GRASS M23 PHASE 2 PB 73 PG 106 LOT 330 OR 9730 PG	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-3620	30722 CHESAPEAKE BAY DRIVE	GRASS M23 PHASE 2 PB 73 PG 106 LOT 362 OR 9644 PG	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0050-0000-5010	30916 LINDENTREE DRIVE	WIREGRASS M23 PHASE 3 PB 75 PG 142 LOT 501	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0050-0000-4850	30780 LINDENTREE DRIVE	WIREGRASS M23 PHASE 3 PB 75 PG 142 LOT 485	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-3800	31168 CHESAPEAKE BAY DRIVE	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 380	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-0000-1400	31034 SPRUCEBERRY COURT	WIREGRASS M23 PHASE 1A, 1B PB 71 PG 009 LOT 140	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0020-0000-0290	30167 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 1 PB 72 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
29-26-20-0050-0000-1590	29850 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 2 PB 83 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0010-0000-1850	30552 IVY FORGE COURT	WIREGRASS M23 PHASE 1A, 1B PB 71 PG 009 LOT 185	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0050-0000-5380	31030 LINDENTREE DRIVE	WIREGRASS M23 PHASE 3 PB 75 PG 142 LOT 538	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0050-0000-5510	31134 LINDENTREE DRIVE	WIREGRASS M23 PHASE 3 PB 75 PG 142 LOT 551	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
29-26-20-0050-0000-1810	2531 STAPLEFORD PLACE	RE ESTATES AT WIREGRASS RANCH PHASE 2 PB 83 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0030-0000-2450	30407 TRISTANIA COURT	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 245	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-3950	31466 CHESAPEAKE BAY DRIVE	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 395	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-0000-0070	30467 SUNLAND COURT	WIREGRASS M23 PHASE 1A, 1B PB 71 PG 009 LOT 7	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-2950	30518 CEASAR PARK DRIVE	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 295	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-4610	2201 HOLLOW FOREST COURT	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 461	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
29-26-20-0020-0000-1130	29967 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 1 PB 72 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0030-0000-2310	2428 OAKWOOD PRESERVE DRIVE	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 231	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
29-26-20-0050-0000-1860	2507 STAPLEFORD PLACE	RE ESTATES AT WIREGRASS RANCH PHASE 2 PB 83 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0030-0000-4700	2180 HOLLOW FOREST COURT	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 470	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0050-0000-4900	30828 LINDENTREE DRIVE	WIREGRASS M23 PHASE 3 PB 75 PG 142 LOT 490	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
29-26-20-0050-0000-1420	29851 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 2 PB 83 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
	CONFIDENTIAL	CONFIDENTIAL	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-0000-2050	2519 COCO PALM CIRCLE	RASS M23 PHASE 1A, 1B PB 71 PG 009 LOT 205 OR 9545 P	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0020-0000-0730	30348 SOUTHWELL LANE	ATES AT WIREGRASS RANCH PHASE 1 PB 72 PG 052 LO	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0030-0000-2810	30350 CEASAR PARK DRIVE	GRASS M23 PHASE 2 PB 73 PG 106 LOT 281 OR 9623 PG	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-2960	30530 CEASAR PARK DRIVE	GRASS M23 PHASE 2 PB 73 PG 106 LOT 296 OR 9744 PG	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-4740	30694 TUMBLEBERRY STREET	GRASS M23 PHASE 2 PB 73 PG 106 LOT 474 OR 9783 PG	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0020-0000-0860	30250 SOUTHWELL LANE	ATES AT WIREGRASS RANCH PHASE 1 PB 72 PG 052 LO	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0030-0000-4640	2165 HOLLOW FOREST COURT	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 464	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-0000-0560	2856 TARRAGONA WAY	WIREGRASS M23 PHASE 1A, 1B PB 71 PG 009 LOT 56	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-3680	30904 CHESAPEAKE BAY DRIVE	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 368	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0050-0000-4870	30796 LINDENTREE DRIVE	WIREGRASS M23 PHASE 3 PB 75 PG 142 LOT 487	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-4380	30997 CHESAPEAKE BAY DRIVE	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 438	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-0000-1880	2456 COCO PALM CIRCLE	WIREGRASS M23 PHASE 1A, 1B PB 71 PG 009 LOT 188	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
29-26-20-0020-0000-0060	30025 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 1 PB 72 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0050-0000-5100	30988 LINDENTREE DRIVE	WIREGRASS M23 PHASE 3 PB 75 PG 142 LOT 510	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-3080	30674 CEASAR PARK DRIVE	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 308	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0050-0000-4780	30724 LINDENTREE DRIVE	WIREGRASS M23 PHASE 3 PB 75 PG 142 LOT 478	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0020-0000-1110	30048 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 1 PB 72 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0020-0000-0090	30049 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 1 PB 72 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
29-26-20-0050-0000-1190	29941 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 2 PB 83 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0010-0000-0700	2691 TARRAGONA WAY	WIREGRASS M23 PHASE 1A, 1B PB 71 PG 009 LOT 70	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-0000-1080	30200 SOUTHERNWOOD						

SERIES 2025 ASSESSMENT LIEN ROLL

PARCEL ID	SITE ADDRESS	LEGAL DESCRIPTION	LU	SERIES 2025 PRINCIPAL	SERIES 2025 ANNUAL ASSESSMENT	SERIES 2014 REMAINING PRINCIPAL	SERIES 2014 ANNUAL ASSESSMENT
28-26-20-0030-0000-3610	30710 CHESAPEAKE BAY DRIVE	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 361	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
29-26-20-0050-0000-1380	29865 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 2 PB 83 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0010-0000-1700	2586 COCO PALM CIRCLE	WIREGRASS M23 PHASE 1A, 1B PB 71 PG 009 LOT 170	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-0000-1560	2782 COCO PALM CIRCLE	RASS M23 PHASE 1A, 1B PB 71 PG 009 LOT 156 OR 9423	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-0000-1970	2681 COCO PALM CIRCLE	WIREGRASS M23 PHASE 1A, 1B PB 71 PG 009 LOT 197	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0050-0000-5020	30924 LINDENTREE DRIVE	WIREGRASS M23 PHASE 3 PB 75 PG 142 LOT 502 O	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-3560	30711 CHESAPEAKE BAY DRIVE	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 356	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-4490	2345 HOLLOW FOREST COURT	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 449	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0020-0000-0350	30193 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 1 PB 72 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0030-0000-4390	30985 CHESAPEAKE BAY DRIVE	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 439	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0020-0000-0990	30132 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 1 PB 72 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
29-26-20-0050-0000-2020	2464 STAPLEFORD PLACE	RE ESTATES AT WIREGRASS RANCH PHASE 2 PB 83 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
29-26-20-0050-0000-1700	29916 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 2 PB 83 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0030-0000-3100	30685 CEASAR PARK DRIVE	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 310	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-4040	31469 CHESAPEAKE BAY DRIVE	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 404	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
29-26-20-0050-0000-1990	2454 STAPLEFORD PLACE	RE ESTATES AT WIREGRASS RANCH PHASE 2 PB 83 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0010-0000-1230	31119 SPRUCEBERRY COURT	RASS M23 PHASE 1A, 1B PB 71 PG 009 LOT 123 OR 9397	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-0000-2030	2557 COCO PALM CIRCLE	RASS M23 PHASE 1A, 1B PB 71 PG 009 LOT 203 OR 9457	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0020-0000-0660	30325 SOUTHWELL LANE	TES AT WIREGRASS RANCH PHASE 1 PB 72 PG 052 LOT	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0030-0000-4760	30724 TUMBLEBERRY STREET	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 476	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-0000-1030	30152 SOUTHERNWOOD COURT	WIREGRASS M23 PHASE 1A, 1B PB 71 PG 009 LOT 103	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
29-26-20-0020-0000-2160	2542 STAPLEFORD PLACE	TES AT WIREGRASS RANCH PHASE 1 PB 72 PG 052 LOT	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0010-0000-0040	30429 SUNLAND COURT	WIREGRASS M23 PHASE 1A, 1B PB 71 PG 009 LOT 4	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-0000-0080	30468 SUNLAND COURT	WIREGRASS M23 PHASE 1A, 1B PB 71 PG 009 LOT 8	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-3390	30564 CHESAPEAKE BAY DRIVE	GRASS M23 PHASE 2 PB 73 PG 106 LOT 339 OR 9777 PG	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-3700	30928 CHESAPEAKE BAY DRIVE	GRASS M23 PHASE 2 PB 73 PG 106 LOT 370 OR 9736 PG	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
29-26-20-0020-0000-2180	2552 STAPLEFORD PLACE	ATES AT WIREGRASS RANCH PHASE 1 PB 72 PG 052 LO	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0030-0000-2380	2445 OAKWOOD PRESERVE DRIVE	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 238	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-2870	30422 CEASAR PARK DRIVE	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 287	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-4170	31249 CHESAPEAKE BAY DRIVE	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 417	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-4220	31189 CHESAPEAKE BAY DRIVE	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 422	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-4120	31309 CHESAPEAKE BAY DRIVE	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 412	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-4480	2357 HOLLOW FOREST COURT	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 448	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0020-0000-0100	30053 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 1 PB 72 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0050-0000-5090	30980 LINDENTREE DRIVE	WIREGRASS M23 PHASE 3 PB 75 PG 142 LOT 509	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-4460	30629 TUMBLEBERRY STREET	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 446	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0020-0000-0950	30154 SOUTHWELL LANE	TES AT WIREGRASS RANCH PHASE 1 PB 72 PG 052 LOT	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0050-0000-5460	31094 LINDENTREE DRIVE	WIREGRASS M23 PHASE 3 PB 75 PG 142 LOT 546	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0020-0000-1080	30068 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 1 PB 72 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0010-0000-0150	30414 SUNLAND COURT	WIREGRASS M23 PHASE 1A, 1B PB 71 PG 009 LOT 15	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0020-0000-0890	30230 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 1 PB 72 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0010-0000-1830	30582 IVY FORGE COURT	RASS M23 PHASE 1A, 1B PB 71 PG 009 LOT 183 OR 9040	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0020-0000-0340	30187 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 1 PB 72 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
29-26-20-0050-0000-1980	2453 STAPLEFORD PLACE	RE ESTATES AT WIREGRASS RANCH PHASE 2 PB 83 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0030-0000-2440	30415 TRISTANIA COURT	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 244	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-0000-1360	30828 SPRUCEBERRY COURT	WIREGRASS M23 PHASE 1A, 1B PB 71 PG 009 LOT 136	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-4330	31057 CHESAPEAKE BAY DRIVE	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 433	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
29-26-20-0050-0000-1250	29917 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 2 PB 83 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
29-26-20-0020-0000-2110	2524 STAPLEFORD PLACE	RE ESTATES AT WIREGRASS RANCH PHASE 1 PB 72 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0010-0000-1720	2560 COCO PALM CIRCLE	WIREGRASS M23 PHASE 1A, 1B PB 71 PG 009 LOT 172	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0020-0000-0160	30085 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 1 PB 72 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
29-26-20-0050-0000-1600	29854 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 2 PB 83 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0030-0000-3030	30614 CEASAR PARK DRIVE	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 303	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0050-0000-4880	30804 LINDENTREE DRIVE	WIREGRASS M23 PHASE 3 PB 75 PG 142 LOT 488	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-3460	30579 CHESAPEAKE BAY DRIVE	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 346	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0050-0000-4950	30868 LINDENTREE DRIVE	WIREGRASS M23 PHASE 3 PB 75 PG 142 LOT 495	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0020-0000-1030	30900 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 1 PB 72 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0050-0000-5430	31070 LINDENTREE DRIVE	WIREGRASS M23 PHASE 3 PB 75 PG 142 LOT 543	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-3780	31134 CHESAPEAKE BAY DRIVE	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 378	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-0000-0580	2632 TARRAGONA WAY	WIREGRASS M23 PHASE 1A, 1B PB 71 PG 009 LOT 58	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-2650	30368 TRISTANIA COURT	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 265	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-4550	2273 HOLLOW FOREST COURT	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 455	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
29-26-20-0050-0000-1850	2511 STAPLEFORD PLACE	RE ESTATES AT WIREGRASS RANCH PHASE 2 PB 83 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0050-0000-4940	30860 LINDENTREE DRIVE	WIREGRASS M23 PHASE 3 PB 75 PG 142 LOT 494	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-4150	31273 CHESAPEAKE BAY DRIVE	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 415	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-0000-1890	2438 COCO PALM CIRCLE	WIREGRASS M23 PHASE 1A, 1B PB 71 PG 009 LOT 189	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
29-26-20-0050-0000-1270	29909 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 2 PB 83 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0020-0000-0550	30281 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 1 PB 72 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
29-26-20-0020-0000-2140	2534 STAPLEFORD PLACE	RE ESTATES AT WIREGRASS RANCH PHASE 1 PB 72 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0010-0000-0830	31275 SPRUCEBERRY COURT	WIREGRASS M23 PHASE 1A, 1B PB 71 PG 009 LOT 83	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-3860	31298 CHESAPEAKE BAY DRIVE	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 386	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-2610	30316 TRISTANIA COURT	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 261	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-0000-0670	2721 TARRAGONA WAY	RASS M23 PHASE 1A, 1B PB 71 PG 009 LOT 67 OR 9604 P	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-0000-1120	30246 SOUTHERNWOOD COURT	RASS M23 PHASE 1A, 1B PB 71 PG 009 LOT 112 OR 9472 P	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-0000-1340	30807 SPRUCEBERRY COURT	RASS M23 PHASE 1A, 1B PB 71 PG 009 LOT 134 OR 9474 P	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-0000-1680	2614 COCO PALM CIRCLE	RASS M23 PHASE 1A, 1B PB 71 PG 009 LOT 168 OR 9659 P	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-0000-2040	2541 COCO PALM CIRCLE	RASS M23 PHASE 1A, 1B PB 71 PG 009 LOT 204 OR 9505 P	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-3210	30459 CEASAR PARK DRIVE	GRASS M23 PHASE 2 PB 73 PG 106 LOT 321 OR 9673 PG	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-3420	30600 CHESAPEAKE BAY DRIVE	GRASS M23 PHASE 2 PB 73 PG 106 LOT 342 OR 9623 PG	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-4280	31117 CHESAPEAKE BAY DRIVE	GRASS M23 PHASE 2 PB 73 PG 106 LOT 428 OR 9767 PG	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0020-0000-0380	30205 SOUTHWELL LANE	TES AT WIREGRASS RANCH PHASE 1 PB 72 PG 052 LOT	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0020-0000-0240	30145 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 1 PB 72 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0050-0000-5540	31158 LINDENTREE DRIVE	WIREGRASS M23 PHASE 3 PB 75 PG 142 LOT 554	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0020-0000-1000	30126 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 1 PB 72 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0030-0000-4450	30647 TUMBLEBERRY STREET	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 445	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-0000-0710	2683 TARRAGONA WAY	WIREGRASS M23 PHASE 1A, 1B PB 71 PG 009 LOT 71	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0050-0000-5120	31003 LINDENTREE DRIVE	WIREGRASS M23 PHASE 3 PB 75 PG 142 LOT 512	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0020-0000-0230	30141 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 1 PB 72 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0020-0000-0460	30247 S						

SERIES 2025 ASSESSMENT LIEN ROLL

PARCEL ID	SITE ADDRESS	LEGAL DESCRIPTION	LU	SERIES 2025 PRINCIPAL	SERIES 2025 ANNUAL ASSESSMENT	SERIES 2014 REMAINING PRINCIPAL	SERIES 2014 ANNUAL ASSESSMENT
28-26-20-0030-0000-3280	2106 SCHOLARTREE WAY	GRASS M23 PHASE 2 PB 73 PG 106 LOT 328 OR 9786 PG	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-4050	31455 CHESAPEAKE BAY DRIVE	GRASS M23 PHASE 2 PB 73 PG 106 LOT 405 OR 9720 PG	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-3660	30880 CHESAPEAKE BAY DRIVE	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 366	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
29-26-20-0050-0000-1870	2501 STAPLEFORD PLACE	RE ESTATES AT WIREGRASS RANCH PHASE 2 PB 83 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
29-26-20-0050-0000-1340	29881 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 2 PB 83 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0010-0000-0380	2837 TARRAGONA WAY	WIREGRASS M23 PHASE 1A, 1B PB 71 PG 009 LOT 38	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-0000-1510	31142 SPRUCEBERRY COURT	RASS M23 PHASE 1A, 1B PB 71 PG 009 LOT 151 OR 9484 P	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-0000-2070	2455 COCO PALM CIRCLE	RASS M23 PHASE 1A, 1B PB 71 PG 009 LOT 207 OR 9483 P	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-0000-2220	2503 OAKWOOD PRESERVE DRIVE	RASS M23 PHASE 1A, 1B PB 71 PG 009 LOT 222 OR 9797	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0020-0000-0490	30259 SOUTHWELL LANE	ATES AT WIREGRASS RANCH PHASE 1 PB 72 PG 052 LO	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0020-0000-0210	30111 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 1 PB 72 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0050-0000-5060	30956 LINDENTREE DRIVE	WIREGRASS M23 PHASE 3 PB 75 PG 142 LOT 506	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-2390	2437 OAKWOOD PRESERVE DRIVE	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 239	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-0000-1950	2709 COCO PALM CIRCLE	WIREGRASS M23 PHASE 1A, 1B PB 71 PG 009 LOT 195	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0050-0000-5520	31142 LINDENTREE DRIVE	WIREGRASS M23 PHASE 3 PB 75 PG 142 LOT 552	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
29-26-20-0050-0000-1210	29933 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 2 PB 83 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0030-0000-3230	30435 CEASAR PARK DRIVE	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 323	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
29-26-20-0050-0000-1950	2465 STAPLEFORD PLACE	RE ESTATES AT WIREGRASS RANCH PHASE 2 PB 83 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
29-26-20-0050-0000-1280	29905 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 2 PB 83 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0020-0000-0740	30344 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 1 PB 72 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0050-0000-4980	30892 LINDENTREE DRIVE	WIREGRASS M23 PHASE 3 PB 75 PG 142 LOT 498	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
29-26-20-0050-0000-1650	29886 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 2 PB 83 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0010-0000-1390	30900 SPRUCEBERRY COURT	WIREGRASS M23 PHASE 1A, 1B PB 71 PG 009 LOT 139	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0020-0000-0900	30290 SOUTHWELL LANE	TES AT WIREGRASS RANCH PHASE 1 PB 72 PG 052 LO	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0030-0000-4370	31009 CHESAPEAKE BAY DRIVE	GRASS M23 PHASE 2 PB 73 PG 106 LOT 437 OR 9789 PG	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-4750	30708 TUMBLEBERRY STREET	GRASS M23 PHASE 2 PB 73 PG 106 LOT 475 OR 9722 PG	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-2860	30410 CEASAR PARK DRIVE	GRASS M23 PHASE 2 PB 73 PG 106 LOT 286 OR 9687 PG	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-2800	30338 CEASAR PARK DRIVE	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 280	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-4350	31033 CHESAPEAKE BAY DRIVE	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 435	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-2920	30482 CEASAR PARK DRIVE	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 292	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0020-0000-0220	30115 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 1 PB 72 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0050-0000-5290	31133 LINDENTREE DRIVE	WIREGRASS M23 PHASE 3 PB 75 PG 142 LOT 529	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
29-26-20-0050-0000-1460	29837 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 2 PB 83 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0030-0000-3540	30675 CHESAPEAKE BAY DRIVE	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 354	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
29-26-20-0020-0000-0040	30021 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 1 PB 72 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0050-0000-5560	31174 LINDENTREE DRIVE	WIREGRASS M23 PHASE 3 PB 75 PG 142 LOT 556	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-3450	30567 CHESAPEAKE BAY DRIVE	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 345	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0020-0000-0260	30153 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 1 PB 72 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
29-26-20-0050-0000-2010	2460 STAPLEFORD PLACE	RE ESTATES AT WIREGRASS RANCH PHASE 2 PB 83 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0050-0000-5260	30835 LINDENTREE DRIVE	GRASS M23 PHASE 3 PB 75 PG 142 LOT 526 OR 9040 PG	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0020-0000-0410	30223 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 1 PB 72 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
29-26-20-0020-0000-1390	29861 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 2 PB 83 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0030-0000-4560	2261 HOLLOW FOREST COURT	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 456	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0050-0000-4840	30772 LINDENTREE DRIVE	WIREGRASS M23 PHASE 3 PB 75 PG 142 LOT 484	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-3040	30626 CEASAR PARK DRIVE	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 304	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-3820	31184 CHESAPEAKE BAY DRIVE	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 382	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-2480	30383 TRISTANIA COURT	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 248	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-0000-0440	30394 PALMER OAK DRIVE	WIREGRASS M23 PHASE 1A, 1B PB 71 PG 009 LOT 44	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0020-0000-0980	30138 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 1 PB 72 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0030-0000-4590	2225 HOLLOW FOREST COURT	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 459	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-0000-0750	2647 TARRAGONA WAY	RASS M23 PHASE 1A, 1B PB 71 PG 009 LOT 75 OR 9406 P	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-0000-0880	30271 SOUTHERNWOOD COURT	RASS M23 PHASE 1A, 1B PB 71 PG 009 LOT 88 OR 9463 P	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-0000-1420	31068 SPRUCEBERRY COURT	RASS M23 PHASE 1A, 1B PB 71 PG 009 LOT 142 OR 9541 P	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0020-0000-0620	30309 SOUTHWELL LANE	ATES AT WIREGRASS RANCH PHASE 1 PB 72 PG 052 LO	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0020-0000-0790	30294 SOUTHWELL LANE	TES AT WIREGRASS RANCH PHASE 1 PB 72 PG 052 LO	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0030-0000-2300	2436 OAKWOOD PRESERVE DRIVE	GRASS M23 PHASE 2 PB 73 PG 106 LOT 230 OR 9745 PG	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
29-26-20-0020-0000-0060	30033 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 1 PB 72 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0030-0000-4110	31321 CHESAPEAKE BAY DRIVE	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 411	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-2970	30542 CEASAR PARK DRIVE	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 297	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-4340	31045 CHESAPEAKE BAY DRIVE	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 434	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
29-26-20-0050-0000-1740	29930 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 2 PB 83 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0050-0000-5490	31118 LINDENTREE DRIVE	WIREGRASS M23 PHASE 3 PB 75 PG 142 LOT 549	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-2820	30362 CEASAR PARK DRIVE	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 282	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0020-0000-0650	30321 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 1 PB 72 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0050-0000-5230	30859 LINDENTREE DRIVE	WIREGRASS M23 PHASE 3 PB 75 PG 142 LOT 523	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-0000-1520	31154 SPRUCEBERRY COURT	WIREGRASS M23 PHASE 1A, 1B PB 71 PG 009 LOT 152	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-4440	30661 TUMBLEBERRY STREET	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 444	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0050-0000-4990	30900 LINDENTREE DRIVE	GRASS M23 PHASE 3 PB 75 PG 142 LOT 499 OR 9040 PG	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0050-0000-4820	30756 LINDENTREE DRIVE	WIREGRASS M23 PHASE 3 PB 75 PG 142 LOT 482	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
29-26-20-0050-0000-1630	29878 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 2 PB 83 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0010-0000-1910	2781 COCO PALM CIRCLE	WIREGRASS M23 PHASE 1A, 1B PB 71 PG 009 LOT 191	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-0000-0180	30401 PALMER OAK DRIVE	RASS M23 PHASE 1A, 1B PB 71 PG 009 LOT 18 OR 9498 P	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-0000-1980	2667 COCO PALM CIRCLE	RASS M23 PHASE 1A, 1B PB 71 PG 009 LOT 198 OR 9646 P	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-3290	2118 SCHOLARTREE WAY	GRASS M23 PHASE 2 PB 73 PG 106 LOT 329 OR 9765 PG	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-4420	30687 TUMBLEBERRY STREET	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 442	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0020-0000-1100	30056 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 1 PB 72 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0030-0000-3850	31264 CHESAPEAKE BAY DRIVE	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 385	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0050-0000-5590	30787 LINDENTREE DRIVE	WIREGRASS M23 PHASE 3 PB 75 PG 142 LOT 559	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0050-0000-5610	30763 LINDENTREE DRIVE	WIREGRASS M23 PHASE 3 PB 75 PG 142 LOT 561	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-3740	31044 CHESAPEAKE BAY DRIVE	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 374	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-0000-0950	30197 SOUTHERNWOOD COURT	WIREGRASS M23 PHASE 1A, 1B PB 71 PG 009 LOT 95	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0050-0000-5300	31125 LINDENTREE DRIVE	WIREGRASS M23 PHASE 3 PB 75 PG 142 LOT 530	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-0000-4260	31141 CHESAPEAKE BAY DRIVE	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 426	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
29-26-20-0050-0000-1970	2457 STAPLEFORD PLACE	RE ESTATES AT WIREGRASS RANCH PHASE 2 PB 83 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
29-26-20-0050-0000-1300	29897 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 2 PB 83 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0010-0000-0100	30452 SUNLAND COURT	WIREGRASS M23 PHASE 1A, 1B PB 71 PG 009 LOT 10	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
29-26-20-0020-0000-2130	2530 STAPLEFORD PLACE	RE ESTATES AT WIREGRASS RANCH PHASE 1 PB 72 PG	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0050-0000-4920	30844 LINDENTREE DRIVE	WIREGRASS M23 PHASE 3 PB 75 PG 142 LOT 492	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-0000-1790	30595 IVY FORGE COURT						

SERIES 2025 ASSESSMENT LIEN ROLL

PARCEL ID	SITE ADDRESS	LEGAL DESCRIPTION	LU	SERIES 2025 PRINCIPAL	SERIES 2025 ANNUAL ASSESSMENT	SERIES 2014 REMAINING PRINCIPAL	SERIES 2014 ANNUAL ASSESSMENT
28-26-20-0020-00000-0130	30073 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 1 PB 72 PG 009 LOT 130	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0010-00000-0310	2879 TARRAGONA WAY	WIREGRASS M23 PHASE 1A,1B PB 71 PG 009 LOT 31	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
29-26-20-0050-00000-1770	29942 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 2 PB 83 PG 009 LOT 1770	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0030-00000-4180	31237 CHESAPEAKE BAY DRIVE	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 418	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
29-26-20-0050-00000-1480	29829 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 2 PB 83 PG 009 LOT 1480	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0050-00000-5050	30948 LINDENTREE DRIVE	WIREGRASS M23 PHASE 3 PB 75 PG 142 LOT 505	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
29-26-20-0050-00000-1530	29809 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 2 PB 83 PG 009 LOT 1530	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0010-00000-1500	31134 SPRUCEBERRY COURT	WIREGRASS M23 PHASE 1A,1B PB 71 PG 009 LOT 150	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-00000-4660	2141 HOLLOW FOREST COURT	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 466	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-00000-1630	2678 COCO PALM CIRCLE	WIREGRASS M23 PHASE 1A,1B PB 71 PG 009 LOT 163	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-00000-2660	30382 TRISTANIA COURT	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 266	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-00000-0850	31251 SPRUCEBERRY COURT	WIREGRASS M23 PHASE 1A,1B PB 71 PG 009 LOT 85	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-00000-3650	30758 CHESAPEAKE BAY DRIVE	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 365	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-00000-1250	31085 SPRUCEBERRY COURT	WIREGRASS M23 PHASE 1A,1B PB 71 PG 009 LOT 125	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
29-26-20-0050-00000-2090	2502 STAPLEFORD PLACE	RE ESTATES AT WIREGRASS RANCH PHASE 2 PB 83 PG 009 LOT 2090	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0030-00000-4080	31353 CHESAPEAKE BAY DRIVE	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 408	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-00000-1480	31108 SPRUCEBERRY COURT	RASS M23 PHASE 1A,1B PB 71 PG 009 LOT 148 OR 9496 P	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-00000-1780	30581 IVY FORGE COURT	RASS M23 PHASE 1A,1B PB 71 PG 009 LOT 178 OR 9525 P	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-00000-2090	2524 OAKWOOD PRESERVE DRIVE	RASS M23 PHASE 1A,1B PB 71 PG 009 LOT 209 OR 9613 P	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0020-00000-0770	30300 SOUTHWELL LANE	TES AT WIREGRASS RANCH PHASE 1 PB 72 PG 052 LOT 770	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0030-00000-4290	31105 CHESAPEAKE BAY DRIVE	GRASS M23 PHASE 2 PB 73 PG 106 LOT 429 OR 9666 PG	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-00000-0890	30263 SOUTHERNWOOD COURT	WIREGRASS M23 PHASE 1A,1B PB 71 PG 009 LOT 89	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0050-00000-5580	30791 LINDENTREE DRIVE	WIREGRASS M23 PHASE 3 PB 75 PG 142 LOT 558	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
29-26-20-0050-00000-1560	29840 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 2 PB 83 PG 009 LOT 1560	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0050-00000-5440	31078 LINDENTREE DRIVE	WIREGRASS M23 PHASE 3 PB 75 PG 142 LOT 544	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0050-00000-5170	30963 LINDENTREE DRIVE	WIREGRASS M23 PHASE 3 PB 75 PG 142 LOT 517	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0050-00000-5450	31086 LINDENTREE DRIVE	GRASS M23 PHASE 3 PB 75 PG 142 LOT 545 OR 9040 PG	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0050-00000-5190	30907 LINDENTREE DRIVE	WIREGRASS M23 PHASE 3 PB 75 PG 142 LOT 519	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0020-00000-0830	30260 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 1 PB 72 PG 009 LOT 830	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0020-00000-0600	30301 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 1 PB 72 PG 009 LOT 600	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0010-00000-0610	2787 TARRAGONA WAY	RASS M23 PHASE 1A,1B PB 71 PG 009 LOT 61 OR 9384 P	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-00000-0840	31263 SPRUCEBERRY COURT	RASS M23 PHASE 1A,1B PB 71 PG 009 LOT 84 OR 9392 P	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-00000-1380	30876 SPRUCEBERRY COURT	RASS M23 PHASE 1A,1B PB 71 PG 009 LOT 138 OR 9421 P	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-00000-2270	2460 OAKWOOD PRESERVE DRIVE	GRASS M23 PHASE 2 PB 73 PG 106 LOT 227 OR 9639 PG	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-00000-2670	30390 TRISTANIA COURT	GRASS M23 PHASE 2 PB 73 PG 106 LOT 267 OR 9780 PG	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-00000-3400	30576 CHESAPEAKE BAY DRIVE	GRASS M23 PHASE 2 PB 73 PG 106 LOT 340 OR 9701 PG	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-00000-3710	30940 CHESAPEAKE BAY DRIVE	GRASS M23 PHASE 2 PB 73 PG 106 LOT 371 OR 9751 PG	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-00000-3160	30581 CEASAR PARK DRIVE	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 316	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-00000-1450	2443 LUNA CREST COURT	WIREGRASS M23 PHASE 1A,1B PB 71 PG 009 LOT 145	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0020-00000-0640	30317 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 1 PB 72 PG 009 LOT 640	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0030-00000-3000	30578 CEASAR PARK DRIVE	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 300	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0030-00000-2590	30300 TRISTANIA COURT	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 259	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0020-00000-1060	30078 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 1 PB 72 PG 009 LOT 1060	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0010-00000-1100	30228 SOUTHERNWOOD COURT	WIREGRASS M23 PHASE 1A,1B PB 71 PG 009 LOT 110	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0050-00000-5200	30899 LINDENTREE DRIVE	WIREGRASS M23 PHASE 3 PB 75 PG 142 LOT 520	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
29-26-20-0050-00000-1710	29918 SOUTHWELL LANE	RE ESTATES AT WIREGRASS RANCH PHASE 2 PB 83 PG 009 LOT 1710	Townhome	\$8,156.31	\$666.69	\$9,122.97	\$797.19
28-26-20-0030-00000-3810	31176 CHESAPEAKE BAY DRIVE	WIREGRASS M23 PHASE 2 PB 73 PG 106 LOT 381	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-00000-2160	2628 OAKWOOD PRESERVE DRIVE	WIREGRASS M23 PHASE 1A,1B PB 71 PG 009 LOT 216	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
28-26-20-0010-00000-0060	30463 SUNLAND COURT	WIREGRASS M23 PHASE 1A,1B PB 71 PG 9 LOT 6	Single Family	\$13,050.15	\$1,066.71	\$14,596.83	\$1,275.51
TOTAL				\$10,201,000.00	\$833,821.81	\$11,410,000.00	\$997,036.56

Tab 8

RESOLUTION 2025-07

A RESOLUTION SETTING FORTH THE SPECIFIC TERMS OF THE DISTRICT'S CAPITAL IMPROVEMENT REVENUE REFUNDING BOND, SERIES 2025; CONFIRMING AND ADOPTING A SUPPLEMENTAL SPECIAL ASSESSMENT REPORT; CONFIRMING, ALLOCATING, AND AUTHORIZING THE COLLECTION OF SPECIAL ASSESSMENTS SECURING THE SERIES 2025 BOND; PROVIDING FOR THE SUPPLEMENT TO THE IMPROVEMENT LIEN BOOK; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Wiregrass Community Development District ("**District**") has previously indicated its intention to undertake, install, establish, construct and/or acquire certain public infrastructure improvements and to finance such public infrastructure improvements through the imposition of special assessments on benefitted property within the District and the issuance of bonds; and

WHEREAS, in accordance with Chapters 170, 190 and 197, *Florida Statutes*, the District has previously adopted Resolution Nos. 2014-01, 2014-09, 2014-11, 2020-02, 2024-02, 2024-03, 2024-06, 2024-07, and 2025-07 in connection with the District's issuance of its \$13,620,000 Capital Improvement Revenue Bonds, Series 2014 (the "**Series 2014 Bonds**"), in order to levy debt service special assessments securing payment of debt service on the Series 2014 Bonds (hereinafter, the "**Series 2014 Assessments**"); and

WHEREAS, in order to achieve both aggregate and annual debt service savings, the District has determined it is in the best interest of the District, its residents, and landowners, to refinance the outstanding Series 2014 Bonds via the issuance of refunding bonds; and

WHEREAS, the District has entered into that certain *Non-Binding Proposal*, dated February 12, 2025 with SouthState Bank, N.A. for the purchase of its \$10,201,000 Wiregrass Community Development District Capital Improvement Revenue Refunding Bond, Series 2025 ("**Series 2025 Bond**"); and

WHEREAS, pursuant to and consistent with Resolution 2014-11, this Resolution shall set forth the terms of the Series 2025 Bond actually issued by the District and confirm the lien of the debt service special assessments securing the Series 2025 Bond (the "**Series 2025 Assessments**").

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WIREGRASS COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to the provisions of Florida law, including without limitation Chapters 170, 190, and 197, *Florida Statutes*, and Resolution 2014-11.

SECTION 2. FINDINGS. The Board of Supervisors (the “**Board**”) of the District hereby finds and determines as follows:

(a) On July 24, 2014, the Board, after due notice and public hearing, adopted Resolution 2014-11, which, among other things, equalized, approved, confirmed and levied debt service special assessments on property within “Assessment Area One” within the District benefitting from the infrastructure improvements authorized by the District. This Resolution shall supplement Resolution 2014-11 for the purpose of setting forth the specific terms of the Series 2025 Bond and certifying the amount of the lien of the special assessments securing any portion of the Series 2025 Bond, including interest, costs of issuance, and the number of payments due.

(b) The *Final Supplemental Special Assessment Allocation Report Capital Improvement Revenue Refunding Bond, Series 2025*, dated March 28, 2025, attached to this Resolution as **Exhibit A** (the “**Supplemental Assessment Methodology**”), applies the *Amended Master Special Assessment Allocation Report (Assessment Area 1)* dated January 23, 2020, which was approved by Resolution 2014-11 (the “**Master Assessment Methodology**”), to the actual terms of the Series 2025 Bond. The Supplemental Assessment Methodology is hereby approved, adopted and confirmed. The District ratifies its use in connection with the sale of the Series 2025 Bond.

(c) The capital improvement project, as described in the *Second Amended and Restated Master Infrastructure Cost Report of District Engineer*, dated March 2024, constructed in connection with the Series 2014 Bonds (the “**Series 2014 Project**”) continues to specially benefit all the properties identified in the Supplemental Assessment Methodology. The benefits of the Series 2014 Project exceed the assessments allocated as provided in the Supplemental Assessment Methodology.

SECTION 3. SETTING FORTH THE TERMS OF THE SERIES 2025 BOND; CONFIRMATION OF MAXIMUM ASSESSMENT LIEN FOR SERIES 2025 BOND. This Resolution is intended to set forth the terms of the Series 2025 Bond and the final amount of the lien of the Series 2025 Assessments securing the Series 2025 Bond. The Series 2025 Bond, in a par amount of \$10,201,000, shall bear such rate of interest and maturity as shown on **Exhibit B** attached hereto. The sources and uses of funds of the Series 2025 Bond shall be as set forth in **Exhibit C**. The debt service due on the Series 2025 Bond is set forth on **Exhibit D** attached hereto. The lien of the Series 2025 Assessments securing the Series 2025 Bond on certain developable land within “Assessment Area One” of the District, as such land is described in **Exhibit A**, shall be the principal amount due on the Series 2025 Bond, together with accrued but unpaid interest thereon, and together with the amount by which the annual assessments shall be grossed up to include early payment discounts required by law and costs of collection.

SECTION 4. ALLOCATION OF ASSESSMENTS SECURING SERIES 2025 BOND; ADDRESSING COLLECTION OF THE SAME.

(a) The Series 2025 Assessments for the Series 2025 Bond shall be allocated in accordance with **Exhibit A**. The Supplemental Assessment Methodology is consistent with the District’s Master Assessment Methodology. The Supplemental Assessment Methodology,

considered herein, reflects the actual terms of the issuance of the District's Series 2025 Bond. The estimated costs of collection of the Series 2025 Assessments for the Series 2025 Bond are as set forth in the Supplemental Assessment Methodology.

(b) The lien of the Series 2025 Assessments securing the Series 2025 Bond includes those lands within "Assessment Area One" of the District (as those boundaries may be adjusted pursuant to law) that originally secured the Series 2014 Bonds, except for any residential units that prepaid their Series 2014 Assessments in full, as further provided in the final assessment roll included in the Supplemental Assessment Methodology, and as such land is ultimately defined and set forth in plats, site plans or other designations of developable acreage. To the extent land is added to "Assessment Area One" within the District and made subject to the lien of the Series 2025 Assessments securing the Series 2025 Bond, the District may, by supplemental resolution at a regularly noticed meeting and without the need for public hearing, determine such land to be benefitted and reallocate the Series 2025 Assessments securing the Series 2025 Bond and impose Series 2025 Assessments on the newly added and benefitted property.

(c) Considering Series 2014 Assessment receivables and earnings on certain funds and accounts as set forth in the *Master Trust Indenture*, dated as of September 1, 2014, as supplemented by the *Fourth Supplemental Trust Indenture*, dated as of March 1, 2025, the District shall for Fiscal Year 2025/2026 begin the annual collection of Series 2025 Assessments for the Series 2025 Bond debt service payment using the methods available to it by law. The Series 2025 Bond proceeds, together with other funds of the District, will be applied to (i) currently refund and redeem the Series 2014 Bonds, (ii) pay certain costs associated with the issuance of the Series 2025 Bond, and (iii) pay a portion of the interest to become due on the Series 2025 Bond. Beginning with the first debt service payment on November 1, 2025, there shall be 12.112 years of semi-annual installments of principal and interest, as reflected on **Exhibit D**.

(d) The District hereby certifies the Series 2025 Assessments for collection and directs staff to take all actions necessary to meet the time and other deadlines imposed for collection by Pasco County and other Florida law. The District's Board each year shall adopt a resolution addressing the manner in which the Series 2025 Assessments shall be collected for the upcoming fiscal year. The decision to collect Series 2025 Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect Series 2025 Assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices. The District Manager shall prepare or cause to be prepared each year a tax roll for purposes of effecting the collection of the Series 2025 Assessments and present same to the District Board as required by law. The District Manager is further directed and authorized to take all actions necessary to collect any prepayments of debt as and when due and to collect Series 2025 Assessments using methods available to the District authorized by Florida law.

SECTION 5. IMPROVEMENT LIEN BOOK. Immediately following the adoption of this Resolution, the Series 2025 Assessments as reflected herein shall be recorded by the Secretary of the Board of the District in the District's Improvement Lien Book. The Series 2025 Assessments against each respective parcel shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county,

district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

SECTION 6. ASSESSMENT NOTICE. The District's Secretary is hereby directed to record a Notice of Series 2025 Assessments securing the Series 2025 Bond in the Official Records of Pasco County, Florida, or such other instrument evidencing the actions taken by the District.

SECTION 7. OTHER PROVISIONS REMAIN IN EFFECT. This Resolution is intended to supplement Resolution 2014-11, which remains in full force and effect. This Resolution and Resolution 2014-11 shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

SECTION 8. SEVERABILITY. If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 9. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

[SIGNATURE ON FOLLOWING PAGE]

ADOPTED in Public Session of the Board of Supervisors of the Wiregrass Community Development District, this 28th day of March, 2025.

ATTEST:

**WIREGRASS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Supervisors

- Exhibit A:** Supplemental Assessment Methodology
- Exhibit B:** Maturities and Coupon of Series 2025 Bond
- Exhibit C:** Sources and Uses of Funds for Series 2025 Bond
- Exhibit D:** Annual Debt Service on Series 2025 Bond

Exhibit A

Supplemental Assessment Methodology

Exhibit B

Maturities and Coupon of Series 2025 Bond

BOND SUMMARY STATISTICS

WIREGRASS COMMUNITY DEVELOPMENT DISTRICT
 Capital Improvement Revenue Refunding Bonds, Series 2025
 Tax Exempt - Private Placement
 SouthState Bank
 FINAL VERIFIED NUMBERS

Dated Date	03/31/2025
Delivery Date	03/31/2025
Last Maturity	05/01/2045
Arbitrage Yield	4.649397%
True Interest Cost (TIC)	4.649397%
Net Interest Cost (NIC)	4.650000%
All-In TIC	4.981705%
Average Coupon	4.650000%
Average Life (years)	12.112
Duration of Issue (years)	8.956
Par Amount	10,201,000.00
Bond Proceeds	10,201,000.00
Total Interest	5,745,280.50
Net Interest	5,745,280.50
Total Debt Service	15,946,280.50
Maximum Annual Debt Service	783,792.50
Average Annual Debt Service	793,895.86
Underwriter's Fees (per \$1000)	
Average Takedown	
Other Fee	
Total Underwriter's Discount	_____
Bid Price	100.000000

Bond Component	Par Value	Price	Average Coupon	Average Life
Term Bond Due 5/1/2045	10,201,000.00	100.000	4.650%	12.112
	10,201,000.00			12.112

Exhibit C

Sources and Uses of Funds for Series 2025 Bond

SOURCES AND USES OF FUNDS

WIREGRASS COMMUNITY DEVELOPMENT DISTRICT
Capital Improvement Revenue Refunding Bonds, Series 2025
Tax Exempt - Private Placement
SouthState Bank
FINAL VERIFIED NUMBERS

Dated Date 03/31/2025
Delivery Date 03/31/2025

Sources:

Bond Proceeds:	
Par Amount	10,201,000.00
Other Sources of Funds:	
Liquidation of 2014 Revenue Fund	1,163,769.60
Liquidation of 2014 Reserve Fund	925,531.26
Liquidation of 2014 Prepayment Account	<u>3,659.12</u>
	2,092,959.98
	<hr/>
	12,293,959.98
	<hr/> <hr/>

Exhibit D

Annual Debt Service on Series 2025 Bond

BOND DEBT SERVICE

WIREGRASS COMMUNITY DEVELOPMENT DISTRICT
Capital Improvement Revenue Refunding Bonds, Series 2025
Tax Exempt - Private Placement
SouthState Bank
FINAL VERIFIED NUMBERS

Period Ending	Principal	Coupon	Interest	Debt Service
11/01/2025			278,019.75	278,019.75
11/01/2026	316,000	4.650%	466,999.50	782,999.50
11/01/2027	331,000	4.650%	451,956.75	782,956.75
11/01/2028	347,000	4.650%	436,193.25	783,193.25
11/01/2029	364,000	4.650%	419,662.50	783,662.50
11/01/2030	381,000	4.650%	402,341.25	783,341.25
11/01/2031	399,000	4.650%	384,206.25	783,206.25
11/01/2032	418,000	4.650%	365,211.00	783,211.00
11/01/2033	438,000	4.650%	345,309.00	783,309.00
11/01/2034	459,000	4.650%	324,453.75	783,453.75
11/01/2035	481,000	4.650%	302,598.75	783,598.75
11/01/2036	504,000	4.650%	279,697.50	783,697.50
11/01/2037	528,000	4.650%	255,703.50	783,703.50
11/01/2038	553,000	4.650%	230,570.25	783,570.25
11/01/2039	579,000	4.650%	204,251.25	783,251.25
11/01/2040	607,000	4.650%	176,676.75	783,676.75
11/01/2041	636,000	4.650%	147,777.00	783,777.00
11/01/2042	666,000	4.650%	117,505.50	783,505.50
11/01/2043	698,000	4.650%	85,792.50	783,792.50
11/01/2044	731,000	4.650%	52,568.25	783,568.25
11/01/2045	765,000	4.650%	17,786.25	782,786.25
	10,201,000		5,745,280.50	15,946,280.50

Tab 9



This Agreement is made effective April 1, 2025, by and between:

“Terra Crafters”

Name: Terra Crafters Environmental LLC
Address: 2220 Springrain Dr. Clearwater, Fl. 33763
Phone: (813)927-0112
Representative: Rick Gross
Email: rick@terrascraftersenvironmental.com

“Client”

Name: Wiregrass CDD c/o Rizetta & Company, Inc.
Address: 5844 Old Pasco Road, Suite 100
Wesley Chapel, Fl. 33544
Phone: (772)-559-4232
Representative: Sean Craft
Email: scraft@rizetta.com

The entire understanding between Terra Crafters and Client regarding the scope of services provided herein is comprised of the Scope of Services, Special Conditions, Terms, and Conditions.

Project Name/Location: Chancey Road Herbicide Treatments / Pasco County, Florida
Fee Type: Lump Sum, to be invoiced following each event
Estimated Budget: **Task 1:** Quarterly Berm Events @ \$850 per event - 4 Events
Task 2: Monthly Mitigation Maintenance @ \$3995 per event - 12 Events

**EXHIBIT A
SCOPE OF WORK**

Scope of Services:

Task 1 Quarterly Berm Vegetation Management – April 2025 thru March 2026:

- To promote the successful establishment of native vegetation and reduce competition from invasive species, Terra Crafters Environmental will implement a quarterly mowing program for the berm surrounding the mitigation pond **G14-2**. This service will complement ongoing herbicide treatments by limiting the spread of nuisance and invasive vegetation, reducing seed production, and maintaining a manageable vegetation height that supports ecological function. Mowing will be conducted with appropriate equipment to minimize soil disturbance and will be timed to align with seasonal growth patterns to maximize effectiveness.

Task 2 Monthly Mitigation Maintenance - April 2025 thru March 2026:

- Terra Crafters will maintain the mitigation areas (**M17-3, G14-1, G14-2**) for a period based on permit conditions. Mitigation maintenance will be conducted pursuant to methods approved by regulatory agencies. Target species will be exotic/nuisance vegetation affecting permit compliance. Herbicide applications will be performed by State certified applicators. Events will be conducted monthly for a total of 12 events. Based on our experience we recommend monthly events to keep the site in compliance, especially during the growing season. However, if the maintenance period ends prior to final review by the agencies for release from monitoring requirements, then maintenance will be continue as needed until that review is complete.
- Terra Crafters will provide additional mitigation monitoring, maintenance, and lake management services, as requested by the Client on a time and materials basis, provided we are supplied with permit.

Maintenance Assumptions:

1. Algae control in the mitigation area is not guaranteed under this Scope of Services. Unless notified by client otherwise, Terra Crafters will provide limited algae control treatments in the mitigation area only if these treatments can be accomplished without negatively impacting the beneficial wetland vegetation.

2. The proposed maintenance schedule and cost estimate are based on Terra Crafters's previous regional experience and existing conditions of the project area at the time of this proposal. In certain situations, conditions beyond our control may affect cover by nuisance species and therefore the cost of maintenance. These situations include, but are not limited to, extensive upstream or adjacent nuisance species seed sources which were not apparent at the time of this proposal, fluctuating water levels beyond design parameters which produce conditions conducive to nuisance species colonization, or the use of mulch or top soil which contains seeds and propagules of nuisance species. Monthly maintenance throughout the monitoring period is often necessary to ensure adequate control of nuisance species and a timely release from monitoring requirements, however, less frequent maintenance is usually proposed by Terra Crafters to control the cost to our clients. Terra Crafters will contact the client immediately if any of these conditions are noted on the site that will make more frequent maintenance necessary and provide an estimate of remedial measures.

Special Conditions:

The services specified above will be provided without interruption until this agreement is canceled in writing by the Client or Terra Crafters. Terra Crafters retains the option of increasing the fee up to five percent annually, if necessary, to cover normal increases in our costs, primarily chemical or fuel costs.

Kindly note that the costs stated do not cover expenses for bid/performance bond fees, seeding/sodding/grassing, fencing, signage, straw/mulch, installation of irrigation system, monitoring, construction, long-term watering, maintenance, de-watering, surveys, agency negotiations, soil sampling, or any other items that are not explicitly mentioned above.

NOW, THEREFORE, in consideration of the mutual covenants and promises set forth herein, Terra Crafters agrees to provide the services as described in this Agreement for the fee specified herein and subject to the terms and conditions set forth herein.

Article 1: Site Access

Upon signing this Agreement, the Client represents that they have obtained legal rights to access the property and grants Terra Crafters staff access to the site for activities required to complete the services.

Article 2: Payment and Invoicing

1. Terra Crafters will submit monthly invoices to the Client for services provided during the previous month. Each invoice shall detail the project name and the cost of services provided. Terra Crafters rates are subject to annual increases.
2. The Client must pay the invoiced amount within thirty (30) days of receipt of each invoice rendered by Terra Crafters pursuant to this Agreement. Retainers or deposits shall be credited on the final invoice. If the Client disputes any portion of an invoice, it shall notify Terra Crafters in writing of such disputed items within 10 days of the invoice date.
3. If any invoice has not been paid in full within sixty (60) days of the invoice date, Terra Crafters may immediately suspend all or any portion of the Services hereunder indefinitely, pending payment in full of such invoice(s).
4. If accounts are overdue by 30 days, interest will accrue at the lesser of 1.5 percent per month (18 percent per annum) or the maximum legal rate of interest allowable. Terra Crafters may also apply collection fees and any additional legal costs associated with the recovery of outstanding payments.
5. The fees stated in this Agreement do not cover any additional taxes, including value-added, sales, or other government-imposed taxes on service fees.

Article 3: Indemnification

Terra Crafters and Client hereby agree to indemnify and hold each other harmless from and against any damages, liabilities, costs, and expenses, including reasonable attorney fees, arising out of any injury or damage to persons or property caused by the other party's negligence, gross negligence, or willful misconduct in the performance of this Agreement. However, this indemnity agreement does not apply to liability resulting from the other party's willful misconduct or negligence. Neither party shall be liable for any consequential damages, including but not limited to loss of sales, loss of profits, or attorney fees, resulting from any claim arising out of this Agreement. The duty to indemnify does not include the obligation to provide a defense against unproven claims or allegations. In the event of joint negligence, gross negligence, or willful misconduct by Client and Terra Crafters, the amount for which either party is liable under this indemnity provision shall be proportional to the amount of their respective negligence, gross negligence, or willful misconduct causing the claim.

Article 4: Limitation of Liabilities

Notwithstanding any other provision in this Agreement, the Client and Terra Crafters agree to limit Terra Crafters' liability under this Agreement or arising from the performance or non-performance of the Services under any theory of law, including but not limited to claims for negligence, negligent misrepresentation, and breach of contract. Terra Crafters' liability shall be strictly limited to the lesser of five times the fees

paid to Terra Crafters for the Services, or the maximum amount of insurance provided. No claim may be brought against Terra Crafters in contract or tort more than two (2) years after the cause of action arose. Any claim, suit, demand, or action brought under this Agreement shall be directed and/or asserted only against Terra Crafters and not against any of its employees, shareholders, officers, or directors. Terra Crafters' liability with respect to any claims arising out of this Agreement shall be limited as provided herein to direct damages arising out of the performance of the Services. Terra Crafters shall not be held responsible or liable whatsoever for any consequential damages, injury, or damage incurred by the actions or inactions of the Client, including but not limited to claims for loss of use, loss of profits, and loss of markets.

Article 5: Termination

This Agreement shall remain in effect until terminated by either party upon providing thirty (30) days prior written notice to the other party. Upon termination, Terra Crafters shall be entitled to receive payment for all services rendered and reimbursable expenses incurred through the date of notice of termination. The Client shall be responsible for paying all additional costs reasonably associated with the termination of the project, and a prorated amount of the compensation hereunder proportional to the work completed on the project.

Article 6: Force Majeure

If a party is unable to perform its obligations under this Agreement due to causes beyond their control, such as labor strikes, war, riots, unusually severe weather, government actions, natural disasters, epidemics or pandemics, or any other unforeseeable events, this shall not be considered a breach of contract. However, the Client is still obligated to pay Consultant for any services already rendered.

Article 7: Assignment

Neither party to this Agreement may assign or transfer any claim or obligation under this Agreement or any part hereof without the prior written consent of the other party, which shall not be unreasonably withheld; provided, however, either party may assign this Agreement to any parent, subsidiary, successor or affiliated company without the other party's consent. This Agreement shall be binding upon the parties and their respective successors and permitted assigns.

Article 8: Documents

All documents created by or on behalf of Terra Crafters for the Project are considered tools for the execution of the Project. Terra Crafters retains ownership and copyright of these documents, regardless of whether the Project is completed or not. Without the prior written consent of Terra Crafters, these documents cannot be used for any other purpose. If the Client subsequently reuses or significantly modifies Terra Crafters' documents without prior consent, the Client agrees to indemnify, defend and hold Terra Crafters harmless from any claims arising from such reuse or modification.

The documents produced by Terra Crafters for the Project are intended solely for the use of the Client. Any reliance on these documents by any other party requires the express written consent of Terra Crafters, which may be withheld at Terra Crafters' discretion. Any such consent will not grant greater rights to the third party than those held by the Client.

The authenticity, integrity, or completeness of data files supplied in electronic format ("Electronic Files") cannot be guaranteed by Terra Crafters. The Client shall release, indemnify, and hold Terra Crafters, its officers, employees, and agents harmless from any claims or damages arising from the use of Electronic Files. Electronic Files are the property of Terra Crafters. Electronic Files are not to be used for any purpose

other than the intended use and are not to be transmitted to a third party without the written consent of the Terra Crafters. The Electronic Files will not contain any stamps or seals.

Article 9: Confidentiality

Terra Crafters acknowledges that during the term of this Agreement, Client may disclose certain confidential information, including but not limited to trade secrets, financial information, customer information, and business plans, to Terra Crafters in connection with the provision of Services. Terra Crafters agrees to keep such confidential information in strict confidence and to use it only to perform its obligations under this Agreement. Terra Crafters shall not disclose such confidential information to any third party, except as required by law, pursuant to court order, to its subcontractors, agents or other representatives as may be reasonably necessary to perform its services hereunder, or for the purpose of prosecuting or defending any litigation.

Article 10: Notices

Each party shall nominate an authorized representative to act on their behalf. All written notices, consents, and approvals required to be given under this agreement shall be directed to the respective representatives of each party.

Article 11: Non-Solicitation

During the term of this Agreement and for one (1) year after its termination or expiration, neither party shall intentionally seek to solicit, recruit, employ or retain any of the other party's employees who are working under this Agreement, without obtaining the prior written consent of the other party.

Article 12: Waiver

A party's failure to provide notice to the other party of a breach of any provision of this Agreement shall not act as a waiver of any continuing breach. The failure by a party to enforce any of its rights under this Agreement shall not be deemed as a waiver of those rights. The waiver by either party of a breach or violation of any provision of this Agreement shall not serve as, or be interpreted as, a waiver of any subsequent breach of the same or any other provision contained herein.

Article 13: Governing Law

This Agreement and all of its provisions, as well as the rights and obligations of the parties hereto, shall be governed by and construed in accordance with the laws of the jurisdiction in which the project is located.

Article 14: Legal Construction:

In the event that any provision or part of this Agreement is determined to be invalid or unenforceable, the validity and enforceability of the remaining provisions shall not be affected. The Agreement shall be construed as though the invalid or unenforceable provision had never been included in this Agreement.

Article 15: Modern Slavery and Human Trafficking

By executing this Agreement, you represent and warrant that your organization:

1. does not employ or otherwise engage in any form of forced, compulsory, or slave labor.

2. allows all Personnel to work voluntarily and without coercion, and that they have the right to terminate their employment or engagement at any time.
3. does not require any form of deposit or bond from Personnel.
4. does not require Personnel to surrender their passports or work permits.
5. requires your suppliers to attest to the same standards set forth in this section.
6. will immediately report to Terra Crafters any instances or suspicion of modern slavery or human trafficking in your organization or your supply chain; and
7. will provide, upon request, information regarding the measures taken by your organization to mitigate the risk of slavery or human trafficking for the purposes of statutory reporting by Terra Crafters.

Article 16: Entire Agreement

This Agreement constitutes the entire understanding and agreement between the parties with respect to the subject matter herein, and supersedes any and all prior agreements, whether oral or written. Any amendment to this Agreement shall be executed by the Client and Terra Crafters' respective representatives, attached hereto, and incorporated herein upon mutual written agreement.

The parties hereby consent to the use of electronic signatures solely for executing this Agreement or any related transactional document. Such electronic signatures shall be deemed equivalent to a handwritten signature, with the same full and binding effect.

Terra Crafters Environmental LLC

Wiregrass CDD c/o Rizetta & Company, Inc.

By: _____

By: _____

Print Name: _____

Print Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Tab 10



This Agreement is made effective April 1, 2025, by and between:

“Terra Crafters”

Name: Terra Crafters Environmental LLC
Address: 2220 Springrain Dr. Clearwater, Fl. 33763
Phone: (813)927-0112
Representative: Rick Gross
Email: rick@terrecraftersenvironmental.com

“Client”

Name: Wiregrass CDD c/o Rizetta & Company, Inc.
Address: 5844 Old Pasco Road, Suite 100
Wesley Chapel, Fl. 33544
Phone: (772)-559-4232
Representative: Sean Craft
Email: scraft@rizetta.com

The entire understanding between Terra Crafters and Client regarding the scope of services provided herein is comprised of the Scope of Services, Special Conditions, Terms, and Conditions.

Project Name/Location: Hueland Pond Blvd Herbicide Treatments / Pasco County, Florida

Fee Type: Lump Sum, to be invoiced following each event

Estimated Budget: Quarterly Events @ \$1600/event - 4 Events

**EXHIBIT A
SCOPE OF WORK**

1. SCOPE OF SERVICES

Task – April 2025 thru March 2026:

- Terra Crafters will maintain the mitigation area for a period based on permit conditions. Mitigation maintenance will be conducted pursuant to methods approved by regulating agencies. Target species will be exotic/nuisance vegetation affecting permit compliance. Herbicide applications will be performed by State certified applicators. As requested, events will be conducted quarterly for a total of 4 events. Based on our experience we recommend more frequent events to keep the site in compliance, especially during the growing season. However, if the maintenance period ends prior to final review by the agencies for release from monitoring requirements, then maintenance will be continue as needed until that review is complete.
- Terra Crafters will provide additional mitigation maintenance/lake management services, as requested by the Client on a time and materials basis.

Maintenance Assumptions:

1. Algae control in the mitigation area is not guaranteed under this Scope of Services. Unless notified by client otherwise, Terra Crafters will provide limited algae control treatments in the mitigation area only if these treatments can be accomplished without negatively impacting the beneficial wetland vegetation.
2. The proposed maintenance schedule and cost estimate are based on Terra Crafters's previous regional experience and existing conditions of the project area at the time of this proposal. In certain situations, conditions beyond our control may affect cover by nuisance species and therefore the cost of maintenance. These situations include, but are not limited to, extensive upstream or adjacent nuisance species seed sources which were not apparent at the time of this proposal, fluctuating water levels beyond design parameters which produce conditions conducive to nuisance species colonization, or the use of mulch or top soil which contains seeds and propagules of nuisance species. Monthly maintenance throughout the monitoring period is often necessary to ensure adequate control of nuisance species and a timely release from monitoring requirements, however, less frequent maintenance is usually proposed by Terra Crafters to control the cost to our clients. Terra Crafters will contact the client immediately if any of these conditions are noted on the site that will make more frequent maintenance necessary and provide an estimate of remedial measures.

Special Conditions:

The services specified above will be provided without interruption until this agreement is canceled in writing by the Client or Terra Crafters. Terra Crafters retains the option of increasing the fee up to five percent annually, if necessary, to cover normal increases in our costs, primarily chemical or fuel costs.

Kindly note that the costs stated do not cover expenses for bid/performance bond fees, seeding/sodding/grassing, fencing, signage, straw/mulch, installation of irrigation system, monitoring, construction, long-term watering, maintenance, de-watering, surveys, agency negotiations, soil sampling, or any other items that are not explicitly mentioned above.

NOW, THEREFORE, in consideration of the mutual covenants and promises set forth herein, Terra Crafters agrees to provide the services as described in this Agreement for the fee specified herein and subject to the terms and conditions set forth herein.

Article 1: Site Access

Upon signing this Agreement, the Client represents that they have obtained legal rights to access the property and grants Terra Crafters staff access to the site for activities required to complete the services.

Article 2: Payment and Invoicing

1. Terra Crafters will submit monthly invoices to the Client for services provided during the previous month. Each invoice shall detail the project name and the cost of services provided. Terra Crafters rates are subject to annual increases.
2. The Client must pay the invoiced amount within thirty (30) days of receipt of each invoice rendered by Terra Crafters pursuant to this Agreement. Retainers or deposits shall be credited on the final invoice. If the Client disputes any portion of an invoice, it shall notify Terra Crafters in writing of such disputed items within 10 days of the invoice date.
3. If any invoice has not been paid in full within sixty (60) days of the invoice date, Terra Crafters may immediately suspend all or any portion of the Services hereunder indefinitely, pending payment in full of such invoice(s).
4. If accounts are overdue by 30 days, interest will accrue at the lesser of 1.5 percent per month (18 percent per annum) or the maximum legal rate of interest allowable. Terra Crafters may also apply collection fees and any additional legal costs associated with the recovery of outstanding payments.
5. The fees stated in this Agreement do not cover any additional taxes, including value-added, sales, or other government-imposed taxes on service fees.

Article 3: Indemnification

Terra Crafters and Client hereby agree to indemnify and hold each other harmless from and against any damages, liabilities, costs, and expenses, including reasonable attorney fees, arising out of any injury or damage to persons or property caused by the other party's negligence, gross negligence, or willful misconduct in the performance of this Agreement. However, this indemnity agreement does not apply to liability resulting from the other party's willful misconduct or negligence. Neither party shall be liable for any consequential damages, including but not limited to loss of sales, loss of profits, or attorney fees, resulting from any claim arising out of this Agreement. The duty to indemnify does not include the obligation to provide a defense against unproven claims or allegations. In the event of joint negligence, gross negligence, or willful misconduct by Client and Terra Crafters, the amount for which either party is liable under this indemnity provision shall be proportional to the amount of their respective negligence, gross negligence, or willful misconduct causing the claim.

Article 4: Limitation of Liabilities

Notwithstanding any other provision in this Agreement, the Client and Terra Crafters agree to limit Terra Crafters' liability under this Agreement or arising from the performance or non-performance of the Services under any theory of law, including but not limited to claims for negligence, negligent misrepresentation, and breach of contract. Terra Crafters' liability shall be strictly limited to the lesser of five times the fees

paid to Terra Crafters for the Services, or the maximum amount of insurance provided. No claim may be brought against Terra Crafters in contract or tort more than two (2) years after the cause of action arose. Any claim, suit, demand, or action brought under this Agreement shall be directed and/or asserted only against Terra Crafters and not against any of its employees, shareholders, officers, or directors. Terra Crafters' liability with respect to any claims arising out of this Agreement shall be limited as provided herein to direct damages arising out of the performance of the Services. Terra Crafters shall not be held responsible or liable whatsoever for any consequential damages, injury, or damage incurred by the actions or inactions of the Client, including but not limited to claims for loss of use, loss of profits, and loss of markets.

Article 5: Termination

This Agreement shall remain in effect until terminated by either party upon providing thirty (30) days prior written notice to the other party. Upon termination, Terra Crafters shall be entitled to receive payment for all services rendered and reimbursable expenses incurred through the date of notice of termination. The Client shall be responsible for paying all additional costs reasonably associated with the termination of the project, and a prorated amount of the compensation hereunder proportional to the work completed on the project.

Article 6: Force Majeure

If a party is unable to perform its obligations under this Agreement due to causes beyond their control, such as labor strikes, war, riots, unusually severe weather, government actions, natural disasters, epidemics or pandemics, or any other unforeseeable events, this shall not be considered a breach of contract. However, the Client is still obligated to pay Consultant for any services already rendered.

Article 7: Assignment

Neither party to this Agreement may assign or transfer any claim or obligation under this Agreement or any part hereof without the prior written consent of the other party, which shall not be unreasonably withheld; provided, however, either party may assign this Agreement to any parent, subsidiary, successor or affiliated company without the other party's consent. This Agreement shall be binding upon the parties and their respective successors and permitted assigns.

Article 8: Documents

All documents created by or on behalf of Terra Crafters for the Project are considered tools for the execution of the Project. Terra Crafters retains ownership and copyright of these documents, regardless of whether the Project is completed or not. Without the prior written consent of Terra Crafters, these documents cannot be used for any other purpose. If the Client subsequently reuses or significantly modifies Terra Crafters' documents without prior consent, the Client agrees to indemnify, defend and hold Terra Crafters harmless from any claims arising from such reuse or modification.

The documents produced by Terra Crafters for the Project are intended solely for the use of the Client. Any reliance on these documents by any other party requires the express written consent of Terra Crafters, which may be withheld at Terra Crafters' discretion. Any such consent will not grant greater rights to the third party than those held by the Client.

The authenticity, integrity, or completeness of data files supplied in electronic format ("Electronic Files") cannot be guaranteed by Terra Crafters. The Client shall release, indemnify, and hold Terra Crafters, its officers, employees, and agents harmless from any claims or damages arising from the use of Electronic Files. Electronic Files are the property of Terra Crafters. Electronic Files are not to be used for any purpose

other than the intended use and are not to be transmitted to a third party without the written consent of the Terra Crafters. The Electronic Files will not contain any stamps or seals.

Article 9: Confidentiality

Terra Crafters acknowledges that during the term of this Agreement, Client may disclose certain confidential information, including but not limited to trade secrets, financial information, customer information, and business plans, to Terra Crafters in connection with the provision of Services. Terra Crafters agrees to keep such confidential information in strict confidence and to use it only to perform its obligations under this Agreement. Terra Crafters shall not disclose such confidential information to any third party, except as required by law, pursuant to court order, to its subcontractors, agents or other representatives as may be reasonably necessary to perform its services hereunder, or for the purpose of prosecuting or defending any litigation.

Article 10: Notices

Each party shall nominate an authorized representative to act on their behalf. All written notices, consents, and approvals required to be given under this agreement shall be directed to the respective representatives of each party.

Article 11: Non-Solicitation

During the term of this Agreement and for one (1) year after its termination or expiration, neither party shall intentionally seek to solicit, recruit, employ or retain any of the other party's employees who are working under this Agreement, without obtaining the prior written consent of the other party.

Article 12: Waiver

A party's failure to provide notice to the other party of a breach of any provision of this Agreement shall not act as a waiver of any continuing breach. The failure by a party to enforce any of its rights under this Agreement shall not be deemed as a waiver of those rights. The waiver by either party of a breach or violation of any provision of this Agreement shall not serve as, or be interpreted as, a waiver of any subsequent breach of the same or any other provision contained herein.

Article 13: Governing Law

This Agreement and all of its provisions, as well as the rights and obligations of the parties hereto, shall be governed by and construed in accordance with the laws of the jurisdiction in which the project is located.

Article 14: Legal Construction:

In the event that any provision or part of this Agreement is determined to be invalid or unenforceable, the validity and enforceability of the remaining provisions shall not be affected. The Agreement shall be construed as though the invalid or unenforceable provision had never been included in this Agreement.

Article 15: Modern Slavery and Human Trafficking

By executing this Agreement, you represent and warrant that your organization:

1. does not employ or otherwise engage in any form of forced, compulsory, or slave labor.

2. allows all Personnel to work voluntarily and without coercion, and that they have the right to terminate their employment or engagement at any time.
3. does not require any form of deposit or bond from Personnel.
4. does not require Personnel to surrender their passports or work permits.
5. requires your suppliers to attest to the same standards set forth in this section.
6. will immediately report to Terra Crafters any instances or suspicion of modern slavery or human trafficking in your organization or your supply chain; and
7. will provide, upon request, information regarding the measures taken by your organization to mitigate the risk of slavery or human trafficking for the purposes of statutory reporting by Terra Crafters.

Article 16: Entire Agreement

This Agreement constitutes the entire understanding and agreement between the parties with respect to the subject matter herein, and supersedes any and all prior agreements, whether oral or written. Any amendment to this Agreement shall be executed by the Client and Terra Crafters' respective representatives, attached hereto, and incorporated herein upon mutual written agreement.

The parties hereby consent to the use of electronic signatures solely for executing this Agreement or any related transactional document. Such electronic signatures shall be deemed equivalent to a handwritten signature, with the same full and binding effect.

Terra Crafters Environmental LLC

Wiregrass CDD c/o Rizetta & Company, Inc.

By: _____

By: _____

Print Name: _____

Print Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Tab 11

PROJECT MANAGEMENT AGREEMENT

Persimmon Park Phase 3

This **Project Management Agreement** (the “**Agreement**”) is entered into as of November 5, 2024, by and between the **Wiregrass Community Development District**, whose address is 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (the “**District**”) and **Locust Branch, LLC**, a limited liability company whose address is 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614 (the “**Project Manager**”).

RECITALS

WHEREAS, the District is a local unit of special purpose government organized and existing under Chapter 190, *Florida Statutes* was established by the Florida Land and Water Adjudicatory Commission Rule 42 MMM-1; and

WHEREAS, the District has determined that it is in the best interests of the present and future landowners within the District to construct Persimmon Park Phase 3 (the “**Project**”); and

WHEREAS, the District does not have in its employ personnel to supervise construction of the Project and perform on-site construction management services, contract management review services and certain technical and engineering support services, and the District further lacks the physical support facilities needed to properly supervise the construction of the Project; and

WHEREAS, the Project Manager has the expertise necessary to perform on-site construction management, contract management review and certain technical and support services in a cost effective and efficient manner; and

WHEREAS, the District has determined that it is in the District’s best interest to enter into this Agreement with the Project Manager to provide the services described herein; and

WHEREAS, the services to be provided for herein are not required by law to be competitively bid, nor does the type and combination of services to be provided lend themselves to a bidding process; and

WHEREAS, the Project Manager has agreed to perform the services provided for in this Agreement upon the terms and conditions set forth herein; and

WHEREAS, the parties desire to enter into this Agreement to set forth the rights, duties, and obligations of each relative to the development of the Project.

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

Section 1. Incorporation of Recitals. The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Agreement.

Section 2. Engagement of The Project Manager. The District hereby engages the Project Manager to perform the services set forth herein with respect to various construction and related contracts (collectively the “**Construction Contracts**”) entered into or to be entered into between the District and certain construction and other firms (collectively, the “**Contractors**”). The Construction Contracts include all contracts required to construct the Project.

Section 3. Services to be Performed by The Project Manager. The Project Manager shall supervise and coordinate the construction of the Project. In connection with the performance of such duties, the Project Manager is hereby authorized, and the Project Manager agrees to perform the following:

- A. Monitor Development Budget.** Provide regular monitoring of the District's development budget for the Project, identify variances between actual and budgeted or estimated costs, and advise the District whenever projected costs exceed budgets or estimates for such costs. The Project Manager shall deliver cost reports to the District and attend each monthly meeting of the District, or at such other times as the District shall request, and such other information as may reasonably be requested by the District.
- B. General Contractors.** Negotiate with Contractors and all other subcontractors and suppliers of materials and services necessary to complete construction of the Project, subject to the approval of the District. The Project Manager shall recommend for selection by the District all other contractors and suppliers which the Project Manager reasonably believes may be necessary or helpful to complete the Project.
- C. Project Engineer.** Coordinate with the District Engineer and project engineer, if applicable, (the “Project Engineer” and together with the District Engineer, the “Engineer”) to review all requests for payment by such professionals and shall determine that all work and materials contained in such requests have been performed and provided to the Project.
- D. Construction Contracts.** Provide general administration of the Construction Contracts and coordinate the work of the Contractors with each other and with the activities and responsibilities of the Project Manager and the Engineer and other consultants to complete the Project. Specifically, during the construction period, the Project Manager shall:

i. Cause construction and progress meetings to be held weekly or at such other more frequent intervals as may be necessary to discuss such matters as procedures, progress, problems and scheduling, and cause prompt distribution of minutes for those meetings to all parties, including the District.

ii. Use all reasonable efforts to obtain satisfactory performance from all parties performing services or providing materials and supplies to the Project. The Project Manager shall assist in coordinating procurement of materials by the District (i.e. "Direct Materials Purchase") The Project Manager shall, from time to time, oversee construction, monitor the progress of the work on the Project, and observe the Project. The Project Manager shall make recommendations to the District when it learns that the requirements of a contract are not being fulfilled and the nonperforming party will not take satisfactory corrective action. The Project Manager shall furnish progress reports to the District monthly or at such other more frequent intervals as the District may reasonably request.

iii. Recommend necessary or desirable changes to the Project, review requests for changes, assist in negotiating proposed change orders, submit recommendations to the District, and if accepted, cause the Project Engineer to prepare change orders.

iv. Assist the Project Engineer in the District's selecting, retaining, and reviewing the professional services of surveyors, consultants and testing laboratories, if required, and coordinate their services and monitor their reports.

v. Consult with the Project Engineer and the District if the Contractors request interpretations of the meaning and intent of the plans and specifications or any other matter and shall assist in the resolution of questions which may arise.

vi. Collaborate with the Project Engineer in processing and approving shop drawings, samples, project data and other submittals.

vii. When the Project Manager considers a Contractor's work or a designated portion thereof to be substantially complete, the Project Manager shall prepare or cause to be prepared a list of incomplete or unsatisfactory items and a schedule for their completion. The Project Manager shall assist the Project Engineer in conducting inspections. After the Project Engineer certifies the date of substantial completion of the work, the Project Manager shall work with the Project Engineer and Contractor to coordinate the final correction and completion of the work.

viii. Assist the Project Engineer in determining when the Project or a designated portion thereof has reached final completion. Use all reasonable efforts to secure and transmit to District required guarantees, permits, affidavits, releases, bonds and waivers. Deliver all keys, manuals, record drawings and maintenance stocks to the District.

ix. Perform such additional administrative and coordinating functions as the District may reasonably deem necessary to accomplish the orderly and proper construction of the Project within the time and budgetary parameters set by District and in accordance with the approved plans and specifications for the Project.

- E. **Geotechnical Services.** The Project Manager shall be entitled to hire and retain any geotechnical services or other consultants that it deems necessary for the provision of the project management services set forth in this Agreement, in consultation with the District. Such services shall be subject to reimbursement by the District in accordance with the terms of this Agreement.
- F. **Financing.** Request disbursements to pay the cost of items in the District's development budget for the Project, subject to the review and approval of the District.
- G. **Limitations on The Project Manager's Duties.** The Project Manager shall not be responsible for or have control or charge of construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the development and construction of the Project. The Project Manager shall not be responsible for the failure by any person or entity retained by the District or the Project Manager to carry out the work for which such person or entity was retained or the acts or omissions of any such person or entity. The Project Manager shall not be responsible for or have control of accounting or cash disbursements for the District.

Section 4. Compensation.

- A. **Management Fee.** In consideration of the performance by the Project Manager of the services to be provided pursuant to this Agreement, the District shall pay the Project Manager a base monthly management fee (the "**Management Fee**") of \$4,000.00 per month. The Management Fee to be paid hereunder is based on certain assumptions by the Project Manager and the District as to the extent of ongoing construction activities and the amount of work required supervising and monitoring such construction. If the District terminates this Agreement because of a default by the Project Manager hereunder, the Management Fee shall be paid through the effective date of such termination.
- B. **Reimbursable Expenses.** In addition to the Management Fee, the Project Manager shall be entitled to be reimbursed for its reasonable out of pocket costs. All such reasonable out of pocket costs shall be supported by adequate vouchers and receipts, and shall be reimbursable only to the extent permitted by applicable law.

Section 5. Term. The term of this Agreement shall be until final completion of the Project. Either party may terminate this Agreement without cause with sixty (60) days written notice. Notwithstanding the foregoing, if the Project Manager fails to perform its duties hereunder or materially breaches the terms and conditions of this Agreement, the District may, at its option, terminate this Agreement immediately by providing written notice thereof to the Project Manager.

Section 6. Miscellaneous.

- A. Management.** The Project Manager shall be responsible for obtaining all necessary permits and registrations and shall comply with all codes, laws and regulations for the performance of the work required under this Agreement. The District shall have the authority to request status reports or request the Project Manager at District meetings to provide status reports and updates to the District. It is acknowledged and agreed that the Project Manager is an independent contractor with respect to the duties to be performed by it under this Agreement.
- B. Indemnification.** Project Manager shall indemnify, defend and hold the District harmless against all claims, demands, legal actions, expenses and liabilities (including payment of attorneys' fees and costs) incurred by District in connection with the performance of Project Manager's duties hereunder. The Project Manager agrees that nothing in this Agreement shall serve as or be construed as a waiver of the District's or its staff, supervisors or consultants limitations on liability contained in section 768.28, *Florida Statutes*, or other law
- C. Applicable Law.** This Agreement, and the rights and interests and obligations of the District and the Project Manager hereunder shall be governed by and construed in accordance with the laws of the State of Florida.
- D. No Modification.** No modification to this Agreement shall be valid unless in writing and signed by the parties.
- E. Notices.** Any notice required or permitted to be given under this Agreement shall be in writing and sent by registered or certified mail, postage prepaid, return receipt requested, or sent by expedited courier service to the addresses set forth below. Any notice shall be deemed given upon receipt.

To the District:

Wiregrass Community
Development District
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614

With a Copy To:

Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301

Attn: District Counsel

To the Project Manager: Locust Branch, LLC
3717 Turman Loop, Ste. 102
Wesley Chapel, Florida 33544
Attn: Scott Sheridan

With a Copy To: _____

Attn: _____

F. Public Records. The Project Manager understands and agrees that all documents of any kind provided to the District in connection with this Agreement are public records and will be treated as such in accordance with Florida law. In particular, the Project Manager agrees to comply with all applicable public records laws, including but not limited to Section 119.0701, *Florida Statutes*, the provisions of which are expressly incorporated by reference herein.

G. E-Verify Requirements.

- i.** The Project Manager 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, Project Manager 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 Project Manager has knowingly violated Section 448.091, *Florida Statutes*.
- ii.** If the Project Manager anticipates entering into agreements with a subcontractor for the Work, Project Manager 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. Project Manager shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request.
- iii.** In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Project Manager has otherwise complied with its obligations hereunder, the District shall promptly notify the Project Manager. The Project Manager agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Project

Manager 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.

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

H. Entire Agreement. This Agreement is the entire agreement of the parties with respect to the subject matter contained herein.

IN WITNESS WHEREOF, the District and the Project Manager have caused this Agreement to be duly executed effective as of the day and year first above written.

Attest:

**WIREGRASS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

LOCUST BRANCH, LLC, a Florida
limited liability company

Witness

By: _____
Its: _____

Tab 12

AGREEMENT BETWEEN THE WIREGRASS COMMUNITY DEVELOPMENT DISTRICT AND TIMMONS CONTRACTING, INC. D/B/A LOVIN CONSTRUCTION FOR GRAVITY WALL INSTALLATION

THIS AGREEMENT (the “**Agreement**”) is made and entered into this ____ day of _____, 2025 (the “**Effective Date**”), by and between:

WIREGRASS COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Pasco County, Florida, and whose mailing address is 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (the “**District**”); and

TIMMONS CONTRACTING, INC., a Florida profit corporation, *d/b/a Lovin Construction*, with a mailing address of 6204 33rd Street E., Bradenton, Florida 34203 (the “**Contractor**,” together with the District the “**Parties**”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* (“**Act**”), by ordinance adopted by Pasco County, Florida; and

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District has a need to retain an independent contractor to install gravity wall per FDOT index 400-011 relative to the Persimmon Park Phase 3 project within the District; and

WHEREAS, the Contractor represents that it is qualified to provide such services and has agreed to provide to the District the services identified in **Exhibit A**, attached hereto and incorporated by reference herein (the “**Work**”); and

WHEREAS, the District and the Contractor accordingly desire to enter into this Agreement to set forth the rights, duties, and obligations of the parties relative to same; and

WHEREAS, the District and the 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. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Agreement.

SECTION 2. DESCRIPTION OF CONTRACTOR’S WORK.

- A. The Contractor shall provide professional gravity wall installation services per FDOT index 400-011 and within presently accepted professional standards and in accordance with the terms of this Agreement. The duties, obligations, and responsibilities of the Contractor are described in **Exhibit A** hereto. The Work shall include any effort reasonably necessary for the completion of the Work, including but not limited to, the tools, labor, and materials reasonably necessary.
- B. The Work shall commence upon execution of this Agreement and be completed within sixty (60) calendar days of execution of this Agreement, unless extended in writing by the District in its sole discretion or terminated earlier in accordance with Section 13 herein.
- C. The Parties recognize that time is of the essence and that the District will suffer financial and other losses if the Work is not completed by the deadline set forth in Section 2(B) of the Agreement. The parties also recognize the delays, expense, and difficulties involved in proving, in a legal or arbitration proceeding, the actual loss suffered by the District if the Work is not completed on time. The Parties agree that an assessment of actual damages as of the date of this Agreement would be uncertain, and the amount of liquidated damages set forth herein is reasonable. Accordingly, instead of requiring any such proof of actual damages, the Parties agree that as liquidated damages for delay (but not as a penalty), the Contractor shall pay the District **\$500.00** for each day that expires after the time specified in Section 2(B) herein until the Work is completed and ready for final payment. Default days shall be counted in calendar days. The District has the right to apply, as payment on such liquidated damages, any money the District owes the Contractor. The District does not waive its right to liquidated damages due under the Agreement by allowing the Contractor to continue and to finish the work, or any part of it. In the case of a default of the Contractor and the completion of the work by the District, the Contractor is liable for the liquidated damages under the Agreement, but District will not charge liquidated damages for any delay in the final completion of the District's performance of the Work due to any unreasonable action or delay on the part of the District.
- D. The Contractor shall perform all Work in a neat and workmanlike manner reasonably acceptable to the District. In the event the District in its sole determination, finds that the work of the Contractor is not satisfactory to the District, the District shall have the right to immediately terminate this Agreement and will only be responsible for payment of work satisfactorily completed and for materials actually incorporated into the Work.
- E. The Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. While providing the Work, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Work.

- F.** The Contractor shall report directly to the District Manager. The Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. The Contractor agrees to repair any damage resulting from the Contractor's activities and work within twenty-four (24) hours.
- G.** The Contractor shall keep the premises and surrounding area free from accumulation of waste materials or rubbish caused by operations under the Agreement. At completion of the Work, the Contractor shall remove from the site waste materials, rubbish, tools, construction equipment, machinery and surplus materials. If the Contractor fails to clean up as provided herein, the District may do so and the cost thereof shall be charged to the Contractor.

SECTION 3. COMPENSATION, PAYMENT, AND RETAINAGE.

- A.** The District shall pay the Contractor Forty-Nine Thousand One Hundred Fifteen Dollars and Zero Cents (\$49,115.00) for the Work as identified in **Exhibit A**. The Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. These monthly invoices are due and payable within twenty-five (25) days upon receipt of the invoice by the District or as otherwise provided for under the Local Government Prompt Payment Act, Sections 218.70 et seq., Fla. Stat. Each monthly invoice will include such supporting information as the District may reasonably require the Contractor to provide. Such amounts include all materials and labor provided for in **Exhibit A** and all items, labor, materials, or otherwise, to provide the District the maximum benefit of the Work.
- B.** If the District should desire additional work or services, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order(s) to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the parties and agreed to in writing.
- C.** The District may require, as a condition precedent to making any payment to the Contractor, that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of lien releases or partial waivers of lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

SECTION 4. WARRANTY. The Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects, and will conform to the standards and practices for projects of similar design and complexity in an expeditious and economical manner consistent with the best interest of the District. In addition to all manufacturer warranties for materials purchased for purposes of this Agreement, all Work provided by the Contractor pursuant to this Agreement shall be warranted for two (2) years from the date of acceptance of the Work by the District. The Contractor shall replace or repair warranted items to the District's satisfaction and in the District's discretion. Neither final acceptance of the Work, nor final payment therefore, nor any provision of the Agreement shall relieve the Contractor of responsibility for defective or deficient materials or Work. If any of the materials or Work are found to be defective, deficient or not in accordance with the Agreement, the Contractor shall correct, remove and replace it promptly after receipt of a written notice from the District and correct and pay for any other damage resulting therefrom to District property or the property of landowners within the District.

SECTION 5. PERMITS AND LICENSES. All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

SECTION 6. INSURANCE.

- A.** The Contractor shall maintain throughout the term of this Agreement the following insurance:
- 1.** Worker's Compensation Insurance in accordance with the laws of the State of Florida.
 - 2.** Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than One Million Dollars (\$1,000,000) combined single limit bodily injury and property damage liability, and covering at least the following hazards:
 - i.** Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation.
 - 3.** Employer's Liability Coverage with limits of at least One Million Dollars (\$1,000,000) per accident or disease.
 - 4.** Automobile Liability Insurance for bodily injuries in limits of not less than One Million Dollars (\$1,000,000) combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

- B. The District, its staff, consultants, officers, and supervisors shall be named as additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, 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.
- C. If the Contractor fails to have secured and maintained the required insurance, the District has the right but not the obligation to secure such required insurance in which event the 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 7. INDEMNIFICATION.

- A. The Contractor agrees to defend, indemnify, and hold harmless the District and its 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 Work to be performed by the 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, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees, expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District.

SECTION 8. 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 9. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the 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 the 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 10. LIENS AND CLAIMS. The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The 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 the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the 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 11. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

SECTION 12. 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 13. 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 14. TERMINATION. The District agrees that the Contractor may terminate this Agreement with cause by providing thirty (30) 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. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, the 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 the Contractor.

SECTION 15. ASSIGNMENT. Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

SECTION 16. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the 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. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the 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 17. 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 18. ENFORCEMENT OF AGREEMENT. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity. In the event that either the District or the 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 and expert witness fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 19. 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 20. 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 the Parties.

SECTION 21. 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 22. 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 the District:** Wiregrass Community Development District

3434 Colwell Avenue, Suite 200
Tampa, Florida 33614
Attn: District Manager

With a copy to:

Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

B. If to the Contractor:

Timmons Contracting, Inc.
6204 33rd Street E.
Bradenton, Florida 34203
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 the Contractor may deliver Notices on behalf of the District and the 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 23. 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 24. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be Pasco County, Florida.

SECTION 25. COMPLIANCE WITH PUBLIC RECORDS LAWS. The 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, the 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*. The Contractor acknowledges that the designated public records custodian for the District is **Sean Craft** (“**Public Records Custodian**”). Among other

requirements and to the extent applicable by law, the 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 the 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 the 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 the Contractor, the 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 CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 994-1001, SCRAFT@RIZZETTA.COM, 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614.

SECTION 26. 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 27. 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 28. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Additionally, the Parties acknowledge and agree that the Agreement may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. Without limitation, "electronic signature" shall include faxed versions of an original signature, electronically scanned and transmitted versions (e.g. via PDF) of an original signature, or signatures created in a digital format.

SECTION 29. 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, the 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, the 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. The 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 30. 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 31. SCRUTINIZED COMPANIES STATEMENT. The Contractor certifies it: (i) is not in violation of Section 287.135, *Florida Statutes*; (ii) is not on the Scrutinized Companies with Activities in Sudan List; (iii) is not on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; (iv) does not have business operations in Cuba or Syria; (v) is not on the Scrutinized Companies that Boycott Israel List; and (vi) is not participating in a boycott of Israel. If the Contractor is found to have submitted a false statement with regards to the prior sentence, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or the Scrutinized Companies that Boycott Israel List, has engaged in business operations in Cuba or Syria, and/or has engaged in a boycott of Israel, the District may immediately terminate the Agreement.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

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

**WIREGRASS COMMUNITY
DEVELOPMENT DISTRICT**

Chairperson, Board of Supervisors

TIMMONS CONTRACTING, INC.

By: _____
Its: _____

Exhibit A: Scope of Work

Exhibit A

Scope of Work



6204 33rd Street East Bradenton, FL 34203

Office (941) 755-4312 Fax (941) 758-7184

March 11th, 2025

Wiregrass Community Development District
3434 Colwell Ave.
Suite 200
Tampa, FL 33614

Persimmon Park Ph. 3
Pasco County, FL
Plans dated: 8/13/2024

Gravity Wall per FDOT Index 400-011 (Scheme 1) (2' Max Exposed Height)

- a. Excavate, dewater and install bedding stone as needed.
- b. Form & pour Gravity Wall per FDOT Standard Plan 400-011 & Civil plan EL.
- c. Strip forms and patch walls.

Approx. 235 LF 235 LF @ \$209.00 P/LF \$49,115.00

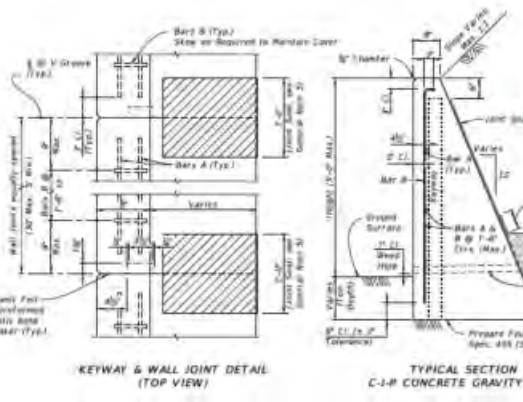
Note: Walls are Cast in Place form Finish. No applied coatings included. Ardurra note #22 excluded.

Special Conditions: Bond (add 1.75% if required), permits, fees, testing, inspections, survey, as-builts, erosion control, engineering, handrail, fence, backfilling, or MOT is **NOT** included above. Pricing Valid 30 Days from date above.

If you have any questions, please contact our office

Sincerely,

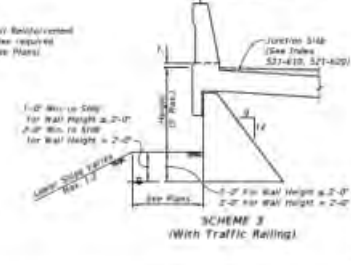
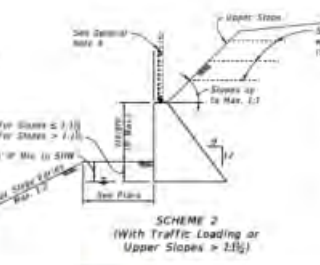
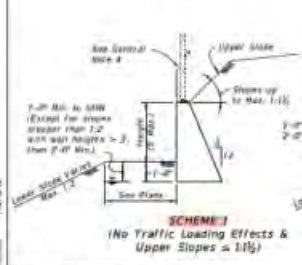
Troy Timmons



ESTIMATED QUANTITIES FOR C-I-P WALL

HEIGHT (FT.)	PER LINEAR FOOT OF WALL			WEEP HOLES & DRAIN REQD.
	CLASS NO CONCRETE (CY)			
	SCHEME 1	SCHEME 2	SCHEME 3	
2	0.08	0.11 (0.20%)	0.02	3 (1%)
3	0.08	0.20 (0.27%)	0.09	4 (1%)
4	0.32	0.33 (0.47%)	0.29	5 (1%)
6	0.32 (0.43%)	0.67 (0.83%)	0.43	6 (1%)
8	0.43 (0.53%)	0.83 (1.02%)	0.62	7 (1%)

- GENERAL NOTES**
- C-I-P Gravity Walls constructed as extension of reinforced concrete retaining walls, except for walls of temporary design, provide the same face finish and finish as the reinforced concrete retaining wall.
 - Use Class NS Concrete For Gravity Wall per Specifications 385. Concrete for Scheme 3 Junction Slab and Traffic Railing shall be Class II per Specification 346, unless otherwise specified in the plans.
 - Reinforcing steel meets the requirements of Specification 311 (Grade 40 or 60). Deformed and Deformed Wire Reinforcement (DWRF) may be substituted as an equal area Bar. Do not increase bar count spacing for Grade 40 reinforcing steel or DWRF.
 - When required, for adjacent guardrail, see Index 313-070 or 313-080 as appropriate, for adjacent Type B Fence see Index 550-002.
 - Joint Seal: Provide and install organic base trimmer or Type D-3 sealant in accordance with Specifications 400 and 314 respectively. Seal all contact surfaces of concrete and Drainage Foot or concrete with cast-in-place asphalt. Seal Organic Foot or geotextile @ bottom top of wall.
 - Provide a continuous 1/2" clear gravel or crushed rock drain for wall heights 3 ft. and higher. Wrap drainage layer as shown with Type D-3 geotextile in accordance with Specification 314. Provide 1/2" galvanized mesh with 12" openings at the inside end of the PVC Drain Pipe. Provide 2" PVC Drain Pipe (S&S, 40) at 10 ft. max. spacing (when drainage layer is required). Locate outermost edge of Drain Pipe a minimum of 2'-0" from wall joint.
 - Cost of reinforcing steel, face finish, form, joint seal, drain pipe, drainage layer, galvanized mesh and geotextile to be included in the Contract Unit Price for Concrete Traffic Railing. Barreling with Junction Slab. All items relative to fence to be bid for separately.



BILL OF REINFORCING STEEL

MARK	SIZE	LENGTH
A	#4	As Req'd
B	#4	As Req'd

BAR BENDING DIAGRAM

Tab 13



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** April 25th, 2025 @ 10:00 AM

**District
Manager's
Report**

March 28

2025

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<u>FINANCIAL SUMMARY</u>	<u>2/28/2025</u>
General Fund Cash & Investment Balance:	\$964,871
Irrigation Fund Cash & Investment Balance:	\$783,229
Reserve Fund Cash & Investment Balance:	\$43,937
Debt Service Fund Investment Balance:	\$4,164,068
Total Cash and Investment Balances:	\$5,956,105
General Fund Expense Variance: \$62,260	Under Budget

Tab 14

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The Board accepted the resignation of Hatcher Porter.

On a motion by Mr. Bill Porter, and seconded by Ms. Haley Porter, with all in favor, the Board of Supervisors accepted the resignation of Hatcher Porter, for the Wiregrass Community Development District.

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THIRD ORDER OF BUSINESS

Appointment of Open Board Seat

The Board appointed Kyle Larsen to serve as Assistant Secretary for the District. Mr. Larsen will fill Seat #5 which was previously vacated by Caitlyn Porter. He will serve the remainder of the term set to expire in November 2026.

On a motion by Mr. Bill Porter, and seconded by Mr. Roberts, with all in favor, the Board of Supervisors appointed Kyle Larsen to serve as Assistant Secretary for the remainder of the term set to expire in November 2026, for the Wiregrass Community Development District.

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FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-04; Re-designating Officers of the District

The Board approved a motion to have Haley Porter serve as the Vice Chairperson of the District and approved Resolution 2025-04; Redesignating Officers of the District.

On a motion by Mr. Bill Porter, and seconded by Mr. Roberts, with all in favor, the Board of Supervisors approved Resolution 2025-04; Re-designating Officers of the District as stated above, for the Wiregrass Community Development District.

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FIFTH ORDER OF BUSINESS

Discussion of Banking Changes for Invested Funds

The Board tabled this discussion for a later date.

SIXTH ORDER OF BUSINESS

Ratification of Audit Engagement Letter

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On a motion by Mr. Bill Porter, and seconded by Mr. Roberts, with all in favor, the Board of Supervisors ratified the Audit Engagement Letter from Berger, Toombs, Elam, Gaines and Frank for Fiscal Year ending 2024, for the Wiregrass Community Development District.

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SEVENTH ORDER OF BUSINESS **Consideration of Resolution
2025-05; Ratifying Bonds**

On a motion by Mr. Bill Porter, and seconded by Ms. Haley Porter, with all in favor, the Board of Supervisors approved Resolution 2025-05; ratifying the Series 2024 capital improvement bonds, for the Wiregrass Community Development District.

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The Board also approved a proposal from South State Bank to refinance the Series 2014 Bond and requested that MBS Capital Markets inquire with South State Bank whether they would be willing to match the 4% interest currently being offered by Valley Bank for the district's invested funds.

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EIGHTH ORDER OF BUSINESS **Consideration of Contract for
Landscape Inspection Services**

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The Board approved the Landscape Inspection Services contract with Rizzetta & Company as presented and provided direction to John Toborg to begin the process of putting landscaping services for the district out to bid.

On a motion by Mr. Roberts, and seconded by Mr. Bill Porter, with all in favor, the Board of Supervisors approved the Contract for Landscape Inspection Services with Rizzetta & Company, as stated above, for the Wiregrass Community Development District.

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NINTH ORDER OF BUSINESS **Consideration of Landscape &
Irrigation Maintenance Services
Agreement with Sunrise
Landscaping**

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The Board decided not to execute the Agreement for Landscape & Irrigation Maintenance Services prepared by District Counsel at this time and to maintain a month-to month service agreement with Sunrise Landscaping until further notice.

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iii. Consideration of Addendum to Agreement with Burgess Civil

On a motion by Mr. Bill Porter, and seconded by Ms. Haley Porter, with all in favor, the Board of Supervisors approved the Addendum to Agreement with Burgess Civil relating to Persimmon Park Phase 3 Construction, for the Wiregrass Community Development District.

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iv. Consideration of Assignment of Agreement with GHD Services Inc. for Construction Materials Testing

On a motion by Mr. Bill Porter, and seconded by Ms. Haley Porter, with all in favor, the Board of Supervisors approved the Assignment of Agreement with GHD Services Inc. for Construction Materials Testing relating to Persimmon Park Phase 3 Construction, for the Wiregrass Community Development District.

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v. Consideration of Addendum of Agreement with GHD Services Inc. for Construction Materials Testing

On a motion by Mr. Bill Porter, and seconded by Ms. Haley Porter, with all in favor, the Board of Supervisors approved the Addendum of Agreement with GHD Services Inc. for Construction Materials Testing relating to Persimmon Park Phase 3 Construction, for the Wiregrass Community Development District.

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vi. Consideration of Acquisition of Work Product and Payment of Construction Services to Date:

a. Review of Summary Acquisition and Reimbursement

On a motion by Mr. Roberts, and seconded by Ms. Bill Porter, with all in favor, the Board of Supervisors approved the Summary Acquisition and Reimbursement Services to date relating to Persimmon Park Phase 3 Construction, for the Wiregrass Community Development District.

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b. Consideration of Bill of Sale for Work Product

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On a motion by Mr. Bill Porter, and seconded by Mr. Roberts, with all in favor, the Board of Supervisors approved the Bill of Sale for Work Product relating to Persimmon Park Phase 3 Construction, for the Wiregrass Community Development District.

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vii. Consideration of CO#2 regarding Performance Bond

On a motion by Mr. Bill Porter, and seconded by Mr. Larsen, with all in favor, the Board of Supervisors approved Change Order #2 regarding Performance Bond, as presented, for the Wiregrass Community Development District.

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TWELFTH ORDER OF BUSINESS

Staff Reports

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A. District Counsel

Ms. Whelan shared her report with the report with the Board.

B. District Engineer

No Report

C. Construction Manager

Mr. Sheridan shared his report with the Board.

D. District Manager

Mr. Craft presented the District Manager's report to the Board of Supervisors and announced the next meeting is scheduled to be held on March 28, 2025, at 10:00 a.m. at the offices of Rizzetta & Company, 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544.

Mr. Craft also reviewed the 4th Quarter Website Compliance Report with the Board stating that the website is in full compliance with no issues.

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THIRTEENTH ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors Meeting held on
December 9, 2024**

On a motion by Mr. Bill Porter, and seconded by Mr. Roberts, with all in favor, the Board of Supervisors approved the December 9, 2024, Board of Supervisors Special Meeting Minutes, as presented, for the Wiregrass Community Development District.

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FOURTEENTH ORDER OF BUSINESS **Consideration of the Operation and Maintenance Expenditures for October, November and December 2024 and January 2025**

On a motion by Mr. Bill Porter, and seconded by Ms. Haley Porter, with all in favor, the Board of Supervisors ratified the October (\$68,544.05), November (\$83,712.84) and December 2024 (\$78,257.57) and January 2025 (\$97,252.85) Operation and Maintenance Expenditures, for the Wiregrass Community Development District.

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FIFTEENTH ORDER OF BUSINESS **Supervisors Requests**

There were no Supervisor requests.

SIXTEENTH ORDER OF BUSINESS **Adjournment**

Mr. Craft stated that if there was no further business to come before the Board of Supervisors, then a motion to adjourn would be in order.

On a motion by Mr. Bill Porter, and seconded by Ms. Haley Porter, with all in favor, the Board of Supervisors adjourned the meeting at 11:06 a.m., for the Wiregrass Community Development District.

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Assistant Secretary/Secretary

Chair/Vice Chair

Tab 15

Wiregrass Community Development District



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

Operations and Maintenance Expenditures February 2025 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2025 through February 28, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$80,822.24**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Wiregrass Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2025 Through February 28, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
AMTEC	300009	5808-02-25	Arbitrage Rebate Report Series 2014 02/25	\$ 450.00
Kutak Rock, LLP	300010	3525687	General/Monthly Legal Services 01/25	\$ 1,298.50
Rizzetta & Company, Inc.	300007	INV0000096872 IRR	District Management Services 02/25	\$ 551.25
Rizzetta & Company, Inc.	300008	INV0000096872	District Management Services 02/25	\$ 4,419.83
Sunrise Landscape	300011	11 31348	Lawn Maintenance 02/25	\$ 13,029.50
Terra Crafters Environmental LLC	300012	1052	Quarterly Mitigation Maintenance 06/24	\$ 1,600.00
Terra Crafters Environmental LLC	300012	1078	Quarterly Mitigation Maintenance 08/24	\$ 1,600.00
Terra Crafters Environmental LLC	300012	1105	Quarterly Mitigation Maintenance 11/24	\$ 1,600.00
Terra Crafters Environmental LLC	300013	1133	Quarterly Mitigation Maintenance 02/25	\$ 1,600.00
Wiregrass Irrigation, LLC	300006	105 01/25	Irrigation Fees 01/25	<u>\$ 54,673.16</u>
Report Total				<u>\$ 80,822.24</u>



AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
Avon, CT 06001
(T) 860-321-7521
(F) 860-321-7581

www.amteccorp.com

Client: Wiregrass Community Development District
 c/o Ms. Shandra Torres
 District Compliance Associate
 Rizzetta & Company
 3434 Colwell Ave, Ste 200
 Tampa, FL 33614

Invoice No. 5808-02-25

Date: February 14, 2025

For Professional Services:

Issue	Service	Fee
\$13,620,000 Wiregrass Community Development District (Pasco County, Florida), Capital Improvement Revenue Bonds, Series 2014	Rebate Report & Opinion	\$450
Total		\$450

PLEASE UPDATE YOUR RECORDS TO REFLECT OUR NEW BANK ACCOUNT NUMBER.

Please remit the total due to AMTEC (Tax ID: 06-1308917):

ACH/Wiring Instructions : Webster Bank
 ABA Routing Number : 211170101
 AMTEC Account Number : 4776372200

Please notify AMTEC at info@amteccorp.com upon completing the transaction.

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

February 18, 2025

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3525687

Client Matter No. 22823-1

Notification Email: eftgroup@kutakrock.com

Lynn Hayes

Wiregrass CDD

Rizzetta & Company, Inc.

Suite 100

5844 Old Pasco Road

Wesley Chapel, FL 33544

Invoice No. 3525687

22823-1

Re: General Counsel/Monthly Meeting

For Professional Legal Services Rendered

01/06/25	J. Gillis	0.30	54.00	Review and update project status and completion chart; confer with staff regarding same
01/07/25	L. Whelan	0.10	32.00	Confer with staff regarding FY 24 auditor engagement letter
01/09/25	L. Whelan	0.10	32.00	Confer with staff regarding form of Rizzetta operations service contract
01/10/25	L. Whelan	0.10	32.00	Review tentative agenda for January Board meeting
01/13/25	J. Gillis	0.40	72.00	Draft resolution ratifying sale of Series 2024 bonds
01/14/25	J. Gillis	0.10	18.00	Finalize resolution ratifying sale of Series 2024 bonds and coordinate dissemination of same
01/14/25	L. Whelan	0.10	32.00	Review draft resolution ratifying Series 2024 bonds
01/17/25	J. Gillis	0.10	18.00	Research matters relating to 2026 election
01/17/25	L. Whelan	0.20	64.00	Prepare for January Board meeting
01/19/25	G. Lovett	0.50	132.50	Monitor legislative process relating to matters impacting special districts

KUTAK ROCK LLP

Wiregrass CDD

February 18, 2025

Client Matter No. 22823-1

Invoice No. 3525687

Page 2

01/20/25	L. Whelan	0.30	96.00	Confer with staff regarding quorum matters relative to January Board meeting; review December financial statements; review draft agreement for landscape inspection services and confer with staff regarding same
01/21/25	L. Whelan	0.30	96.00	Confer regarding January meeting quorum matters; review notice of cancellation of January Board meeting
01/22/25	J. Gillis	0.60	108.00	Review landscape inspection services agreement with Rizzetta; confer with staff regarding same
01/22/25	L. Whelan	0.20	64.00	Confer with staff regarding landscape maintenance agreement; review status of outstanding district matters
01/24/25	J. Gillis	0.60	108.00	Draft landscape and irrigation maintenance agreement with SR Landscaping; confer with staff regarding same
01/24/25	L. Whelan	0.10	32.00	Confer with Craft regarding 2025 property tax exemption forms
01/29/25	J. Gillis	0.60	108.00	Review and revise landscape inspection services agreement with Rizzetta and confer with staff regarding same
01/29/25	L. Whelan	0.30	96.00	Review draft landscape maintenance agreement; review FY 24 draft audit report
01/30/25	J. Gillis	0.40	72.00	Review and revise landscape inspection services agreement with Rizzetta; confer with staff regarding same
01/31/25	L. Whelan	0.10	32.00	Review draft landscape maintenance agreement and distribute same
TOTAL HOURS		5.50		

KUTAK ROCK LLP

Wiregrass CDD

February 18, 2025

Client Matter No. 22823-1

Invoice No. 3525687

Page 3

TOTAL FOR SERVICES RENDERED \$1,298.50

TOTAL CURRENT AMOUNT DUE \$1,298.50

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

Invoice

Date	Invoice #
2/2/2025	INV0000096872

Bill To:

WIREGRASS CDD 3434 Colwell Avenue, Suite 200 Tampa FL 33614

Services for the month of	Terms	Client Number
February	Upon Receipt	00970

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,686.83	\$1,686.83
Administrative Services	1.00	\$283.92	\$283.92
Dissemination Services	1.00	\$583.33	\$583.33
Financial & Revenue Collections	1.00	\$330.75	\$330.75
Landscape Consulting Services	1.00	\$700.00	\$700.00
Management Services	1.00	\$1,286.25	\$1,286.25
Website Compliance & Management	1.00	\$100.00	\$100.00
Subtotal			\$4,971.08
Total			\$4,971.08



5100 W Kennedy Blvd
 Ste 325
 Tampa, FL 33609

Invoice 11 31348

PO#	Date
	02/01/2025
Sales Rep	Terms
Paul Vlna	Net 30

Bill To
Wiregrass CDD 3434 Colwell Ave Suite 200 Tampa, FL 33614

Property Address
Wiregrass Ranch CDD Pointe Pleasant Blvd Wesley Chapel, FL 33544

Item	Qty / UOM	Rate	Ext. Price	Amount
#19442 - Landscape Maintenance Contract February 2025				\$13,029.50

Total	\$13,029.50
Credits/Payments	(\$0.00)
Balance Due	\$13,029.50

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$13,029.50	\$0.00	\$0.00	\$0.00	\$0.00

INVOICE

Terra Crafters Environmental LLC
2220 Springrain Dr
Clearwater, FL 33763

justin@terrecraftersenvironmental.com
+1 (727) 643-1562



Bill to
Wiregrass CDD c/o Rizetta & Company, Inc.
5844 Old Pasco Road, Suite 100
Wesley Chapel, Florida 33544
United States

Ship to
Wiregrass CDD c/o Rizetta & Company, Inc.
5844 Old Pasco Road, Suite 100
Wesley Chapel, Florida 33544
United States

Invoice details

Invoice no.: 1052
Terms: Due on receipt
Invoice date: 06/03/2024
Due date: 06/03/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Mitigation Maintenance	Quarterly Event	1	\$1,600.00	\$1,600.00

Total **\$1,600.00**

Overdue 06/03/2024

INVOICE

Terra Crafters Environmental LLC
2220 Springrain Dr
Clearwater, FL 33763

justin@terrecraftersenvironmental.com
+1 (727) 643-1562



Bill to

Wiregrass CDD c/o Rizetta & Company, Inc.
5844 Old Pasco Road, Suite 100
Wesley Chapel, Florida 33544
United States

Ship to

Wiregrass CDD c/o Rizetta & Company, Inc.
5844 Old Pasco Road, Suite 100
Wesley Chapel, Florida 33544
United States

Invoice details

Invoice no.: 1078
Terms: Due on receipt
Invoice date: 08/30/2024
Due date: 08/30/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Mitigation Maintenance	Quarterly Event	1	\$1,600.00	\$1,600.00

Total **\$1,600.00**

Overdue 08/30/2024

INVOICE

Terra Crafters Environmental LLC
2220 Springrain Dr
Clearwater, FL 33763

justin@terrecraftersenvironmental.com
+1 (727) 643-1562



Bill to
Wiregrass CDD c/o Rizetta & Company, Inc.
5844 Old Pasco Road, Suite 100
Wesley Chapel, Florida 33544
United States

Ship to
Wiregrass CDD c/o Rizetta & Company, Inc.
5844 Old Pasco Road, Suite 100
Wesley Chapel, Florida 33544
United States

Invoice details

Invoice no.: 1105
Terms: Due on receipt
Invoice date: 11/26/2024
Due date: 11/26/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Mitigation Maintenance	Quarterly Event	1	\$1,600.00	\$1,600.00
					Total	\$1,600.00
					Overdue	11/26/2024

INVOICE

Terra Crafters Environmental LLC
2220 Springrain Dr
Clearwater, FL 33763

justin@terrecraftersenvironmental.co
m
+1 (727) 643-1562



Bill to

Wiregrass CDD c/o Rizetta & Company, Inc.
5844 Old Pasco Road, Suite 100
Wesley Chapel, Florida 33544
United States

Ship to

Wiregrass CDD c/o Rizetta & Company, Inc.
5844 Old Pasco Road, Suite 100
Wesley Chapel, Florida 33544
United States

Invoice details

Invoice no.: 1133
Terms: Due on receipt
Invoice date: 02/24/2025
Due date: 02/24/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Sales	Quarterly Event - 1st Quarter 2025	1	\$1,600.00	\$1,600.00
					Total	\$1,600.00

Wiregrass Irrigation, LLC

3717 Turman Loop, Suite 102
Wesley Chapel, FL 33544
P: 813-973-7491

INVOICE

Invoice No.: 105
Invoice Date: 2/1/25

BILL TO:

Wiregrass CDD
3844 Old Pasco Road, Suite 100
Wesley Chapel, FL 33544

DESCRIPTION	AMOUNT
The Ridge January 2025 Trim Invoice	\$24,699.31
The Arbors January 2025 Trim Invoice	\$8,253.77
Windermere Estates January 2025 Trim Invoice	\$2,015.75
Altis January 2025 Trim Invoice	\$2,292.50
Audi January 2025 Trim Invoice	\$149.18
Beach House January 2025 Trim Invoice	\$388.25
North Tampa Behavioral Health January 2025 Trim Invoice	\$122.00
Fairfield Inn January 2025 Trim Invoice	\$267.25
Morningstar Storage January 2025 Trim Invoice	\$85.75
Culver's January 2025 Trim Invoice	\$184.50
Kiddie Academy January 2025 Trim Invoice	\$25.00
Persimmon Park January 2025 Trim Invoice	\$13,988.59
7-Eleven January 2025 Trim Invoice	\$70.93
Cooper's Hawk Winery & Restaurant January 2025 Trim Invoice	\$25.00
Wiregrass M14B 2024 January 2025 Trim Invoice	\$60.75
Florida Cancer Specialists January 2025 Trim Invoice	\$965.63
Daybreak Market January 2025 Trim Invoice	\$1,079.00

TOTAL \$54,673.16

Make all checks payable to WIREGRASS IRRIGATION, LLC

PARCEL	LOT	ACTUAL FRONTAGE	LOT SIZE	ADDRESS	BASE MONTHLY RATE	TOWNHOME AREA CONTRIBUTION PER MONTH	COMMON AREA CONTRIBUTION PER MONTH	TOTAL
202619002001000010	1	30	30-40	28493 COZY CREEK DR	\$ 32.45	\$ -	\$ 10.42	\$ 42.87
202619002001000020	2	30	30-40	28489 COZY CREEK DR	\$ 32.45	\$ -	\$ 10.42	\$ 42.87
202619002001000030	3	32	30-40	28485 COZY CREEK DR	\$ 32.45	\$ -	\$ 10.42	\$ 42.87
202619002001000040	4	32	30-40	28481 COZY CREEK DR	\$ 32.45	\$ -	\$ 10.42	\$ 42.87
202619002001000050	5	35	30-40	28477 COZY CREEK DR	\$ 32.45	\$ -	\$ 10.42	\$ 42.87
202619002001000060	6	56	51-60	28473 COZY CREEK DR	\$ 39.00	\$ -	\$ 10.42	\$ 49.42
202619002001000070	7	32	30-40	28469 COZY CREEK DR	\$ 32.45	\$ -	\$ 10.42	\$ 42.87
202619002001000080	8	32	30-40	28465 COZY CREEK DR	\$ 32.45	\$ -	\$ 10.42	\$ 42.87
202619002001000090	9	37	30-40	28463 COZY CREEK DR	\$ 32.45	\$ -	\$ 10.42	\$ 42.87
202619002002000010	10	32	30-40	28432 PLEASANT BAY LP	\$ 32.45	\$ -	\$ 10.42	\$ 42.87
202619002002000020	11	32	30-40	28438 PLEASANT BAY LP	\$ 32.45	\$ -	\$ 10.42	\$ 42.87
202619002002000030	12	32	30-40	28442 PLEASANT BAY LP	\$ 32.45	\$ -	\$ 10.42	\$ 42.87
202619002002000040	13	32	30-40	28446 PLEASANT BAY LP	\$ 32.45	\$ -	\$ 10.42	\$ 42.87
202619002002000050	14	32	30-40	28452 PLEASANT BAY LP	\$ 32.45	\$ -	\$ 10.42	\$ 42.87
202619002002000060	15	44	41-50	28456 PLEASANT BAY LP	\$ 38.73	\$ -	\$ 10.42	\$ 49.15
202619002002000070	16	63	61-70	28460 PLEASANT BAY LP	\$ 42.27	\$ -	\$ 10.42	\$ 52.69
202619002002000080	17	77	71-80	28484 PLEASANT BAY LP	\$ 45.55	\$ -	\$ 10.42	\$ 55.97
202619002002000090	18	69	61-70	28500 PLEASANT BAY LP	\$ 42.27	\$ -	\$ 10.42	\$ 52.69
202619002002000100	19	64	61-70	28514 PLEASANT BAY LP	\$ 42.27	\$ -	\$ 10.42	\$ 52.69
202619002002000110	20	32	30-40	28522 PLEASANT BAY LP	\$ 32.45	\$ -	\$ 10.42	\$ 42.87
202619002002000120	21	32	30-40	28530 PLEASANT BAY LP	\$ 32.45	\$ -	\$ 10.42	\$ 42.87
202619002002000130	22	32	30-40	28538 PLEASANT BAY LP	\$ 32.45	\$ -	\$ 10.42	\$ 42.87
202619002003000000	23	N/A	N/A	28435 PLEASANT BAY LP	\$ -	\$ -	\$ -	\$ -
202619002003000010	24	37	30-40	28648 TRANQUIL LAKE CIR	\$ 32.45	\$ -	\$ 10.42	\$ 42.87
202619002003000020	25	32	30-40	28642 TRANQUIL LAKE CIR	\$ 32.45	\$ -	\$ 10.42	\$ 42.87
202619002003000030	26	32	30-40	28638 TRANQUIL LAKE CIR	\$ 32.45	\$ -	\$ 10.42	\$ 42.87
202619002003000040	27	546	30-40	28632 TRANQUIL LAKE CIR	\$ 32.45	\$ -	\$ 10.42	\$ 42.87
202619002003000050	28	32	30-40	28628 TRANQUIL LAKE CIR	\$ 32.45	\$ -	\$ 10.42	\$ 42.87
202619002003000060	29	32	30-40	28622 TRANQUIL LAKE CIR	\$ 32.45	\$ -	\$ 10.42	\$ 42.87
202619002003000070	30	30	30-40	28618 TRANQUIL LAKE CIR	\$ 32.45	\$ -	\$ 10.42	\$ 42.87
202619002004000000	31	N/A	N/A	COMMON AREA	\$ -	\$ -	\$ -	\$ -
202619002004000010	32	N/A	N/A	28495 PLEASANT BAY LP	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
202619002004000020	33	N/A	N/A	28509 PLEASANT BAY LP	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
202619002004000030	34	N/A	N/A	28511 PLEASANT BAY LP	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
202619002004000040	35	N/A	N/A	28517 PLEASANT BAY LP	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
202619002004000050	36	N/A	N/A	28523 PLEASANT BAY LP	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
202619002004000060	37	N/A	N/A	28531 PLEASANT BAY LP	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
202619002004000070	38	N/A	N/A	28580 TRANQUIL LAKE CIR	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
202619002004000080	39	N/A	N/A	28574 TRANQUIL LAKE CIR	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
202619002004000090	40	N/A	N/A	28569 TRANQUIL LAKE CIR	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
202619002004000100	41	N/A	N/A	28564 TRANQUIL LAKE CIR	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
202619002004000110	42	N/A	N/A	28562 TRANQUIL LAKE CIR	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
202619002004000120	43	N/A	N/A	28558 TRANQUIL LAKE CIR	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
202619002004000130	44	N/A	N/A	28548 TRANQUIL LAKE CIR	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
202619002004000140	45	N/A	N/A	28546 TRANQUIL LAKE CIR	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
202619002004000150	46	N/A	N/A	28544 TRANQUIL LAKE CIR	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
202619002004000160	47	N/A	N/A	28542 TRANQUIL LAKE CIR	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
202619002004000170	48	N/A	N/A	28540 TRANQUIL LAKE CIR	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
202619002004000180	49	N/A	N/A	28536 TRANQUIL LAKE CIR	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
202619002004000190	50	N/A	N/A	28534 TRANQUIL LAKE CIR	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
202619002004000200	51	N/A	N/A	28522 TRANQUIL LAKE CIR	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
202619002004000210	52	N/A	N/A	28520 TRANQUIL LAKE CIR	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
202619002004000220	53	N/A	N/A	28518 TRANQUIL LAKE CIR	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
202619002004000230	54	N/A	N/A	28516 TRANQUIL LAKE CIR	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
202619002004000240	55	N/A	N/A	28514 TRANQUIL LAKE CIR	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
202619002004000250	56	N/A	N/A	28510 TRANQUIL LAKE CIR	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
202619002004000260	57	N/A	N/A	28508 TRANQUIL LAKE CIR	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
202619002004000270	58	N/A	N/A	28506 TRANQUIL LAKE CIR	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
202619002004000280	59	N/A	N/A	28504 TRANQUIL LAKE CIR	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
202619002004000290	60	N/A	N/A	28502 TRANQUIL LAKE CIR	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
202619002004000300	61	N/A	N/A	28500 TRANQUIL LAKE CIR	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
202619002004000310	62	N/A	N/A	28496 TRANQUIL LAKE CIR	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
202619002004000320	63	N/A	N/A	28494 TRANQUIL LAKE CIR	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
202619002004000330	64	N/A	N/A	28492 TRANQUIL LAKE CIR	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
202619002004000340	65	N/A	N/A	28489 TRANQUIL LAKE CIR	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
202619002004000350	66	N/A	N/A	28488 TRANQUIL LAKE CIR	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
202619002004000360	67	N/A	N/A	28486 TRANQUIL LAKE CIR	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
202619002004000370	68	N/A	N/A	3308 GENTLE DELL CT	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
202619002004000380	69	N/A	N/A	3300 GENTLE DELL CT	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
202619002004000390	70	N/A	N/A	3296 GENTLE DELL CT	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
202619002004000400	71	N/A	N/A	3290 GENTLE DELL CT	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
202619002005000000	72	N/A	N/A	COMMON AREA	\$ -	\$ -	\$ -	\$ -
202619002005000010	73	N/A	N/A	3280 GENTLE DELL CT	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
202619002005000020	74	N/A	N/A	3284 GENTLE DELL CT	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
202619002005000030	75	N/A	N/A	3288 GENTLE DELL CT	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
202619002005000040	76	N/A	N/A	3289 GENTLE DELL CT	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
202619002005000050	77	N/A	N/A	3285 GENTLE DELL CT	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
202619002005000060	78	N/A	N/A	3281 GENTLE DELL CT	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
202619002006000000	79	N/A	N/A	28417 PLEASANT BAY LP	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
202619002006000010	80	N/A	N/A	3291 GENTLE DELL CT	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
202619002006000020	81	N/A	N/A	3295 GENTLE DELL CT	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
202619002006000030	82	N/A	N/A	3303 GENTLE DELL CT	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
202619002006000040	83	N/A	N/A	3309 GENTLE DELL CT	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
202619002006000050	84	N/A	N/A	28450 TRANQUIL LAKE CIR	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
202619002006000060	85	N/A	N/A	28446 TRANQUIL LAKE CIR	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
202619002006000070	86	N/A	N/A	28442 TRANQUIL LAKE CIR	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
202619002006000080	87	N/A	N/A	28440 TRANQUIL LAKE CIR	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
202619002006000090	88	N/A	N/A	28436 TRANQUIL LAKE CIR	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
202619002006000100	89	N/A	N/A	28432 TRANQUIL LAKE CIR	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
202619002006000110	90	N/A	N/A	28430 TRANQUIL LAKE CIR	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
202619002006000120	91	N/A	N/A	28426 TRANQUIL LAKE CIR	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
202619002006000130	92	N/A	N/A	28420 TRANQUIL LAKE CIR	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
202619002006000140	93	N/A	N/A	28414 TRANQUIL LAKE CIR	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
202619002006000150	94	N/A	N/A	28408 TRANQUIL LAKE CIR	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
202619002006000160	95	N/A	N/A	28409 TRANQUIL LAKE CIR	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
202619002006000170	96	N/A	N/A	28394 TRANQUIL LAKE CIR	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
202619002006000180	97	N/A	N/A	28390 TRANQUIL LAKE CIR	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
202619002006000190	98	N/A	N/A	28391 PLEASANT BAY LP	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
202619002006000200	99	N/A	N/A	28397 PLEASANT BAY LP	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
202619002006000210	100	N/A	N/A	28401 PLEASANT BAY LP	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
202619002006000220	101	N/A	N/A	28409 PLEASANT BAY LP	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
202619002006000230	102	N/A	N/A	28413 PLEASANT BAY LP	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
202619002006000240	103	N/A	N/A	28419 PLEASANT BAY LP	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
202619002006000250	104	N/A	N/A	28421 PLEASANT BAY LP	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
202619002006000270	106	N/A	N/A	28425 PLEASANT BAY LP	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
202619002006000280	107	N/A	N/A	28427 PLEASANT BAY LP	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
202619002006000290	108	N/A	N/A	28429 PLEASANT BAY LP	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
202619002006000300	109	N/A	N/A	28431 PLEASANT BAY LP	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
202619002007000000	110	N/A	N/A	COMMON AREA	\$ -	\$ -	\$ -	\$ -
202619002007000010	111	N/A	N/A	28561 TRANQUIL LAKE CIR	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
202619002007000020	112	N/A	N/A	28567 TRANQUIL LAKE CIR	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
202619002007000030	113	N/A	N/A	28573 TRANQUIL LAKE CIR	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
202619002007000040	114	N/A	N/A	28575 TRANQUIL LAKE CIR	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
202619002007000050	115	N/A	N/A	28579 TRANQUIL LAKE CIR	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
202619002007000060	116	N/A	N/A	28585 TRANQUIL LAKE CIR	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
2026190020070000								

PARCEL	LOT	ACTUAL FRONTAGE	LOT SIZE	ADDRESS	BASE MONTHLY RATE	TOWNHOME AREA CONTRIBUTION PER MONTH	COMMON AREA CONTRIBUTION PER MONTH	TOTAL
2026190020038000050	140	N/A	N/A	28491 TRANQUIL LAKE CIR	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
2026190020080000060	141	N/A	N/A	28489 TRANQUIL LAKE CIR	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
2026190020080000070	142	N/A	N/A	28485 TRANQUIL LAKE CIR	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
2026190020080000080	143	N/A	N/A	28483 TRANQUIL LAKE CIR	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
2026190020080000090	144	N/A	N/A	28481 TRANQUIL LAKE CIR	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
2026190020080000100	145	N/A	N/A	28479 TRANQUIL LAKE CIR	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
2026190020080000110	146	N/A	N/A	28477 TRANQUIL LAKE CIR	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
2026190020080000120	147	N/A	N/A	28475 TRANQUIL LAKE CIR	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
2026190020080000130	148	N/A	N/A	28469 TRANQUIL LAKE CIR	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
2026190020080000140	149	N/A	N/A	28467 TRANQUIL LAKE CIR	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
2026190020080000150	150	N/A	N/A	28465 TRANQUIL LAKE CIR	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
2026190020080000160	151	N/A	N/A	28461 TRANQUIL LAKE CIR	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
2026190020080000170	152	N/A	N/A	28459 TRANQUIL LAKE CIR	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
2026190020080000180	153	N/A	N/A	28455 TRANQUIL LAKE CIR	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
2026190020090000000	154	N/A	N/A	COMMON AREA	\$ -	\$ -	\$ -	\$ -
2026190020090000000	155	N/A	N/A	COMMON AREA	\$ -	\$ -	\$ -	\$ -
2026190020011000000	156	N/A	N/A	28441 TRANQUIL LAKE CIR	\$ -	\$ -	\$ -	\$ -
2026190020012000000	157	N/A	N/A	COMMON AREA	\$ -	\$ -	\$ -	\$ -
2026190020013000000	158	N/A	N/A	COMMON AREA	\$ -	\$ -	\$ -	\$ -
2026190020014000000	159	N/A	N/A	COMMON AREA	\$ -	\$ -	\$ -	\$ -
2026190020015000000	160	N/A	N/A	COMMON AREA	\$ -	\$ -	\$ -	\$ -
2026190020499000020	161	N/A	N/A	COMMON AREA	\$ -	\$ -	\$ -	\$ -
202619002049900002A	162	N/A	N/A	COMMON AREA	\$ -	\$ -	\$ -	\$ -
202619002049900002B	163	N/A	N/A	COMMON AREA	\$ -	\$ -	\$ -	\$ -
202619002049900002C	164	N/A	N/A	COMMON AREA	\$ -	\$ -	\$ -	\$ -
				28461 PLEASANT BAY LP	\$ -	\$ -	\$ -	\$ -
				3483 WILDFLOWER VALLY LANE	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
				3477 WILDFLOWER VALLY LANE	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
				3473 WILDFLOWER VALLY LANE	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
				3467 WILDFLOWER VALLY LANE	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
				3507 WILDFLOWER VALLY LANE	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
				3503 WILDFLOWER VALLY LANE	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
				3495 WILDFLOWER VALLY LANE	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
				3491 WILDFLOWER VALLY LANE	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
				28407 GRASSLAND RANCH LANE	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
				28413 GRASSLAND RANCH LANE	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
				28417 GRASSLAND RANCH LANE	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
				28421 GRASSLAND RANCH LANE	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
				28427 GRASSLAND RANCH LANE	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
				28433 GRASSLAND RANCH LANE	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
				28437 GRASSLAND RANCH LANE	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
				28441 GRASSLAND RANCH LANE	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
				28412 GRASSLAND RANCH LANE	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
				28418 GRASSLAND RANCH LANE	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
				28422 GRASSLAND RANCH LANE	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
				28426 GRASSLAND RANCH LANE	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
				28430 GRASSLAND RANCH LANE	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
				28436 GRASSLAND RANCH LANE	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
				3455 SILENT GARDENS COVE	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
				3457 SILENT GARDENS COVE	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
				3463 SILENT GARDENS COVE	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
				3467 SILENT GARDENS COVE	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
				3471 SILENT GARDENS COVE	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
				3475 SILENT GARDENS COVE	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
				3489 SILENT GARDENS COVE	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
				3495 SILENT GARDENS COVE	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
				3501 SILENT GARDENS COVE	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
				3505 SILENT GARDENS COVE	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
				3509 SILENT GARDENS COVE	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
				3513 SILENT GARDENS COVE	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
				28449 GRASSLAND RANCH LANE	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
				28457 GRASSLAND RANCH LANE	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
				28461 GRASSLAND RANCH LANE	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
				3584 SILENT GARDENS COVE	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
				3576 SILENT GARDENS COVE	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
				3570 SILENT GARDENS COVE	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
				3562 SILENT GARDENS COVE	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34
				3554 SILENT GARDENS COLVE	\$ 6.25	\$ 13.67	\$ 10.42	\$ 30.34

Invoice No.: 105

VOLUME CHARGES CALCULATIONS							
METER NUMBER	PREVIOUS METER READ	NEW METER READ	AMOUNT USED	PRE-TRIM CREDIT (GALLONS)	SUBTOTAL (GALLONS)/1000	OPERATIONAL RATE	SUBTOTAL
15162136	21,540,000	22,305,000	765,000	0	765,000	\$ 2.75	\$ 2,103.75

EXISTING ACCOUNTS	\$ 6,150.02
VOLUME CHARGES	\$ 2,103.75
TOTAL DUE	\$ 8,253.77

INVOICE
WINDERMERE
WIREGRASS IRRIGATION TO CDD

2/3/2025

TR_ID	Parcel_ID	LOT TYPE	PHYSADR1	MONTHLY RATE	TOWNHOME AREA CONTRIBUTION PER MONTH	COMMON AREA CONTRIBUTION PER MONTH	TOTAL
29 26 20 0050 00000 2010	201	TOWNHOMES	2460 STAPLEFORD PLACE	\$ 6.25	\$ 7.11	\$ 10.51	\$ 23.87
29 26 20 0050 00000 2020	202	TOWNHOMES	2464 STAPLEFORD PLACE	\$ 6.25	\$ 7.11	\$ 10.51	\$ 23.87
29 26 20 0050 00000 2030	203	TOWNHOMES	2468 STAPLEFORD PLACE	\$ 6.25	\$ 7.11	\$ 10.51	\$ 23.87
29 26 20 0050 00000 2040	204	TOWNHOMES	2472 STAPLEFORD PLACE	\$ 6.25	\$ 7.11	\$ 10.51	\$ 23.87
29 26 20 0050 00000 2050	205	TOWNHOMES	2486 STAPLEFORD PLACE	\$ 6.25	\$ 7.11	\$ 10.51	\$ 23.87
29 26 20 0050 00000 2060	206	TOWNHOMES	2490 STAPLEFORD PLACE	\$ 6.25	\$ 7.11	\$ 10.51	\$ 23.87
29 26 20 0050 00000 2070	207	TOWNHOMES	2494 STAPLEFORD PLACE	\$ 6.25	\$ 7.11	\$ 10.51	\$ 23.87
29 26 20 0050 00000 2080	208	TOWNHOMES	2498 STAPLEFORD PLACE	\$ 6.25	\$ 7.11	\$ 10.51	\$ 23.87
29 26 20 0050 00000 2090	209	TOWNHOMES	2502 STAPLEFORD PLACE	\$ 6.25	\$ 7.11	\$ 10.51	\$ 23.87
29 26 20 0050 00000 2100	210	TOWNHOMES	2506 STAPLEFORD PLACE	\$ 6.25	\$ 7.11	\$ 10.51	\$ 23.87
20262800200010000000	100	COMMON AREAS		\$ -	\$ -	\$ -	\$ -
20262800200020000000	101	COMMON AREAS		\$ -	\$ -	\$ -	\$ -
20262800200030000000	102	COMMON AREAS		\$ -	\$ -	\$ -	\$ -
20262800200040000000	103	COMMON AREAS		\$ -	\$ -	\$ -	\$ -
20262800200050000000	104	COMMON AREAS		\$ -	\$ -	\$ -	\$ -
20262800200120000000	105	COMMON AREAS		\$ -	\$ -	\$ -	\$ -
20262800200170000000	106	COMMON AREAS		\$ -	\$ -	\$ -	\$ -
20262800200200000000	107	COMMON AREAS		\$ -	\$ -	\$ -	\$ -
2026290000001000140	108	COMMON AREAS		\$ -	\$ -	\$ -	\$ -
20262900200010000000	138	COMMON AREAS		\$ -	\$ -	\$ -	\$ -
20262900200020000000	139	COMMON AREAS		\$ -	\$ -	\$ -	\$ -
20262900200020000000S0	140	COMMON AREAS		\$ -	\$ -	\$ -	\$ -
20262900200060000000	141	COMMON AREAS	2560 STAPLEFORD PL	\$ -	\$ -	\$ -	\$ -
20262900200070000000	142	COMMON AREAS		\$ -	\$ -	\$ -	\$ -
20262900200110000000	143	COMMON AREAS		\$ -	\$ -	\$ -	\$ -
20262900200140000000	144	COMMON AREAS		\$ -	\$ -	\$ -	\$ -
20262900200150000000	145	COMMON AREAS		\$ -	\$ -	\$ -	\$ -
20262900200160000000	146	COMMON AREAS		\$ -	\$ -	\$ -	\$ -
20262900200190000000	147	COMMON AREAS		\$ -	\$ -	\$ -	\$ -
20262900200200000000	148	COMMON AREAS		\$ -	\$ -	\$ -	\$ -

Invoice No.: 105

VOLUME CHARGES CALCULATIONS							
METER NUMBER	PREVIOUS METER READ	NEW METER READ	AMOUNT USED	PRE-TRIM CREDIT (GALLONS)	SUBTOTAL (GALLONS)/1000	OPERATIONAL RATE	SUBTOTAL
15104761	34,599,000	34,832,000	233,000	0	233.000	\$ 2.75	\$ 640.75

EXISTING ACCOUNTS	\$ 1,375.00
VOLUME CHARGES	\$ 640.75
TOTAL DUE	\$ 2,015.75

INVOICE
PERSIMMON PARK
WIREGRASS IRRIGATION TO CDD

2/3/2025

19-26-20-0060-00000-1490	149	41' - 50'	28569	HILLCREST VALLOEY DRIVE	\$	35.73	\$	5.67	\$	41.40
19-26-20-0060-00000-1500	150	41' - 50'	28561	HILLCREST VALLOEY DRIVE	\$	35.73	\$	5.67	\$	41.40
19-26-20-0060-00000-1510	151	41' - 50'	28547	HILLCREST VALLOEY DRIVE	\$	35.73	\$	5.67	\$	41.40
19-26-20-0060-00000-1520	152	41' - 50'	28539	HILLCREST VALLOEY DRIVE	\$	35.73	\$	5.67	\$	41.40

19-26-20-0110-00000-1530	153	41' 50'	28649	HILLCREST VALLEY	\$	35.73	\$	5.67	\$	41.40
19-26-20-0110-00000-1540	154	41' 50'	28661	HILLCREST VALLEY	\$	35.73	\$	5.67	\$	41.40
19-26-20-0110-00000-1550	155	41' 50'	28673	HILLCREST VALLEY	\$	35.73	\$	5.67	\$	41.40
19-26-20-0110-00000-1560	156	41' 50'	28685	HILLCREST VALLEY	\$	35.73	\$	5.67	\$	41.40
19-26-20-0110-00000-1570	157	41' 50'	28697	HILLCREST VALLEY	\$	35.73	\$	5.67	\$	41.40
19-26-20-0110-00000-1580	158	41' 50'	28705	HILLCREST VALLEY	\$	35.73	\$	5.67	\$	41.40
19-26-20-0110-00000-1590	159	41' 50'	28717	HILLCREST VALLEY	\$	35.73	\$	5.67	\$	41.40
19-26-20-0110-00000-1600	160	41' 50'	28729	HILLCREST VALLEY	\$	35.73	\$	5.67	\$	41.40
19-26-20-0110-00000-1610	161	41' 50'	28741	HILLCREST VALLEY	\$	35.73	\$	5.67	\$	41.40
19-26-20-0110-00000-1620	162	51' 60'	28700	SWEET PERSIMMON DRIVE	\$	39.00	\$	5.67	\$	44.67
19-26-20-0110-00000-1630	163	30' 40'	28690	SWEET PERSIMMON DRIVE	\$	35.73	\$	5.67	\$	41.40
19-26-20-0110-00000-1640	164	41' 50'	28682	SWEET PERSIMMON DRIVE	\$	35.73	\$	5.67	\$	41.40
19-26-20-0110-00000-1650	165	41' 50'	28674	SWEET PERSIMMON DRIVE	\$	35.73	\$	5.67	\$	41.40
19-26-20-0110-00000-1660	166	41' 50'	28668	SWEET PERSIMMON DRIVE	\$	35.73	\$	5.67	\$	41.40
19-26-20-0110-00000-1670	167	41' 50'	28656	SWEET PERSIMMON DRIVE	\$	35.73	\$	5.67	\$	41.40
19-26-20-0110-00000-1680	168	41' 50'	28646	SWEET PERSIMMON DRIVE	\$	35.73	\$	5.67	\$	41.40
19-26-20-0110-00000-1690	169	51' 60'	28640	SWEET PERSIMMON DRIVE	\$	39.00	\$	5.67	\$	44.67
19-26-20-0110-00000-1700	170	41' 50'	3616	BERRY BRIAR DRIVE	\$	35.73	\$	5.67	\$	41.40
19-26-20-0110-00000-1710	171	41' 50'	3624	BERRY BRIAR DRIVE	\$	35.73	\$	5.67	\$	41.40
19-26-20-0110-00000-1720	172	41' 50'	3630	BERRY BRIAR DRIVE	\$	35.73	\$	5.67	\$	41.40
19-26-20-0110-00000-1730	173	41' 50'	3638	BERRY BRIAR DRIVE	\$	35.73	\$	5.67	\$	41.40
19-26-20-0110-00000-1740	174	41' 50'	3646	BERRY BRIAR DRIVE	\$	35.73	\$	5.67	\$	41.40
19-26-20-0110-00000-1750	175	51' 60'	3654	BERRY BRIAR DRIVE	\$	39.00	\$	5.67	\$	44.67
19-26-20-0110-00000-1760	176	41' 50'	3662	BERRY BRIAR DRIVE	\$	35.73	\$	5.67	\$	41.40
19-26-20-0110-00000-1770	177	51' 60'	28793	SWEET PERSIMMON DRIVE	\$	39.00	\$	5.67	\$	44.67
19-26-20-0110-00000-1780	178	41' 50'	28781	SWEET PERSIMMON DRIVE	\$	35.73	\$	5.67	\$	41.40
19-26-20-0110-00000-1790	179	41' 50'	28773	SWEET PERSIMMON DRIVE	\$	35.73	\$	5.67	\$	41.40
19-26-20-0110-00000-1800	180	41' 50'	28763	SWEET PERSIMMON DRIVE	\$	35.73	\$	5.67	\$	41.40
19-26-20-0110-00000-1810	181	41' 50'	28753	SWEET PERSIMMON DRIVE	\$	35.73	\$	5.67	\$	41.40
19-26-20-0110-00000-1820	182	41' 50'	28752	SWEET PERSIMMON DRIVE	\$	35.73	\$	5.67	\$	41.40
19-26-20-0110-00000-1830	183	30' 40'	28760	SWEET PERSIMMON DRIVE	\$	32.45	\$	5.67	\$	38.12
19-26-20-0110-00000-1840	184	30' 40'	28768	SWEET PERSIMMON DRIVE	\$	32.45	\$	5.67	\$	38.12
19-26-20-0110-00000-1850	185	30' 40'	28776	SWEET PERSIMMON DRIVE	\$	32.45	\$	5.67	\$	38.12
19-26-20-0110-00000-1860	186	41' 50'	28784	SWEET PERSIMMON DRIVE	\$	35.73	\$	5.67	\$	41.40
19-26-20-0110-00000-1870	187	41' 50'	28833	HILLCREST VALLEY	\$	35.73	\$	5.67	\$	41.40
19-26-20-0110-00000-1880	188	30' 40'	28825	HILLCREST VALLEY	\$	32.45	\$	5.67	\$	38.12
19-26-20-0110-00000-1890	189	30' 40'	28817	HILLCREST VALLEY	\$	32.45	\$	5.67	\$	38.12
19-26-20-0110-00000-1900	190	30' 40'	28809	HILLCREST VALLEY	\$	32.45	\$	5.67	\$	38.12
19-26-20-0110-00000-1910	191	41' 50'	28801	HILLCREST VALLEY	\$	35.73	\$	5.67	\$	41.40
19-26-20-0110-00000-1920	192	41' 50'	3481	GUANABANA	\$	32.45	\$	5.67	\$	38.12
19-26-20-0110-00000-1930	193	30' 40'	3469	GUANABANA	\$	32.45	\$	5.67	\$	38.12
19-26-20-0110-00000-1940	194	30' 40'	3457	GUANABANA	\$	32.45	\$	5.67	\$	38.12
19-26-20-0110-00000-1950	195	30' 40'	3445	GUANABANA	\$	32.45	\$	5.67	\$	38.12
19-26-20-0110-00000-1960	196	30' 40'	3433	GUANABANA	\$	32.45	\$	5.67	\$	38.12
19-26-20-0110-00000-1970	197	41' 50'	3421	GUANABANA	\$	35.73	\$	5.67	\$	41.40
19-26-20-0110-00000-1980	198	41' 50'	3391	GUANABANA	\$	35.73	\$	5.67	\$	41.40
19-26-20-0110-00000-1990	199	30' 40'	3383	GUANABANA	\$	32.45	\$	5.67	\$	38.12
19-26-20-0110-00000-2000	200	30' 40'	3375	GUANABANA	\$	32.45	\$	5.67	\$	38.12
19-26-20-0110-00000-2010	201	30' 40'	3367	GUANABANA	\$	32.45	\$	5.67	\$	38.12
19-26-20-0110-00000-2020	202	30' 40'	3359	GUANABANA	\$	32.45	\$	5.67	\$	38.12
19-26-20-0110-00000-2030	203	30' 40'	3351	GUANABANA	\$	32.45	\$	5.67	\$	38.12
19-26-20-0110-00000-2040	204	30' 40'	3343	GUANABANA	\$	32.45	\$	5.67	\$	38.12
19-26-20-0110-00000-2050	205	30' 40'	3335	GUANABANA	\$	32.45	\$	5.67	\$	38.12
19-26-20-0110-00000-2060	206	30' 40'	3327	GUANABANA	\$	32.45	\$	5.67	\$	38.12
19-26-20-0110-00000-2070	207	30' 40'	3319	GUANABANA	\$	32.45	\$	5.67	\$	38.12
19-26-20-0110-00000-2080	208	51' 60'	3311	GUANABANA	\$	39.00	\$	5.67	\$	44.67
19-26-20-0110-00000-2090	209	41' 50'	3303	GUANABANA	\$	32.45	\$	5.67	\$	38.12
19-26-20-0110-00000-2100	210	30' 40'	3297	GUANABANA	\$	32.45	\$	5.67	\$	38.12
19-26-20-0110-00000-2110	211	30' 40'	3289	GUANABANA	\$	32.45	\$	5.67	\$	38.12
19-26-20-0110-00000-2120	212	30' 40'	3281	GUANABANA	\$	32.45	\$	5.67	\$	38.12
19-26-20-0110-00000-2130	213	30' 40'	3275	GUANABANA	\$	32.45	\$	5.67	\$	38.12
19-26-20-0110-00000-2140	214	30' 40'	3269	GUANABANA	\$	32.45	\$	5.67	\$	38.12
19-26-20-0110-00000-2150	215	30' 40'	3261	GUANABANA	\$	32.45	\$	5.67	\$	38.12
19-26-20-0110-00000-2160	216	30' 40'	3255	GUANABANA	\$	32.45	\$	5.67	\$	38.12
19-26-20-0110-00000-2170	217	41' 50'	3256	GUANABANA	\$	35.73	\$	5.67	\$	41.40
19-26-20-0110-00000-2180	218	51' 60'	3254	GUANABANA	\$	39.00	\$	5.67	\$	44.67
19-26-20-0110-00000-2190	219	51' 60'	28732	JUIJUBE ROAD	\$	39.00	\$	5.67	\$	44.67
19-26-20-0110-00000-2200	220	30' 40'	28740	JUIJUBE ROAD	\$	32.45	\$	5.67	\$	38.12
19-26-20-0110-00000-2210	221	30' 40'	28748	JUIJUBE ROAD	\$	32.45	\$	5.67	\$	38.12
19-26-20-0110-00000-2220	222	30' 40'	28756	JUIJUBE ROAD	\$	32.45	\$	5.67	\$	38.12
19-26-20-0110-00000-2230	223	30' 40'	28764	JUIJUBE ROAD	\$	32.45	\$	5.67	\$	38.12
19-26-20-0110-00000-2240	224	30' 40'	28772	JUIJUBE ROAD	\$	32.45	\$	5.67	\$	38.12
19-26-20-0110-00000-2250	225	30' 40'	28780	JUIJUBE ROAD	\$	32.45	\$	5.67	\$	38.12
19-26-20-0110-00000-2260	226	30' 40'	28788	JUIJUBE ROAD	\$	32.45	\$	5.67	\$	38.12
19-26-20-0110-00000-2270	227	30' 40'	28796	JUIJUBE ROAD	\$	32.45	\$	5.67	\$	38.12
19-26-20-0110-00000-2280	228	51' 60'	28804	JUIJUBE ROAD	\$	39.00	\$	5.67	\$	44.67
19-26-20-0110-00000-2290	229	51' 60'	3419	LAJUNA BOULEVARD	\$	39.00	\$	5.67	\$	44.67
19-26-20-0110-00000-2300	230	41' 50'	3407	LAJUNA BOULEVARD	\$	35.73	\$	5.67	\$	41.40
19-26-20-0110-00000-2310	231	41' 50'	3395	LAJUNA BOULEVARD	\$	35.73	\$	5.67	\$	41.40
19-26-20-0110-00000-2320	232	41' 50'	3383	LAJUNA BOULEVARD	\$	35.73	\$	5.67	\$	41.40
19-26-20-0110-00000-2330	233	51' 60'	3369	LAJUNA BOULEVARD	\$	39.00	\$	5.67	\$	44.67
19-26-20-0110-00000-2340	234	41' 50'	28905	JUIJUBE ROAD	\$	35.73	\$	5.67	\$	41.40
19-26-20-0110-00000-2350	235	30' 40'	28797	JUIJUBE ROAD	\$	32.45	\$	5.67	\$	38.12
19-26-20-0110-00000-2360	236	30' 40'	28789	JUIJUBE ROAD	\$	32.45	\$	5.67	\$	38.12
19-26-20-0110-00000-2370	237	30' 40'	28781	JUIJUBE ROAD	\$	32.45	\$	5.67	\$	38.12
19-26-20-0110-00000-2380	238	30' 40'	28773	JUIJUBE ROAD	\$	32.45	\$	5.67	\$	38.12
19-26-20-0110-00000-2390	239	30' 40'	28765	JUIJUBE ROAD	\$	32.45	\$	5.67	\$	38.12
19-26-20-0110-00000-2400	240	30' 40'	28757	JUIJUBE ROAD	\$	32.45	\$	5.67	\$	38.12
19-26-20-0110-00000-2410	241	30' 40'	28749	JUIJUBE ROAD	\$	32.45	\$	5.67	\$	38.12
19-26-20-0110-00000-2420	242	30' 40'	28741	JUIJUBE ROAD	\$	32.45	\$	5.67	\$	38.12
19-26-20-0110-00000-2430	243	41' 50'	28733	JUIJUBE ROAD	\$	35.73	\$	5.67	\$	41.40
19-26-20-0110-00000-2440	244	41' 50'	28732	RAMBUTAN DRIVE	\$	35.73	\$	5.67	\$	41.40
19-26-20-0110-00000-2450	245	41' 50'	28740	RAMBUTAN DRIVE	\$	35.73	\$	5.67	\$	41.40
19-26-20-0110-00000-2460	246	41' 50'	28748	RAMBUTAN DRIVE	\$	35.73	\$	5.67	\$	41.40
19-26-20-0110-00000-2470	247	41' 50'	28756	RAMBUTAN DRIVE	\$	35.73	\$	5.67	\$	41.40
19-26-20-0110-00000-2480	248	41' 50'	28768	RAMBUTAN DRIVE	\$	35.73	\$	5.67	\$	41.40
19-26-20-0110-00000-2490	249	41' 50'	28776	RAMBUTAN DRIVE	\$	35.73	\$	5.67	\$	41.40
19-26-20-0110-00000-2500	250	41' 50'	28784	RAMBUTAN DRIVE	\$	35.73	\$	5.67	\$	41.40
19-26-20-0110-00000-2510	251	41' 50'	28792	RAMBUTAN DRIVE	\$	35.73	\$	5.67	\$	41.40
19-26-20-0110-00000-2520	252	41' 50'	28800	RAMBUTAN DRIVE	\$	35.73	\$	5.67	\$	41.40
19-26-20-0110-00000-2530	253	41' 50'	28866	HILLCREST VALLEY	\$	35.73	\$	5.67	\$	41.40
19-26-20-0110-00000-2540	254	41' 50'	28858	HILLCREST VALLEY	\$	35.73	\$	5.67	\$	41.40
19-26-20-0110-00000-2550	255	41' 50'	28850	HILLCREST VALLEY	\$	35.73	\$	5.67	\$	41.40
19-26-20-0110-00000-2560	256	41' 50'	28842	HILLCREST VALLEY	\$	35.73	\$	5.67	\$	41.40
19-26-20-0110-00000-2570	257	41' 50'	28834	HILLCREST VALLEY	\$	35.73	\$	5.67	\$	41.40

19-26-20-0100-00000-3020	302	41-50	28897	ORANGE BERRY DRIVE	\$	35.73	\$	5.67	\$	41.40
19-26-20-0100-00000-3030	303	30-40	28899	ORANGE BERRY DRIVE	\$	32.45	\$	5.67	\$	38.12
19-26-20-0100-00000-3040	304	30-40	28909	ORANGE BERRY DRIVE	\$	32.45	\$	5.67	\$	38.12
19-26-20-0100-00000-3050	305	30-40	28861	ORANGE BERRY DRIVE	\$	32.45	\$	5.67	\$	38.12
19-26-20-0100-00000-3060	306	41-50	28855	ORANGE BERRY DRIVE	\$	35.73	\$	5.67	\$	41.40
19-26-20-0100-00000-3070	307	41-50	28847	ORANGE BERRY DRIVE	\$	35.73	\$	5.67	\$	41.40
19-26-20-0100-00000-3080	308	41-50	28941	ORANGE BERRY DRIVE	\$	35.73	\$	5.67	\$	41.40
19-26-20-0100-00000-3090	309	30-40	28917	SEEDLING STREET	\$	32.45	\$	5.67	\$	38.12
19-26-20-0100-00000-3100	310	30-40	28909	SEEDLING STREET	\$	32.45	\$	5.67	\$	38.12
19-26-20-0100-00000-3110	311	41-50	28901	SEEDLING STREET	\$	35.73	\$	5.67	\$	41.40
19-26-20-0100-00000-3120	312	41-50	28893	SEEDLING STREET	\$	35.73	\$	5.67	\$	41.40
19-26-20-0100-00000-3130	313	41-50	28887	SEEDLING STREET	\$	35.73	\$	5.67	\$	41.40
19-26-20-0100-00000-3140	314	41-50	28875	SEEDLING STREET	\$	35.73	\$	5.67	\$	41.40
19-26-20-0100-00000-3150	315	41-50	28867	SEEDLING STREET	\$	35.73	\$	5.67	\$	41.40
19-26-20-0100-00000-3160	316	41-50	28859	SEEDLING STREET	\$	35.73	\$	5.67	\$	41.40
19-26-20-0100-00000-3170	317	41-50	28853	SEEDLING STREET	\$	35.73	\$	5.67	\$	41.40
19-26-20-0100-00000-3180	318	41-50	28845	SEEDLING STREET	\$	35.73	\$	5.67	\$	41.40
19-26-20-0100-00000-3190	319	30-40	28837	SEEDLING STREET	\$	32.45	\$	5.67	\$	38.12
19-26-20-0100-00000-3200	320	30-40	28829	SEEDLING STREET	\$	32.45	\$	5.67	\$	38.12
19-26-20-0100-00000-3210	321	30-40	28821	SEEDLING STREET	\$	32.45	\$	5.67	\$	38.12
19-26-20-0100-00000-3220	322	41-50	28813	SEEDLING STREET	\$	35.73	\$	5.67	\$	41.40
19-26-20-0100-00000-3230	323	41-50	28850	SEEDLING STREET	\$	35.73	\$	5.67	\$	41.40
19-26-20-0100-00000-3240	324	30-40	28797	SEEDLING STREET	\$	32.45	\$	5.67	\$	38.12
19-26-20-0100-00000-3250	325	30-40	28789	SEEDLING STREET	\$	32.45	\$	5.67	\$	38.12
19-26-20-0100-00000-2360	326	30-40	28781	SEEDLING STREET	\$	32.45	\$	5.67	\$	38.12
19-26-20-0100-00000-3270	327	30-40	28773	SEEDLING STREET	\$	32.45	\$	5.67	\$	38.12
19-26-20-0100-00000-3280	328	30-40	28765	SEEDLING STREET	\$	32.45	\$	5.67	\$	38.12
19-26-20-0100-00000-3290	329	30-40	28757	SEEDLING STREET	\$	32.45	\$	5.67	\$	38.12
19-26-20-0100-00000-3300	330	41-50	28741	SEEDLING STREET	\$	35.73	\$	5.67	\$	41.40
19-26-20-0060-01000-0000		COMMON		COMMON BEERY						
19-26-20-0060-01700-0000		COMMON		COMMON COZY						
19-26-20-0060-01200-0000		COMMON		COMMON GAZZBO						
19-26-20-0060-00500-0000		COMMON		COMMON HILLCREST						
19-26-20-0060-01700-0000		COMMON		COMMON PERSIMMON						
19-26-20-0060-01100-0000		COMMON		COMMON PERSIMMON						
19-26-20-0060-00100-0056		COMMON		COMMON POOL						
19-26-20-0060-00800-0000		COMMON		COMMON SWEET P						
		COMMON		A						
		COMMON		B						
		COMMON		C						
		COMMON		D						
		COMMON		E						

Invoice No.: 105

VOLUME CHARGES CALCULATIONS							
METER NUMBER	PREVIOUS METER READ	NEW METER READ	AMOUNT USED	PRE-TRIM CREDIT (GALLONS)	SUBTOTAL (GALLONS)/1000	OPERATIONAL RATE	SUBTOTAL
1	478,000	481,000	3,000				
2	1,089,000	1,089,000	0				
3	90,000	91,000	1,000				
4	908,000	917,000	9,000				
5	1,915,000	1,994,000	79,000				
6	2,669,000	2,686,000	17,000	0	287,000		
7	531,000	540,000	9,000				
8	1,838,000	1,897,000	59,000				
9	2,055,000	2,120,000	65,000				
10	3,000	3,000	0				
11	266,000	311,000	45,000				
						TOTAL	\$ 789.25

EXISTING ACCOUNTS	\$	13,199.34
VOLUME CHARGES	\$	789.25
TOTAL DUE	\$	13,988.59

PARCEL	LOT	ACTUAL FRONTAGE	LOT SIZE	ADDRESS	BASE MONTHLY LOT RATE	COMMON AREA RATE PER MONTH	TOTAL
2826200010000014			N/A	COMMON AREAS	\$ -	\$ -	\$ -
2826200010000016			N/A	COMMON AREAS	\$ -	\$ -	\$ -
28262000100000010	1	41	41.50	30401 SUNLAND CT	\$ 35.73	\$ 7.58	\$ 43.31
28262000100000020	2	50	41.50	30415 SUNLAND CT	\$ 35.73	\$ 7.58	\$ 43.31
28262000100000030	3	50	41.50	30421 SUNLAND CT	\$ 35.73	\$ 7.58	\$ 43.31
28262000100000040	4	50	41.50	30429 SUNLAND CT	\$ 35.73	\$ 7.58	\$ 43.31
28262000100000050	5	77	71.80	30451 SUNLAND CT	\$ 45.55	\$ 7.58	\$ 53.13
28262000100000060	6	48	71.80	30463 SUNLAND CT	\$ 49.00	\$ 7.58	\$ 56.58
28262000100000070	7	57	51.60	30467 SUNLAND CT	\$ 39.00	\$ 7.58	\$ 46.58
28262000100000080	8	48	41.50	30468 SUNLAND CT	\$ 35.73	\$ 7.58	\$ 43.31
28262000100000090	9	48	41.50	30464 SUNLAND CT	\$ 35.73	\$ 7.58	\$ 43.31
28262000100000100	10	58	51.60	30452 SUNLAND CT	\$ 39.00	\$ 7.58	\$ 46.58
28262000100000110	11	55	51.60	30446 SUNLAND CT	\$ 39.00	\$ 7.58	\$ 46.58
28262000100000120	12	56	51.60	30460 SUNLAND CT	\$ 39.00	\$ 7.58	\$ 46.58
28262000100000130	13	55	51.60	30432 SUNLAND CT	\$ 39.00	\$ 7.58	\$ 46.58
28262000100000140	14	55	51.60	30426 SUNLAND CT	\$ 39.00	\$ 7.58	\$ 46.58
28262000100000150	15	55	51.60	30414 SUNLAND CT	\$ 39.00	\$ 7.58	\$ 46.58
28262000100000160	16	65	61.70	30402 SUNLAND CT	\$ 42.27	\$ 7.58	\$ 49.85
28262000100000170	17	55	51.60	30415 PALMER OAK DR	\$ 39.00	\$ 7.58	\$ 46.58
28262000100000180	18	54	51.60	30401 PALMER OAK DR	\$ 39.00	\$ 7.58	\$ 46.58
28262000100000190	19	53	51.60	30393 PALMER OAK DR	\$ 39.00	\$ 7.58	\$ 46.58
28262000100000200	20	53	51.60	30381 PALMER OAK DR	\$ 39.00	\$ 7.58	\$ 46.58
28262000100000210	21	50	41.50	30369 PALMER OAK DR	\$ 35.73	\$ 7.58	\$ 43.31
28262000100000220	22	66	61.70	2802 TARRAGONA WAY	\$ 42.27	\$ 7.58	\$ 49.85
28262000100000230	23	50	41.50	2814 TARRAGONA WAY	\$ 35.73	\$ 7.58	\$ 43.31
28262000100000240	24	50	41.50	2826 TARRAGONA WAY	\$ 35.73	\$ 7.58	\$ 43.31
28262000100000250	25	53	51.60	2838 TARRAGONA WAY	\$ 39.00	\$ 7.58	\$ 46.58
28262000100000260	26	53	51.60	2844 TARRAGONA WAY	\$ 39.00	\$ 7.58	\$ 46.58
28262000100000270	27	50	41.50	2856 TARRAGONA WAY	\$ 35.73	\$ 7.58	\$ 43.31
28262000100000280	28	80	71.80	2864 TARRAGONA WAY	\$ 45.55	\$ 7.58	\$ 53.13
28262000100000290	29	41	41.50	2872 TARRAGONA WAY	\$ 35.73	\$ 7.58	\$ 43.31
28262000100000300	30	36	30.40	2878 TARRAGONA WAY	\$ 32.45	\$ 7.58	\$ 40.03
28262000100000310	31	36	30.40	2879 TARRAGONA WAY	\$ 32.45	\$ 7.58	\$ 40.03
28262000100000320	32	36	30.40	2877 TARRAGONA WAY	\$ 32.45	\$ 7.58	\$ 40.03
28262000100000330	33	33	30.40	2867 TARRAGONA WAY	\$ 32.45	\$ 7.58	\$ 40.03
28262000100000340	34	50	41.50	2863 TARRAGONA WAY	\$ 35.73	\$ 7.58	\$ 43.31
28262000100000350	35	50	41.50	2851 TARRAGONA WAY	\$ 35.73	\$ 7.58	\$ 43.31
28262000100000360	36	50	41.50	2847 TARRAGONA WAY	\$ 35.73	\$ 7.58	\$ 43.31
28262000100000370	37	50	41.50	2845 TARRAGONA WAY	\$ 35.73	\$ 7.58	\$ 43.31
28262000100000380	38	50	41.50	2837 TARRAGONA WAY	\$ 35.73	\$ 7.58	\$ 43.31
28262000100000390	39	50	41.50	2825 TARRAGONA WAY	\$ 35.73	\$ 7.58	\$ 43.31
28262000100000400	40	50	41.50	2811 TARRAGONA WAY	\$ 35.73	\$ 7.58	\$ 43.31
28262000100000410	41	58	51.60	2803 TARRAGONA WAY	\$ 39.00	\$ 7.58	\$ 46.58
28262000100000420	42	59	51.60	30416 PALMER OAK DR	\$ 39.00	\$ 7.58	\$ 46.58
28262000100000430	43	50	41.50	30402 PALMER OAK DR	\$ 35.73	\$ 7.58	\$ 43.31
28262000100000440	44	53	51.60	30394 PALMER OAK DR	\$ 39.00	\$ 7.58	\$ 46.58
28262000100000450	45	45	41.50	30380 PALMER OAK DR	\$ 35.73	\$ 7.58	\$ 43.31
28262000100000460	46	50	41.50	30372 PALMER OAK DR	\$ 35.73	\$ 7.58	\$ 43.31
28262000100000470	47	45	41.50	2776 TARRAGONA WAY	\$ 35.73	\$ 7.58	\$ 43.31
28262000100000480	48	50	41.50	2768 TARRAGONA WAY	\$ 35.73	\$ 7.58	\$ 43.31
28262000100000490	49	50	41.50	2756 TARRAGONA WAY	\$ 35.73	\$ 7.58	\$ 43.31
28262000100000500	50	50	41.50	2746 TARRAGONA WAY	\$ 35.73	\$ 7.58	\$ 43.31
28262000100000510	51	117	71.80	2728 TARRAGONA WAY	\$ 49.00	\$ 7.58	\$ 56.58
28262000100000520	52	53	51.60	2712 TARRAGONA WAY	\$ 39.00	\$ 7.58	\$ 46.58
28262000100000530	53	64	61.70	2700 TARRAGONA WAY	\$ 42.27	\$ 7.58	\$ 49.85
28262000100000540	54	67	61.70	2684 TARRAGONA WAY	\$ 42.27	\$ 7.58	\$ 49.85
28262000100000550	55	67	61.70	2670 TARRAGONA WAY	\$ 42.27	\$ 7.58	\$ 49.85
28262000100000560	56	67	61.70	2656 TARRAGONA WAY	\$ 42.27	\$ 7.58	\$ 49.85
28262000100000570	57	57	51.60	2644 TARRAGONA WAY	\$ 39.00	\$ 7.58	\$ 46.58
28262000100000580	58	50	41.50	2632 TARRAGONA WAY	\$ 35.73	\$ 7.58	\$ 43.31
28262000100000590	59	50	41.50	2620 TARRAGONA WAY	\$ 35.73	\$ 7.58	\$ 43.31
28262000100000600	60	112	71.80	2602 TARRAGONA WAY	\$ 49.00	\$ 7.58	\$ 56.58
28262000100000610	61	49	41.50	2587 TARRAGONA WAY	\$ 35.73	\$ 7.58	\$ 43.31
28262000100000620	62	50	41.50	2575 TARRAGONA WAY	\$ 35.73	\$ 7.58	\$ 43.31
28262000100000630	63	50	41.50	2561 TARRAGONA WAY	\$ 35.73	\$ 7.58	\$ 43.31
28262000100000640	64	46	41.50	2547 TARRAGONA WAY	\$ 35.73	\$ 7.58	\$ 43.31
28262000100000650	65	46	41.50	2535 TARRAGONA WAY	\$ 35.73	\$ 7.58	\$ 43.31
28262000100000660	66	50	41.50	2529 TARRAGONA WAY	\$ 35.73	\$ 7.58	\$ 43.31
28262000100000670	67	53	51.60	2521 TARRAGONA WAY	\$ 39.00	\$ 7.58	\$ 46.58
28262000100000680	68	49	41.50	2515 TARRAGONA WAY	\$ 35.73	\$ 7.58	\$ 43.31
28262000100000690	69	49	41.50	2505 TARRAGONA WAY	\$ 35.73	\$ 7.58	\$ 43.31
28262000100000700	70	48	41.50	2491 TARRAGONA WAY	\$ 35.73	\$ 7.58	\$ 43.31
28262000100000710	71	48	41.50	2483 TARRAGONA WAY	\$ 35.73	\$ 7.58	\$ 43.31
28262000100000720	72	48	41.50	2471 TARRAGONA WAY	\$ 35.73	\$ 7.58	\$ 43.31
28262000100000730	73	48	41.50	2463 TARRAGONA WAY	\$ 35.73	\$ 7.58	\$ 43.31
28262000100000740	74	48	41.50	2455 TARRAGONA WAY	\$ 35.73	\$ 7.58	\$ 43.31
28262000100000750	75	49	41.50	2447 TARRAGONA WAY	\$ 35.73	\$ 7.58	\$ 43.31
28262000100000760	76	50	41.50	2437 TARRAGONA WAY	\$ 35.73	\$ 7.58	\$ 43.31
28262000100000770	77	50	41.50	2425 TARRAGONA WAY	\$ 35.73	\$ 7.58	\$ 43.31
28262000100000780	78	48	41.50	2417 TARRAGONA WAY	\$ 35.73	\$ 7.58	\$ 43.31
28262000100000790	79	50	41.50	2409 TARRAGONA WAY	\$ 35.73	\$ 7.58	\$ 43.31
28262000100000800	80	45	41.50	2401 TARRAGONA WAY	\$ 35.73	\$ 7.58	\$ 43.31
28262000100000810	81	66	61.70	2393 TARRAGONA WAY	\$ 42.27	\$ 7.58	\$ 49.85
28262000100000820	82	55	51.60	31297 SPRUCEBERRY CT	\$ 39.00	\$ 7.58	\$ 46.58
28262000100000830	83	55	51.60	31275 SPRUCEBERRY CT	\$ 39.00	\$ 7.58	\$ 46.58
28262000100000840	84	56	51.60	31263 SPRUCEBERRY CT	\$ 39.00	\$ 7.58	\$ 46.58
28262000100000850	85	55	51.60	31251 SPRUCEBERRY CT	\$ 39.00	\$ 7.58	\$ 46.58
28262000100000860	86	55	51.60	30291 SOUTHERNWOOD CT	\$ 39.00	\$ 7.58	\$ 46.58
28262000100000870	87	55	51.60	30279 SOUTHERNWOOD CT	\$ 39.00	\$ 7.58	\$ 46.58
28262000100000880	88	53	51.60	30271 SOUTHERNWOOD CT	\$ 39.00	\$ 7.58	\$ 46.58
28262000100000890	89	50	41.50	30263 SOUTHERNWOOD CT	\$ 39.00	\$ 7.58	\$ 46.58
28262000100000900	90	54	51.60	30251 SOUTHERNWOOD CT	\$ 39.00	\$ 7.58	\$ 46.58
28262000100000910	91	55	51.60	30243 SOUTHERNWOOD CT	\$ 39.00	\$ 7.58	\$ 46.58
28262000100000920	92	55	51.60	30229 SOUTHERNWOOD CT	\$ 39.00	\$ 7.58	\$ 46.58
28262000100000930	93	55	51.60	30217 SOUTHERNWOOD CT	\$ 39.00	\$ 7.58	\$ 46.58
28262000100000940	94	55	51.60	30209 SOUTHERNWOOD CT	\$ 39.00	\$ 7.58	\$ 46.58
28262000100000950	95	55	51.60	30197 SOUTHERNWOOD CT	\$ 39.00	\$ 7.58	\$ 46.58
28262000100000960	96	66	61.70	30185 SOUTHERNWOOD CT	\$ 42.27	\$ 7.58	\$ 49.85
28262000100000970	97	66	61.70	30171 SOUTHERNWOOD CT	\$ 42.27	\$ 7.58	\$ 49.85
28262000100000980	98	67	61.70	30159 SOUTHERNWOOD CT	\$ 42.27	\$ 7.58	\$ 49.85
28262000100000990	99	44	41.50	30137 SOUTHERNWOOD CT	\$ 35.73	\$ 7.58	\$ 43.31
28262000100001000	100	46	41.50	30115 SOUTHERNWOOD CT	\$ 35.73	\$ 7.58	\$ 43.31
28262000100001010	101	48	41.50	30110 SOUTHERNWOOD CT	\$ 35.73	\$ 7.58	\$ 43.31
28262000100001020	102	48	41.50	30138 SOUTHERNWOOD CT	\$ 35.73	\$ 7.58	\$ 43.31
28262000100001030	103	48	41.50	30152 SOUTHERNWOOD CT	\$ 35.73	\$ 7.58	\$ 43.31
28262000100001040	104	70	61.70	30160 SOUTHERNWOOD CT	\$ 42.27	\$ 7.58	\$ 49.85
28262000100001050	105	54	51.60	30174 SOUTHERNWOOD CT	\$ 39.00	\$ 7.58	\$ 46.58
28262000100001060	106	54	51.60	30182 SOUTHERNWOOD CT	\$ 39.00	\$ 7.58	\$ 46.58
28262000100001070	107	54	51.60	30192 SOUTHERNWOOD CT	\$ 39.00	\$ 7.58	\$ 46.58
28262000100001080	108	54	51.60	30200 SOUTHERNWOOD CT	\$ 39.00	\$ 7.58	\$ 46.58
28262000100001090	109	58	51.60	30212 SOUTHERNWOOD CT	\$ 39.00	\$ 7.58	\$ 46.58
28262000100001100	110	58	51.60	30228 SOUTHERNWOOD CT	\$ 39.00	\$ 7.58	\$ 46.58
28262000100001110	111	55	51.60	30234 SOUTHERNWOOD CT	\$ 39.00	\$ 7.58	\$ 46.58
28262000100001120	112	76	71.80	30246 SOUTHERNWOOD CT	\$ 45.5		

282620003000002480	248	54	51-60	30383	TRISTANIA COURT	\$	39.00	\$	7.58	\$	46.58
282620003000002490	249	51	51-60	30375	TRISTANIA COURT	\$	39.00	\$	7.58	\$	46.58
282620003000002500	250	51	51-60	30367	TRISTANIA COURT	\$	39.00	\$	7.58	\$	46.58
282620003000002510	251	51	51-60	30359	TRISTANIA COURT	\$	39.00	\$	7.58	\$	46.58
282620003000002520	252	55	51-60	30351	TRISTANIA COURT	\$	39.00	\$	7.58	\$	46.58
282620003000002530	253	55	51-60	30343	TRISTANIA COURT	\$	39.00	\$	7.58	\$	46.58
282620003000002540	254	64	61-70	30335	TRISTANIA COURT	\$	42.27	\$	7.58	\$	49.85
282620003000002550	255	72	71-80	30327	TRISTANIA COURT	\$	45.55	\$	7.58	\$	53.13
282620003000002560	256	42	41-50	30319	TRISTANIA COURT	\$	35.73	\$	7.58	\$	43.31
282620003000002570	257	39	30-40	30311	TRISTANIA COURT	\$	32.45	\$	7.58	\$	40.03
282620003000002580	258	39	30-40	30303	TRISTANIA COURT	\$	32.45	\$	7.58	\$	40.03
282620003000002590	259	39	30-40	30300	TRISTANIA COURT	\$	32.45	\$	7.58	\$	40.03
282620003000002600	260	41	41-50	30308	TRISTANIA COURT	\$	35.73	\$	7.58	\$	43.31
282620003000002610	261	73	71-80	30316	TRISTANIA COURT	\$	45.55	\$	7.58	\$	53.13
282620003000002620	262	64	61-70	30322	TRISTANIA COURT	\$	42.27	\$	7.58	\$	49.85
282620003000002630	263	55	51-60	30334	TRISTANIA COURT	\$	39.00	\$	7.58	\$	46.58
282620003000002640	264	66	61-70	30356	TRISTANIA COURT	\$	42.27	\$	7.58	\$	49.85
282620003000002650	265	85	71-80	30368	TRISTANIA COURT	\$	49.00	\$	7.58	\$	56.58
282620003000002660	266	78	71-80	30382	TRISTANIA COURT	\$	45.55	\$	7.58	\$	53.13
282620003000002670	267	55	51-60	30390	TRISTANIA COURT	\$	39.00	\$	7.58	\$	46.58
282620003000002680	268	70	61-70	30402	TRISTANIA COURT	\$	42.27	\$	7.58	\$	49.85
282620003000002690	269	50	41-50	30416	TRISTANIA COURT	\$	35.73	\$	7.58	\$	43.31
282620003000002700	270	50	41-50	2143	SCHOLARTREE WAY	\$	35.73	\$	7.58	\$	43.31
282620003000002710	271	50	41-50	2131	SCHOLARTREE WAY	\$	35.73	\$	7.58	\$	43.31
282620003000002720	272	54	51-60	2119	SCHOLARTREE WAY	\$	39.00	\$	7.58	\$	46.58
282620003000002730	273	50	41-50	30341	CEASAR PARK WAY	\$	35.73	\$	7.58	\$	43.31
282620003000002740	274	54	51-60	30329	CEASAR PARK WAY	\$	39.00	\$	7.58	\$	46.58
282620003000002750	275	36	30-40	30313	CEASAR PARK WAY	\$	32.45	\$	7.58	\$	40.03
282620003000002760	276	36	30-40	30305	CEASAR PARK WAY	\$	32.45	\$	7.58	\$	40.03
282620003000002770	277	36	30-40	30302	CEASAR PARK WAY	\$	32.45	\$	7.58	\$	40.03
282620003000002780	278	36	30-40	30314	CEASAR PARK WAY	\$	32.45	\$	7.58	\$	40.03
282620003000002790	279	32	30-40	30326	CEASAR PARK WAY	\$	32.45	\$	7.58	\$	40.03
282620003000002800	280	54	51-60	30338	CEASAR PARK WAY	\$	39.00	\$	7.58	\$	46.58
282620003000002810	281	51	51-60	30350	CEASAR PARK WAY	\$	39.00	\$	7.58	\$	46.58
282620003000002820	282	50	41-50	30362	CEASAR PARK WAY	\$	35.73	\$	7.58	\$	43.31
282620003000002830	283	50	41-50	30374	CEASAR PARK WAY	\$	35.73	\$	7.58	\$	43.31
282620003000002840	284	49	41-50	30386	CEASAR PARK WAY	\$	35.73	\$	7.58	\$	43.31
282620003000002850	285	53	51-60	30398	CEASAR PARK WAY	\$	39.00	\$	7.58	\$	46.58
282620003000002860	286	54	51-60	30410	CEASAR PARK WAY	\$	39.00	\$	7.58	\$	46.58
282620003000002870	287	50	41-50	30422	CEASAR PARK WAY	\$	35.73	\$	7.58	\$	43.31
282620003000002880	288	50	41-50	30434	CEASAR PARK WAY	\$	35.73	\$	7.58	\$	43.31
282620003000002890	289	50	41-50	30446	CEASAR PARK WAY	\$	35.73	\$	7.58	\$	43.31
282620003000002900	290	40	30-40	30458	CEASAR PARK WAY	\$	32.45	\$	7.58	\$	40.03
282620003000002910	291	50	41-50	30470	CEASAR PARK WAY	\$	35.73	\$	7.58	\$	43.31
282620003000002920	292	50	41-50	30482	CEASAR PARK WAY	\$	35.73	\$	7.58	\$	43.31
282620003000002930	293	47	41-50	30494	CEASAR PARK WAY	\$	35.73	\$	7.58	\$	43.31
282620003000002940	294	44	41-50	30506	CEASAR PARK WAY	\$	35.73	\$	7.58	\$	43.31
282620003000002950	295	44	41-50	30518	CEASAR PARK WAY	\$	35.73	\$	7.58	\$	43.31
282620003000002960	296	50	41-50	30530	CEASAR PARK WAY	\$	35.73	\$	7.58	\$	43.31
282620003000002970	297	50	41-50	30542	CEASAR PARK WAY	\$	35.73	\$	7.58	\$	43.31
282620003000002980	298	50	41-50	30554	CEASAR PARK WAY	\$	35.73	\$	7.58	\$	43.31
282620003000002990	299	46	41-50	30566	CEASAR PARK WAY	\$	35.73	\$	7.58	\$	43.31
282620003000003000	300	42	41-50	30578	CEASAR PARK WAY	\$	35.73	\$	7.58	\$	43.31
282620003000003010	301	42	41-50	30590	CEASAR PARK WAY	\$	35.73	\$	7.58	\$	43.31
282620003000003020	302	45	41-50	30602	CEASAR PARK WAY	\$	35.73	\$	7.58	\$	43.31
282620003000003030	303	50	41-50	30614	CEASAR PARK WAY	\$	35.73	\$	7.58	\$	43.31
282620003000003040	304	50	41-50	30626	CEASAR PARK WAY	\$	35.73	\$	7.58	\$	43.31
282620003000003050	305	50	41-50	30638	CEASAR PARK WAY	\$	35.73	\$	7.58	\$	43.31
282620003000003060	306	50	41-50	30650	CEASAR PARK WAY	\$	35.73	\$	7.58	\$	43.31
282620003000003070	307	50	41-50	30662	CEASAR PARK WAY	\$	35.73	\$	7.58	\$	43.31
282620003000003080	308	50	41-50	30674	CEASAR PARK WAY	\$	35.73	\$	7.58	\$	43.31
282620003000003090	309	50	41-50	30686	CEASAR PARK WAY	\$	35.73	\$	7.58	\$	43.31
282620003000003100	310	62	61-70	30685	CEASAR PARK WAY	\$	42.27	\$	7.58	\$	49.85
282620003000003110	311	50	41-50	30673	CEASAR PARK WAY	\$	35.73	\$	7.58	\$	43.31
282620003000003120	312	50	41-50	30661	CEASAR PARK WAY	\$	35.73	\$	7.58	\$	43.31
282620003000003130	313	50	41-50	30649	CEASAR PARK WAY	\$	35.73	\$	7.58	\$	43.31
282620003000003140	314	55	51-60	30635	CEASAR PARK WAY	\$	39.00	\$	7.58	\$	46.58
282620003000003150	315	55	51-60	30617	CEASAR PARK WAY	\$	39.00	\$	7.58	\$	46.58
282620003000003160	316	149	71-80	30581	CEASAR PARK WAY	\$	49.00	\$	7.58	\$	56.58
282620003000003170	317	81	71-80	30549	CEASAR PARK WAY	\$	49.00	\$	7.58	\$	56.58
282620003000003180	318	80	71-80	30527	CEASAR PARK WAY	\$	45.55	\$	7.58	\$	53.13
282620003000003190	319	103	71-80	30495	CEASAR PARK WAY	\$	49.00	\$	7.58	\$	56.58
282620003000003200	320	50	41-50	30471	CEASAR PARK WAY	\$	35.73	\$	7.58	\$	43.31
282620003000003210	321	50	41-50	30459	CEASAR PARK WAY	\$	35.73	\$	7.58	\$	43.31
282620003000003220	322	55	51-60	30447	CEASAR PARK WAY	\$	39.00	\$	7.58	\$	46.58
282620003000003230	323	55	51-60	30435	CEASAR PARK WAY	\$	39.00	\$	7.58	\$	46.58
282620003000003240	324	50	41-50	30423	CEASAR PARK WAY	\$	35.73	\$	7.58	\$	43.31
282620003000003250	325	77	71-80	30411	CEASAR PARK WAY	\$	45.55	\$	7.58	\$	53.13
282620003000003260	326	140	71-80	2082	SCHOLARTREE WAY	\$	49.00	\$	7.58	\$	56.58
282620003000003270	327	50	41-50	2094	SCHOLARTREE WAY	\$	35.73	\$	7.58	\$	43.31
282620003000003280	328	50	41-50	2106	SCHOLARTREE WAY	\$	35.73	\$	7.58	\$	43.31
282620003000003290	329	55	51-60	2118	SCHOLARTREE WAY	\$	39.00	\$	7.58	\$	46.58
282620003000003300	330	55	51-60	2130	SCHOLARTREE WAY	\$	39.00	\$	7.58	\$	46.58
282620003000003310	331	50	41-50	2142	SCHOLARTREE WAY	\$	35.73	\$	7.58	\$	43.31
282620003000003320	332	48	41-50	2154	SCHOLARTREE WAY	\$	35.73	\$	7.58	\$	43.31
282620003000003330	333	50	41-50	2166	SCHOLARTREE WAY	\$	35.73	\$	7.58	\$	43.31
282620003000003340	334	80	71-80	2178	SCHOLARTREE WAY	\$	45.55	\$	7.58	\$	53.13
282620003000003350	335	55	51-60	2190	SCHOLARTREE WAY	\$	39.00	\$	7.58	\$	46.58
282620003000003360	336	50	41-50	2202	SCHOLARTREE WAY	\$	35.73	\$	7.58	\$	43.31
282620003000003370	337	122	71-80	2214	SCHOLARTREE WAY	\$	49.00	\$	7.58	\$	56.58
282620003000003380	338	57	51-60	30552	CHESAPEAKE BAY DRIVE	\$	39.00	\$	7.58	\$	46.58
282620003000003390	339	50	41-50	30564	CHESAPEAKE BAY DRIVE	\$	35.73	\$	7.58	\$	43.31
282620003000003400	340	50	41-50	30576	CHESAPEAKE BAY DRIVE	\$	35.73	\$	7.58	\$	43.31
282620003000003410	341	50	41-50	30588	CHESAPEAKE BAY DRIVE	\$	35.73	\$	7.58	\$	43.31
282620003000003420	342	50	41-50	30600	CHESAPEAKE BAY DRIVE	\$	35.73	\$	7.58	\$	43.31
282620003000003430	343	50	41-50	30612	CHESAPEAKE BAY DRIVE	\$	35.73	\$	7.58	\$	43.31
282620003000003440	344	53	51-60	30624	CHESAPEAKE BAY DRIVE	\$	39.00	\$	7.58	\$	46.58
282620003000003450	345	60	51-60	30567	CHESAPEAKE BAY DRIVE	\$	39.00	\$	7.58	\$	46.58
282620003000003460	346	60	51-60	30579	CHESAPEAKE BAY DRIVE	\$	39.00	\$	7.58	\$	46.58
282620003000003470	347	60	51-60	30591	CHESAPEAKE BAY DRIVE	\$	39.00	\$	7.58	\$	46.58
282620003000003480	348	64	61-70	30603	CHESAPEAKE BAY DRIVE	\$	42.27	\$	7.58	\$	49.85
282620003000003490	349	76	71-80	30615	CHESAPEAKE BAY DRIVE	\$	45.55	\$	7.58	\$	53.13
282620003000003500	350	76	71-80	30627	CHESAPEAKE BAY DRIVE	\$	45.55	\$	7.58	\$	53.13
282620003000003510	351	76	71-80	30639	CHESAPEAKE BAY DRIVE	\$	45.55	\$	7.58	\$	53.13
282620003000003520	352	76	71-80	30651	CHESAPEAKE BAY DRIVE	\$	45.				

282620003000003690	369	62	61-70	30916	CHESAPEAKE BAY DRIVE	\$	42.27	\$	7.58	\$	49.85
282620003000003700	370	59	51-60	30928	CHESAPEAKE BAY DRIVE	\$	39.00	\$	7.58	\$	46.58
282620003000003710	371	60	51-60	30940	CHESAPEAKE BAY DRIVE	\$	39.00	\$	7.58	\$	46.58
282620003000003720	372	60	51-60	30952	CHESAPEAKE BAY DRIVE	\$	39.00	\$	7.58	\$	46.58
282620003000003730	373	52	51-60	30964	CHESAPEAKE BAY DRIVE	\$	39.00	\$	7.58	\$	46.58
282620003000003740	374	97	71-80	31044	CHESAPEAKE BAY DRIVE	\$	49.00	\$	7.58	\$	56.58
282620003000003750	375	115	71-80	31072	CHESAPEAKE BAY DRIVE	\$	49.00	\$	7.58	\$	56.58
282620003000003760	376	121	71-80	31106	CHESAPEAKE BAY DRIVE	\$	49.00	\$	7.58	\$	56.58
282620003000003770	377	60	51-60	31122	CHESAPEAKE BAY DRIVE	\$	39.00	\$	7.58	\$	46.58
282620003000003780	378	60	51-60	31134	CHESAPEAKE BAY DRIVE	\$	39.00	\$	7.58	\$	46.58
282620003000003790	379	65	61-70	31148	CHESAPEAKE BAY DRIVE	\$	42.27	\$	7.58	\$	49.85
282620003000003800	380	66	61-70	31168	CHESAPEAKE BAY DRIVE	\$	42.27	\$	7.58	\$	49.85
282620003000003810	381	60	51-60	31176	CHESAPEAKE BAY DRIVE	\$	39.00	\$	7.58	\$	46.58
282620003000003820	382	60	51-60	31184	CHESAPEAKE BAY DRIVE	\$	39.00	\$	7.58	\$	46.58
282620003000003830	383	60	51-60	31200	CHESAPEAKE BAY DRIVE	\$	39.00	\$	7.58	\$	46.58
282620003000003840	384	174	71-80	31232	CHESAPEAKE BAY DRIVE	\$	49.00	\$	7.58	\$	56.58
282620003000003850	385	105	71-80	31264	CHESAPEAKE BAY DRIVE	\$	49.00	\$	7.58	\$	56.58
282620003000003860	386	170	71-80	31298	CHESAPEAKE BAY DRIVE	\$	49.00	\$	7.58	\$	56.58
282620003000003870	387	187	71-80	31354	CHESAPEAKE BAY DRIVE	\$	49.00	\$	7.58	\$	56.58
282620003000003880	388	60	51-60	31382	CHESAPEAKE BAY DRIVE	\$	39.00	\$	7.58	\$	46.58
282620003000003890	389	65	61-70	31394	CHESAPEAKE BAY DRIVE	\$	42.27	\$	7.58	\$	49.85
282620003000003900	390	65	61-70	31406	CHESAPEAKE BAY DRIVE	\$	42.27	\$	7.58	\$	49.85
282620003000003910	391	60	51-60	31418	CHESAPEAKE BAY DRIVE	\$	39.00	\$	7.58	\$	46.58
282620003000003920	392	61	61-70	31430	CHESAPEAKE BAY DRIVE	\$	42.27	\$	7.58	\$	49.85
282620003000003930	393	79	71-80	31442	CHESAPEAKE BAY DRIVE	\$	45.55	\$	7.58	\$	53.13
282620003000003940	394	77	71-80	31454	CHESAPEAKE BAY DRIVE	\$	45.55	\$	7.58	\$	53.13
282620003000003950	395	86	71-80	31466	CHESAPEAKE BAY DRIVE	\$	45.55	\$	7.58	\$	53.13
282620003000003960	396	65	61-70	31478	CHESAPEAKE BAY DRIVE	\$	42.27	\$	7.58	\$	49.85
282620003000003970	397	60	51-60	31490	CHESAPEAKE BAY DRIVE	\$	39.00	\$	7.58	\$	46.58
282620003000003980	398	60	51-60	31502	CHESAPEAKE BAY DRIVE	\$	39.00	\$	7.58	\$	46.58
282620003000003990	399	78	71-80	31514	CHESAPEAKE BAY DRIVE	\$	45.55	\$	7.58	\$	53.13
282620003000004000	400	55	51-60	31517	CHESAPEAKE BAY DRIVE	\$	39.00	\$	7.58	\$	46.58
282620003000004010	401	60	51-60	31505	CHESAPEAKE BAY DRIVE	\$	39.00	\$	7.58	\$	46.58
282620003000004020	402	60	51-60	31493	CHESAPEAKE BAY DRIVE	\$	39.00	\$	7.58	\$	46.58
282620003000004030	403	65	61-70	31481	CHESAPEAKE BAY DRIVE	\$	42.27	\$	7.58	\$	49.85
282620003000004040	404	65	61-70	31469	CHESAPEAKE BAY DRIVE	\$	42.27	\$	7.58	\$	49.85
282620003000004050	405	60	51-60	31455	CHESAPEAKE BAY DRIVE	\$	39.00	\$	7.58	\$	46.58
282620003000004060	406	60	51-60	31381	CHESAPEAKE BAY DRIVE	\$	39.00	\$	7.58	\$	46.58
282620003000004070	407	54	51-60	31369	CHESAPEAKE BAY DRIVE	\$	39.00	\$	7.58	\$	46.58
282620003000004080	408	54	51-60	31353	CHESAPEAKE BAY DRIVE	\$	39.00	\$	7.58	\$	46.58
282620003000004090	409	54	51-60	31345	CHESAPEAKE BAY DRIVE	\$	39.00	\$	7.58	\$	46.58
282620003000004100	410	54	51-60	31333	CHESAPEAKE BAY DRIVE	\$	39.00	\$	7.58	\$	46.58
282620003000004110	411	54	51-60	31321	CHESAPEAKE BAY DRIVE	\$	39.00	\$	7.58	\$	46.58
282620003000004120	412	56	51-60	31309	CHESAPEAKE BAY DRIVE	\$	39.00	\$	7.58	\$	46.58
282620003000004130	413	58	51-60	31297	CHESAPEAKE BAY DRIVE	\$	39.00	\$	7.58	\$	46.58
282620003000004140	414	52	51-60	31285	CHESAPEAKE BAY DRIVE	\$	39.00	\$	7.58	\$	46.58
282620003000004150	415	54	51-60	31273	CHESAPEAKE BAY DRIVE	\$	39.00	\$	7.58	\$	46.58
282620003000004160	416	60	51-60	31261	CHESAPEAKE BAY DRIVE	\$	39.00	\$	7.58	\$	46.58
282620003000004170	417	58	51-60	31249	CHESAPEAKE BAY DRIVE	\$	39.00	\$	7.58	\$	46.58
282620003000004180	418	52	51-60	31237	CHESAPEAKE BAY DRIVE	\$	39.00	\$	7.58	\$	46.58
282620003000004190	419	52	51-60	31225	CHESAPEAKE BAY DRIVE	\$	39.00	\$	7.58	\$	46.58
282620003000004200	420	57	51-60	31213	CHESAPEAKE BAY DRIVE	\$	39.00	\$	7.58	\$	46.58
282620003000004210	421	60	51-60	31201	CHESAPEAKE BAY DRIVE	\$	39.00	\$	7.58	\$	46.58
282620003000004220	422	60	51-60	31189	CHESAPEAKE BAY DRIVE	\$	39.00	\$	7.58	\$	46.58
282620003000004230	423	60	51-60	31177	CHESAPEAKE BAY DRIVE	\$	39.00	\$	7.58	\$	46.58
282620003000004240	424	60	51-60	31165	CHESAPEAKE BAY DRIVE	\$	39.00	\$	7.58	\$	46.58
282620003000004250	425	60	51-60	31153	CHESAPEAKE BAY DRIVE	\$	39.00	\$	7.58	\$	46.58
282620003000004260	426	60	51-60	31141	CHESAPEAKE BAY DRIVE	\$	39.00	\$	7.58	\$	46.58
282620003000004270	427	60	51-60	31129	CHESAPEAKE BAY DRIVE	\$	39.00	\$	7.58	\$	46.58
282620003000004280	428	60	51-60	31117	CHESAPEAKE BAY DRIVE	\$	39.00	\$	7.58	\$	46.58
282620003000004290	429	56	51-60	31105	CHESAPEAKE BAY DRIVE	\$	39.00	\$	7.58	\$	46.58
282620003000004300	430	55	51-60	31093	CHESAPEAKE BAY DRIVE	\$	39.00	\$	7.58	\$	46.58
282620003000004310	431	54	51-60	31081	CHESAPEAKE BAY DRIVE	\$	39.00	\$	7.58	\$	46.58
282620003000004320	432	54	51-60	31069	CHESAPEAKE BAY DRIVE	\$	39.00	\$	7.58	\$	46.58
282620003000004330	433	54	51-60	31057	CHESAPEAKE BAY DRIVE	\$	39.00	\$	7.58	\$	46.58
282620003000004340	434	59	51-60	31045	CHESAPEAKE BAY DRIVE	\$	39.00	\$	7.58	\$	46.58
282620003000004350	435	60	51-60	31033	CHESAPEAKE BAY DRIVE	\$	39.00	\$	7.58	\$	46.58
282620003000004360	436	60	51-60	31021	CHESAPEAKE BAY DRIVE	\$	39.00	\$	7.58	\$	46.58
282620003000004370	437	60	51-60	31009	CHESAPEAKE BAY DRIVE	\$	39.00	\$	7.58	\$	46.58
282620003000004380	438	60	51-60	30997	CHESAPEAKE BAY DRIVE	\$	39.00	\$	7.58	\$	46.58
282620003000004390	439	80	71-80	30985	CHESAPEAKE BAY DRIVE	\$	45.55	\$	7.58	\$	53.13
282620003000004400	440	80	71-80	30715	TUMBLEBERRY STREET	\$	45.55	\$	7.58	\$	53.13
282620003000004410	441	75	71-80	30703	TUMBLEBERRY STREET	\$	45.55	\$	7.58	\$	53.13
282620003000004420	442	75	71-80	30687	TUMBLEBERRY STREET	\$	45.55	\$	7.58	\$	53.13
282620003000004430	443	68	61-70	30673	TUMBLEBERRY STREET	\$	42.27	\$	7.58	\$	49.85
282620003000004440	444	68	61-70	30661	TUMBLEBERRY STREET	\$	42.27	\$	7.58	\$	49.85
282620003000004450	445	75	71-80	30647	TUMBLEBERRY STREET	\$	45.55	\$	7.58	\$	53.13
282620003000004460	446	79	71-80	30629	TUMBLEBERRY STREET	\$	45.55	\$	7.58	\$	53.13
282620003000004470	447	51	51-60	2375	HOLLOW FOREST COURT	\$	39.00	\$	7.58	\$	46.58
282620003000004480	448	51	51-60	2357	HOLLOW FOREST COURT	\$	39.00	\$	7.58	\$	46.58
282620003000004490	449	56	51-60	2345	HOLLOW FOREST COURT	\$	39.00	\$	7.58	\$	46.58
282620003000004500	450	79	71-80	2333	HOLLOW FOREST COURT	\$	45.55	\$	7.58	\$	53.13
282620003000004510	451	75	71-80	2321	HOLLOW FOREST COURT	\$	45.55	\$	7.58	\$	53.13
282620003000004520	452	70	61-70	2309	HOLLOW FOREST COURT	\$	42.27	\$	7.58	\$	49.85
282620003000004530	453	68	61-70	2297	HOLLOW FOREST COURT	\$	42.27	\$	7.58	\$	49.85
282620003000004540	454	68	61-70	2285	HOLLOW FOREST COURT	\$	42.27	\$	7.58	\$	49.85
282620003000004550	455	68	61-70	2273	HOLLOW FOREST COURT	\$	42.27	\$	7.58	\$	49.85
282620003000004560	456	68	61-70	2261	HOLLOW FOREST COURT	\$	42.27	\$	7.58	\$	49.85
282620003000004570	457	68	61-70	2249	HOLLOW FOREST COURT	\$	42.27	\$	7.58	\$	49.85
282620003000004580	458	74	71-80	2237	HOLLOW FOREST COURT	\$	45.55	\$	7.58	\$	53.13
282620003000004590	459	75	71-80	2225	HOLLOW FOREST COURT	\$	45.55	\$	7.58	\$	53.13
282620003000004600	460	115	71-80	2213	HOLLOW FOREST COURT	\$	49.00	\$	7.58	\$	56.58
282620003000004610	461	91	71-80	2201	HOLLOW FOREST COURT	\$	49.00	\$	7.58	\$	56.58
282620003000004620	462	80	71-80	2189	HOLLOW FOREST COURT	\$	45.55	\$	7.58	\$	53.13
282620003000004630	463	80	71-80	2177	HOLLOW FOREST COURT	\$	45.55	\$	7.58	\$	53.13
282620003000004640	464	75	71-80	2165	HOLLOW FOREST COURT	\$	45.55	\$	7.58	\$	53.13

INVOICE
THE RIDGE
WIREGRASS IRRIGATION TO CDD

2/3/2025

2826200030000004650	465	75	71-80	2153	HOLLOW FOREST COURT	\$	45.55	\$	7.58	\$	53.13
2826200030000004660	466	90	71-80	2141	HOLLOW FOREST COURT	\$	49.00	\$	7.58	\$	56.58
2826200030000004670	467	96	71-80	2140	HOLLOW FOREST COURT	\$	49.00	\$	7.58	\$	56.58
2826200030000004680	468	75	71-80	2152	HOLLOW FOREST COURT	\$	45.55	\$	7.58	\$	53.13
2826200030000004690	469	80	71-80	2168	HOLLOW FOREST COURT	\$	45.55	\$	7.58	\$	53.13
2826200030000004700	470	85	71-80	2180	HOLLOW FOREST COURT	\$	49.00	\$	7.58	\$	56.58
2826200030000004710	471	80	71-80	2194	HOLLOW FOREST COURT	\$	45.55	\$	7.58	\$	53.13
2826200030000004720	472	105	71-80	30638	TUMBLEBERRY STREET	\$	49.00	\$	7.58	\$	56.58
2826200030000004730	473	115	71-80	30670	TUMBLEBERRY STREET	\$	49.00	\$	7.58	\$	56.58
2826200030000004740	474	82	71-80	30694	TUMBLEBERRY STREET	\$	49.00	\$	7.58	\$	56.58
2826200030000004750	475	75	71-80	30708	TUMBLEBERRY STREET	\$	45.55	\$	7.58	\$	53.13
2826200030000004760	476	75	71-80	30724	TUMBLEBERRY STREET	\$	45.55	\$	7.58	\$	53.13
2826200030000004770	477	97	71-80	30740	TUMBLEBERRY STREET	\$	49.00	\$	7.58	\$	56.58
2826200050000004780	478	99	71-80	30724	LINDENTREE DRIVE	\$	49.00	\$	7.58	\$	56.58
2826200050000004790	479	48	41-50	30732	LINDENTREE DRIVE	\$	35.73	\$	7.58	\$	43.31
2826200050000004800	480	48	41-50	30740	LINDENTREE DRIVE	\$	35.73	\$	7.58	\$	43.31
2826200050000004810	481	48	41-50	30748	LINDENTREE DRIVE	\$	35.73	\$	7.58	\$	43.31
2826200050000004820	482	48	41-50	30756	LINDENTREE DRIVE	\$	35.73	\$	7.58	\$	43.31
2826200050000004830	483	48	41-50	30764	LINDENTREE DRIVE	\$	35.73	\$	7.58	\$	43.31
2826200050000004840	484	48	41-50	30772	LINDENTREE DRIVE	\$	35.73	\$	7.58	\$	43.31
2826200050000004850	485	49	41-50	30780	LINDENTREE DRIVE	\$	35.73	\$	7.58	\$	43.31
2826200050000004860	486	54	51-60	30788	LINDENTREE DRIVE	\$	39.00	\$	7.58	\$	46.58
2826200050000004870	487	68	61-70	30796	LINDENTREE DRIVE	\$	42.27	\$	7.58	\$	49.85
2826200050000004880	488	59	51-60	30804	LINDENTREE DRIVE	\$	39.00	\$	7.58	\$	46.58
2826200050000004890	489	50	41-50	30812	LINDENTREE DRIVE	\$	35.73	\$	7.58	\$	43.31
2826200050000004900	490	50	41-50	30828	LINDENTREE DRIVE	\$	35.73	\$	7.58	\$	43.31
2826200050000004910	491	50	41-50	30836	LINDENTREE DRIVE	\$	35.73	\$	7.58	\$	43.31
2826200050000004920	492	50	41-50	30844	LINDENTREE DRIVE	\$	35.73	\$	7.58	\$	43.31
2826200050000004930	493	50	41-50	30852	LINDENTREE DRIVE	\$	35.73	\$	7.58	\$	43.31
2826200050000004940	494	50	41-50	30860	LINDENTREE DRIVE	\$	35.73	\$	7.58	\$	43.31
2826200050000004950	495	50	41-50	30868	LINDENTREE DRIVE	\$	35.73	\$	7.58	\$	43.31
2826200050000004960	496	50	41-50	30876	LINDENTREE DRIVE	\$	35.73	\$	7.58	\$	43.31
2826200050000004970	497	48	41-50	30884	LINDENTREE DRIVE	\$	35.73	\$	7.58	\$	43.31
2826200050000004980	498	45	41-50	30892	LINDENTREE DRIVE	\$	35.73	\$	7.58	\$	43.31
2826200050000004990	499	47	41-50	30900	LINDENTREE DRIVE	\$	35.73	\$	7.58	\$	43.31
2826200050000005000	500	50	41-50	30908	LINDENTREE DRIVE	\$	35.73	\$	7.58	\$	43.31
2826200050000005010	501	50	41-50	30916	LINDENTREE DRIVE	\$	35.73	\$	7.58	\$	43.31
2826200050000005020	502	50	41-50	30924	LINDENTREE DRIVE	\$	35.73	\$	7.58	\$	43.31
2826200050000005030	503	50	41-50	30932	LINDENTREE DRIVE	\$	35.73	\$	7.58	\$	43.31
2826200050000005040	504	43	41-50	30940	LINDENTREE DRIVE	\$	35.73	\$	7.58	\$	43.31
2826200050000005050	505	97	71-80	30948	LINDENTREE DRIVE	\$	45.55	\$	7.58	\$	53.13
2826200050000005060	506	82	71-80	30956	LINDENTREE DRIVE	\$	45.55	\$	7.58	\$	53.13
2826200050000005070	507	99	71-80	30964	LINDENTREE DRIVE	\$	49.00	\$	7.58	\$	56.58
2826200050000005080	508	50	41-50	30972	LINDENTREE DRIVE	\$	35.73	\$	7.58	\$	43.31
2826200050000005090	509	50	41-50	30980	LINDENTREE DRIVE	\$	35.73	\$	7.58	\$	43.31
2826200050000005100	510	50	41-50	30988	LINDENTREE DRIVE	\$	35.73	\$	7.58	\$	43.31
2826200050000005110	511	56	51-60	31011	LINDENTREE DRIVE	\$	39.00	\$	7.58	\$	46.58
2826200050000005120	512	55	51-60	31003	LINDENTREE DRIVE	\$	39.00	\$	7.58	\$	46.58
2826200050000005130	513	55	51-60	30995	LINDENTREE DRIVE	\$	39.00	\$	7.58	\$	46.58
2826200050000005140	514	50	41-50	30987	LINDENTREE DRIVE	\$	35.73	\$	7.58	\$	43.31
2826200050000005150	515	50	41-50	30979	LINDENTREE DRIVE	\$	35.73	\$	7.58	\$	43.31
2826200050000005160	516	50	41-50	30971	LINDENTREE DRIVE	\$	35.73	\$	7.58	\$	43.31
2826200050000005170	517	64	61-70	30963	LINDENTREE DRIVE	\$	42.27	\$	7.58	\$	49.85
2826200050000005180	518	50	41-50	30915	LINDENTREE DRIVE	\$	35.73	\$	7.58	\$	43.31
2826200050000005190	519	50	41-50	30907	LINDENTREE DRIVE	\$	35.73	\$	7.58	\$	43.31
2826200050000005200	520	99	71-80	30899	LINDENTREE DRIVE	\$	49.00	\$	7.58	\$	56.58
2826200050000005210	521	77	71-80	30875	LINDENTREE DRIVE	\$	45.55	\$	7.58	\$	53.13
2826200050000005220	522	50	41-50	30867	LINDENTREE DRIVE	\$	35.73	\$	7.58	\$	43.31
2826200050000005230	523	50	41-50	30859	LINDENTREE DRIVE	\$	35.73	\$	7.58	\$	43.31
2826200050000005240	524	50	41-50	30851	LINDENTREE DRIVE	\$	35.73	\$	7.58	\$	43.31
2826200050000005250	525	50	41-50	30843	LINDENTREE DRIVE	\$	35.73	\$	7.58	\$	43.31
2826200050000005260	526	149	71-80	30835	LINDENTREE DRIVE	\$	49.00	\$	7.58	\$	56.58
2826200050000005270	527	59	51-60	31157	LINDENTREE DRIVE	\$	39.00	\$	7.58	\$	46.58
2826200050000005280	528	60	51-60	31141	LINDENTREE DRIVE	\$	39.00	\$	7.58	\$	46.58
2826200050000005290	529	60	51-60	31133	LINDENTREE DRIVE	\$	39.00	\$	7.58	\$	46.58
2826200050000005300	530	50	41-50	31125	LINDENTREE DRIVE	\$	35.73	\$	7.58	\$	43.31
2826200050000005310	531	60	51-60	31117	LINDENTREE DRIVE	\$	39.00	\$	7.58	\$	46.58
2826200050000005320	532	90	71-80	31081	LINDENTREE DRIVE	\$	49.00	\$	7.58	\$	56.58
2826200050000005330	533	60	51-60	31053	LINDENTREE DRIVE	\$	39.00	\$	7.58	\$	46.58
2826200050000005340	534	60	51-60	31045	LINDENTREE DRIVE	\$	39.00	\$	7.58	\$	46.58
2826200050000005350	535	56	51-60	31037	LINDENTREE DRIVE	\$	39.00	\$	7.58	\$	46.58
2826200050000005360	536	145	71-80	31019	LINDENTREE DRIVE	\$	49.00	\$	7.58	\$	56.58
2826200050000005370	537	45	41-50	31022	LINDENTREE DRIVE	\$	35.73	\$	7.58	\$	43.31
2826200050000005380	538	45	41-50	31030	LINDENTREE DRIVE	\$	35.73	\$	7.58	\$	43.31
2826200050000005390	539	50	41-50	31038	LINDENTREE DRIVE	\$	35.73	\$	7.58	\$	43.31
2826200050000005400	540	50	41-50	31046	LINDENTREE DRIVE	\$	35.73	\$	7.58	\$	43.31
2826200050000005410	541	50	41-50	31054	LINDENTREE DRIVE	\$	35.73	\$	7.58	\$	43.31
2826200050000005420	542	50	41-50	31062	LINDENTREE DRIVE	\$	35.73	\$	7.58	\$	43.31
2826200050000005430	543	48	41-50	31070	LINDENTREE DRIVE	\$	35.73	\$	7.58	\$	43.31
2826200050000005440	544	41	41-50	31078	LINDENTREE DRIVE	\$	35.73	\$	7.58	\$	43.31
2826200050000005450	545	41	41-50	31086	LINDENTREE DRIVE	\$	35.73	\$	7.58	\$	43.31
2826200050000005460	546	41	41-50	31094	LINDENTREE DRIVE	\$	35.73	\$	7.58	\$	43.31
2826200050000005470	547	50	41-50	31102	LINDENTREE DRIVE	\$	35.73	\$	7.58	\$	43.31
2826200050000005480	548	50	41-50	31110	LINDENTREE DRIVE	\$	35.73	\$	7.58	\$	43.31
2826200050000005490	549	50	41-50	31118	LINDENTREE DRIVE	\$	35.73	\$	7.58	\$	43.31
2826200050000005500	550	50	41-50	31126	LINDENTREE DRIVE	\$	35.73	\$	7.58	\$	43.31
2826200050000005510	551	50	41-50	31134	LINDENTREE DRIVE	\$	35.73	\$	7.58	\$	43.31
2826200050000005520	552	50	41-50	31142	LINDENTREE DRIVE	\$	35.73	\$	7.58	\$	43.31
2826200050000005530	553	50	41-50	31150	LINDENTREE DRIVE	\$	35.73	\$	7.58	\$	43.31
2826200050000005540	554	50	41-50	31158	LINDENTREE DRIVE	\$	35.73	\$	7.58	\$	43.31
2826200050000005550	555	50	41-50	31166	LINDENTREE DRIVE	\$	35.73	\$	7.58	\$	43.31
2826200050000005560	556	50	41-50	31174	LINDENTREE DRIVE	\$	35.73	\$	7.58	\$	43.31
2826200050000005570	557	78	71-80	31182	LINDENTREE DRIVE	\$	45.55	\$	7.58	\$	53.13
2826200050000005580	558	48	41-50	30791	LINDENTREE DRIVE	\$	35.73	\$	7.58	\$	43.31
2826200050000005590	559	54	51-60	30787	LINDENTREE DRIVE	\$	39.00	\$	7.58	\$	46.58
2826200050000005600	560	67	61-70	30775	LINDENTREE DRIVE	\$	42.27	\$	7.58	\$	49.85
2826200050000005610	561	81	71-80	30763	LINDENTREE DRIVE	\$	49.00	\$	7.58	\$	56.58
2826200050000005620	562	75	71-80	30749	LINDENTREE DRIVE	\$	45.55	\$	7.58	\$	53.13
2826200050000005630	563	75	71-80	30737	LINDENTREE DRIVE	\$	45.55	\$	7.58	\$	53.13
2826200050000005640	564	142	71-80	30723	LINDENTREE DRIVE	\$	49.00	\$	7.58	\$	56.58

VOLUME CHARGES CALCULATIONS							
METER NUMBER	PREVIOUS METER READ	NEW METER READ	AMOUNT USED	PRE-TRIM CREDIT (GALLONS)	SUBTOTAL (GALLONS)/1000	OPERATIONAL RATE	SUBTOTAL
1	264,440	264,440	0	0	730.029	\$ 2.75	\$ 2,007.58
2	31,568,500	32,092,800	524,300				
3	3,696,400	3,721,900	25,500				
4	18,130,100	18,278,700	148,600				
5	1,132,100	1,132,100	0				
6	650,736	660,065	9,329				
7	885,900	908,200	22,300				
						TOTAL	\$ 2,007.58

EXISTING ACCOUNTS	
	\$ 22,691.73
VOLUME CHARGES	\$ 2,007.58
TOTAL DUE	\$ 24,699.31

INVOICE
AUDI
WIREGRASS IRRIGATION TO CDD

2/3/2025

Invoice No.: 105

VOLUME CHARGES CALCULATIONS									
METER NUMBER	PREVIOUS METER READ	NEW METER READ	AMOUNT USED		SUBTOTAL (GALLONS)/1000	OPERATIONAL RATE	SUBTOTAL	BASE MONTHLY RATE	TOTAL AMOUNT DUE
15104762	5,745,990	5,784,135	36,065	0	36.065	\$ 2.75	\$ 99.18	\$ 50.00	\$ 149.18

Base monthly rate is inclusive of the \$25.00 per month per controller.

INVOICE
ALTIS
WIREGRASS IRRIGATION TO CDD

2/3/2025

Invoice No.: 105

VOLUME CHARGES CALCULATIONS									
METER NUMBER	PREVIOUS METER READ	NEW METER READ	AMOUNT USED		SUBTOTAL (GALLONS)/1000	OPERATIONAL RATE	SUBTOTAL	BASE MONTHLY RATE	TOTAL AMOUNT DUE
16886065	16,954,000	17,724,000	770,000	0	770.000	\$ 2.75	\$ 2,117.50	\$ 175.00	\$ 2,292.50

Base monthly rate is inclusive of the \$25.00 per month per controller.

INVOICE
BEACH HOUSE
WIREGRASS IRRIGATION TO CDD

2/3/2025

Invoice No.: 105

VOLUME CHARGES CALCULATIONS									
METER NUMBER	PREVIOUS METER READ	NEW METER READ	AMOUNT USED		SUBTOTAL (GALLONS)/1000	OPERATIONAL RATE	SUBTOTAL	BASE MONTHLY RATE	TOTAL AMOUNT DUE
15084579	7,720,000	7,843,000	123,000	0	123.000	\$ 2.75	\$ 338.25	\$ 50.00	\$ 388.25

Base monthly rate is inclusive of the \$25.00 per month per controller.

INVOICE
FAIRFIELD INN
WIREGRASS IRRIGATION TO CDD

2/3/2025

Invoice No.: 105

VOLUME CHARGES CALCULATIONS									
METER NUMBER	PREVIOUS METER READ	NEW METER READ	AMOUNT USED		SUBTOTAL (GALLONS)/1000	OPERATIONAL RATE	SUBTOTAL	BASE MONTHLY RATE	TOTAL AMOUNT DUE
18039105	7,326,000	7,405,000	79,000	0	79.000	\$ 2.75	\$ 217.25	\$ 50.00	\$ 267.25

Base monthly rate is inclusive of the \$25.00 per month per controller

INVOICE
MORNINGSTAR STORAGE
WIREGRASS IRRIGATION TO CDD

2/3/2025

Invoice No.: 105

VOLUME CHARGES CALCULATIONS									
METER NUMBER	PREVIOUS METER READ	NEW METER READ	AMOUNT USED		SUBTOTAL (GALLONS)/1000	OPERATIONAL RATE	SUBTOTAL	BASE MONTHLY RATE	TOTAL AMOUNT DUE
18544339	1,738,000	1,751,000	13,000	0	13.000	\$ 2.75	\$ 35.75	\$ 50.00	\$ 85.75

Base monthly rate is inclusive of the \$25.00 per month per controller

INVOICE
NORTH TAMPA BEHAVIORAL HEALTH
WIREGRASS IRRIGATION TO CDD

2/3/2025

Invoice No.: 105

VOLUME CHARGES CALCULATIONS									
METER NUMBER	PREVIOUS METER READ	NEW METER READ	AMOUNT USED		SUBTOTAL (GALLONS)/1000	OPERATIONAL RATE	SUBTOTAL	BASE MONTHLY RATE	TOTAL AMOUNT DUE
8075219	2,463,000	2,471,000	8,000	0	8.000	\$ 2.75	\$ 22.00	\$ 100.00	\$ 122.00

Base monthly rate is inclusive of the \$25.00 per month per controller.

INVOICE
CULVERS
WIREGRASS IRRIGATION TO CDD

2/3/2025

Invoice No.: 105

VOLUME CHARGES CALCULATIONS									
METER NUMBER	PREVIOUS METER READ	NEW METER READ	AMOUNT USED		SUBTOTAL (GALLONS)/1000	OPERATIONAL RATE	SUBTOTAL	BASE MONTHLY RATE	TOTAL AMOUNT DUE
18809639	1,873,000	1,931,000	58,000	0	58.000	\$ 2.75	\$ 159.50	\$ 25.00	\$ 184.50

Base monthly rate is inclusive of the \$25.00 per month per controller.

INVOICE
 KIDDIE ACADEMY
 WIREGRASS IRRIGATION TO CDD

2/3/2025

Invoice No.: 105

VOLUME CHARGES CALCULATIONS									
METER NUMBER	PREVIOUS METER READ	NEW METER READ	AMOUNT USED		SUBTOTAL (GALLONS)/1000	OPERATIONAL RATE	SUBTOTAL	BASE MONTHLY RATE	TOTAL AMOUNT DUE
190812002	2,657,000	2,657,000	0	0	0.000	\$ 2.75	\$ -	\$ 25.00	\$ 25.00

Base monthly rate is inclusive of the \$25.00 per month per controller.

INVOICE
 KIDDIE ACADEMY
 WIREGRASS IRRIGATION TO CDD

2/3/2025

Invoice No.: 105

VOLUME CHARGES CALCULATIONS									
METER NUMBER	PREVIOUS METER READ	NEW METER READ	AMOUNT USED		SUBTOTAL (GALLONS)/1000	OPERATIONAL RATE	SUBTOTAL	BASE MONTHLY RATE	TOTAL AMOUNT DUE
210441481	55,500	72,200	16,700	0	16.700	\$ 2.75	\$ 45.93	\$ 25.00	\$ 70.93

Base monthly rate is inclusive of the \$25.00 per month per controller.

INVOICE
COOPER'S HAWK
WIREGRASS IRRIGATION TO CDD

2/3/2025

Invoice No.: 105

VOLUME CHARGES CALCULATIONS									
METER NUMBER	PREVIOUS METER READ	NEW METER READ	AMOUNT USED		SUBTOTAL (GALLONS)/1000	OPERATIONAL RATE	SUBTOTAL	BASE MONTHLY RATE	TOTAL AMOUNT DUE
40002702	1,504,000	1,504,000	0	0	0.000	\$ 2.75	\$ -	\$ 25.00	\$ 25.00

Base monthly rate is inclusive of the \$25.00 per month per controller.

INVOICE
WIREGRASS M14B, LLC
WIREGRASS IRRIGATION TO CDD

2/3/2025

Invoice No.: 105

VOLUME CHARGES CALCULATIONS									
METER NUMBER	PREVIOUS METER READ	NEW METER READ	AMOUNT USED		SUBTOTAL (GALLONS)/1000	OPERATIONAL RATE	SUBTOTAL	BASE MONTHLY RATE	TOTAL AMOUNT DUE
231063995	860,000	873,000	13,000	0	13.000	\$ 2.75	\$ 35.75	\$ 25.00	\$ 60.75

Base monthly rate is inclusive of the \$25.00 per month per controller.

INVOICE
 FLORIDA CANCER SPECIALISTS
 WIREGRASS IRRIGATION TO CDD

2/3/2025

Invoice No.: 105

VOLUME CHARGES CALCULATIONS									
METER NUMBER	PREVIOUS METER READ	NEW METER READ	AMOUNT USED		SUBTOTAL (GALLONS)/1000	OPERATIONAL RATE	SUBTOTAL	BASE MONTHLY RATE	TOTAL AMOUNT DUE
231063995	27,000	369,049	342,049	0	342.049	\$ 2.75	\$ 940.63	\$ 25.00	\$ 965.63

Base monthly rate is inclusive of the \$25.00 per month per controller.

INVOICE
 DAYBREAK MARKET
 WIREGRASS IRRIGATION TO CDD

2/3/2025

Invoice No.: 105

VOLUME CHARGES CALCULATIONS									
METER NUMBER	PREVIOUS METER READ	NEW METER READ	AMOUNT USED		SUBTOTAL (GALLONS)/1000	OPERATIONAL RATE	SUBTOTAL	BASE MONTHLY RATE	TOTAL AMOUNT DUE
231063995	14,000	397,273	383,273	0	383.273	\$ 2.75	\$ 1,054.00	\$ 25.00	\$ 1,079.00

Base monthly rate is inclusive of the \$25.00 per month per controller.