



Rizzetta & Company

Wiregrass Community Development District

Board of Supervisors' Meeting May 29, 2026

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

www.wiregrasscdd.org

WIREGRASS COMMUNITY DEVELOPMENT DISTRICT

Board of Supervisors	Bill Porter Haley Porter Korie Roberts Mark A. Milone Kyle Larsen	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Sean Craft	Rizzetta & Company, Inc.
District Counsel	Lindsay Whelan	Kutak Rock
District Engineer	Nicole Lynn	Ardurra Group, Inc.

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

May 22, 2026

Board of Supervisors
Wiregrass Community
Development District

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Wiregrass Community Development District will be held on **Friday, May 29, 2026 at 11:00 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:

BOS MEETING:

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS**
- 3. BUSINESS ITEMS**
 - A.** Consideration of Resolution 2026-06; Resetting the Rules of Procedure Public Hearing Tab 1
 - B.** Presentation of FY 2026/2027 Proposed Budget Tab 2
 - i.** Consideration of Resolution 2026-07; Approving FY 2026/2027 Proposed Budget and Setting Public Hearing Tab 3
 - C.** Ratification of Agreement for Landscape Maintenance Services with Juniper Landscaping of Florida, LLC Tab 4
 - i.** Consideration of Legacy Blvd. Addendum #1 Tab 5
- 4. STAFF REPORTS**
 - A.** District Counsel
 - B.** District Engineer
 - C.** Construction Manager
 - D.** District Manager Tab 6
 - i.** Presentation of 1st Quarter Website Compliance Audit Report ... Tab 7
 - ii.** Presentation of Voter Registration Statistics..... Tab 8
 - E.** Landscape Inspection Services Report Tab 9
 - F.** Chancey Road Mitigation Report Tab 10
- 5. BUSINESS ADMINISTRATION**
 - A.** Consideration of Minutes of Board of Supervisors Regular Meeting held on April 24, 2026 Tab 11
 - B.** Ratification of Operation & Maintenance Expenditures for April 2026 Tab 12
 - C.** Ratification of Construction Requisition No. CUS10 S2024 Tab 13
- 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

RESOLUTION 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WIREGRASS COMMUNITY DEVELOPMENT DISTRICT CANCELLING THE PREVIOUSLY SET PUBLIC HEARING AND SETTING A NEW DATE, TIME, AND PLACE FOR THE PUBLIC HEARING FOR THE PURPOSE OF ADOPTING RULES OF PROCEDURE; AUTHORIZING PUBLICATION OF NOTICE OF SUCH HEARING; AND PROVIDING AN EFFECTIVE DATE.

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

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

WHEREAS, the Board of Supervisors of the District (“Board”) desires to rescind previously adopted Resolution 2026-05, setting the public hearing to consider the adoption of the District’s Rules of Procedure for May 22, 2026, at 11:00 a.m., at the Offices of Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544.

WHEREAS, the Board desires to establish a new public hearing date to consider adoption of the District’s Rules of Procedure, and to set the public hearing to be held on August 28, 2026, at 11:00 a.m., at the Offices of Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544.

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

SECTION 1. Resolution 2026-05 is hereby rescinded in its entirety, and the public hearing previously set for May 22, 2026 is cancelled.

SECTION 2. A public hearing will be held to adopt the District’s Rules of Procedure on August 28, 2026, at 11:00 a.m., at the Offices of Rizzetta & Company, Inc. 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544.

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

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

PASSED AND ADOPTED this 29th day of May, 2026.

ATTEST:

**WIREGRASS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Tab 2



Rizzetta & Company

Wiregrass Community Development District

wiregrasscdd.org

**Proposed Budget for Fiscal Year
2026-2027**

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Proposed Budget
Wiregrass Community Development District
 General Fund
 Fiscal Year 2026/2027

Comments

Chart of Accounts Classification		Actual YTD through 04/30/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
33	Dues, Licenses & Fees	\$ 1,375	\$ 2,357	\$ 425	\$ (1,932)	\$ 1,500	\$ 1,075
34	Financial & Revenue Collections	\$ 2,408	\$ 4,128	\$ 4,128	\$ -	\$ 4,252	\$ 124
35	Legal Advertising	\$ 882	\$ 1,512	\$ 2,000	\$ 488	\$ 2,000	\$ -
36	Miscellaneous Mailings	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -
37	Public Officials Liability Insurance	\$ 3,058	\$ 5,242	\$ 3,246	\$ (1,996)	\$ 3,364	\$ 118
38	Tax Collector /Property Appraiser Fees	\$ 150	\$ 257	\$ 150	\$ (107)	\$ 150	\$ -
39	Trustees Fees	\$ 10,449	\$ 17,913	\$ 9,000	\$ (8,913)	\$ 11,000	\$ 2,000
40	Website Hosting, Maintenance, Backup (and Email)	\$ 2,308	\$ 3,957	\$ 4,096	\$ 139	\$ 4,400	\$ 304
41	Legal Counsel						
42	District Counsel	\$ 9,383	\$ 16,085	\$ 15,000	\$ (1,085)	\$ 15,000	\$ -
43							
44	Administrative Subtotal	\$ 61,340	\$ 95,943	\$ 108,492	\$ 12,549	\$ 113,332	\$ 4,840
45							
46	EXPENDITURES - FIELD OPERATIONS						
47							
48	Electric Utility Services						
49	Street Lights	\$ 69,241	\$ 118,699	\$ 177,000	\$ 58,301	\$ 177,000	\$ -
50	Utility Bond	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 2,500	\$ -
51	Utility-Fountains	\$ -	\$ -	\$ 1,500	\$ 1,500	\$ 1,500	\$ -
52	Stormwater Control						
53	Aquatic Maintenance	\$ -	\$ -	\$ 25,000	\$ 25,000	\$ 25,000	\$ -
54	Aquatic Plant Replacement	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ 10,000	\$ -
55	Lake/Pond Bank Maintenance	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
56	Wetland Monitoring & Maintenance	\$ 6,400	\$ 10,971	\$ 25,000	\$ 14,029	\$ 25,000	\$ -
57	Other Physical Environment						
58	General Liability Insurance	\$ 3,737	\$ 3,737	\$ 3,966	\$ 229	\$ 4,111	\$ 145
59	Landscape - Mulch	\$ -	\$ -	\$ 15,000	\$ 15,000	\$ 15,000	\$ -
60	Landscape Inspection Services	\$ 5,600	\$ 9,600	\$ 8,400	\$ (1,200)	\$ 9,600	\$ 1,200
61	Landscape Maintenance	\$ 94,821	\$ 162,550	\$ 180,000	\$ 17,450	\$ 138,748	\$ (41,252)
62	Landscape Replacement Plants, Shrubs, Trees	\$ -	\$ -	\$ 25,000	\$ 25,000	\$ 25,000	\$ -
63	Lift Station Perimeter Maintenance	\$ -	\$ -	\$ 9,000	\$ 9,000	\$ 9,000	\$ -
64	Maintenance Bond	\$ 84,702	\$ 145,203	\$ 55,000	\$ (90,203)	\$ 55,000	\$ -

Based on FY 25/26 costs
Increase in costs for FY 26/27
Same
Per EGIS estimate
Based on FY 25/26 costs
Increase in costs for FY 26/27
Same
Lights for Persimmon Park
Bond for Persimmon Park
Fountains added to Persimmon Park
Same. Estimated \$7500 for Stormwater System Analysis
Same
Pond bank mowing
Per contract Terra Crafters \$6400 + additional services
Per EGIS estimate
Trees along roadways/ponds
Cost increase for FY 26/27
Contracted Rate w/Juniper \$132,748 + \$6600 for Legacy Blvd.
Same
Fencing & Gate repairs due to anticipated storm damages

Proposed Budget
Wiregrass Community Development District
 General Fund
 Fiscal Year 2026/2027

Comments

Chart of Accounts Classification	Actual YTD through 04/30/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
65 <i>Road & Street Facilities</i>						
66 Sidewalk Repair & Maintenance	\$ 4,044	\$ 6,933	\$ 5,000	\$ (1,933)	\$ 5,000	\$ -
67 <i>Contingency</i>						
68 Miscellaneous Contingency	\$ 940	\$ 1,611	\$ 20,000	\$ 18,389	\$ 20,000	\$ -
69						
70 Field Operations Subtotal	\$ 269,485	\$ 459,305	\$ 567,366	\$ 108,061	\$ 527,459	\$ (39,907)
71						
72 TOTAL EXPENDITURES	\$ 330,825	\$ 555,248	\$ 675,858	\$ 120,610	\$ 640,791	\$ (35,067)
73						
74 EXCESS OF REVENUES OVER EXPENDITURES	\$ 181,615	\$ (25,623)	\$ -	\$ (25,548)	\$ -	\$ -
75						

Anticipated increase in costs due to higher frequency of storms

Proposed Budget
Wiregrass Community Development District
Irrigation Revenue Fund
Fiscal Year 2026/2027

Comments

Chart of Accounts Classification	Actual YTD through 04/30/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
1						
2	ASSESSMENT REVENUES					
3						
4	<i>Special Assessments</i>					
5	Tax Roll*	\$ 706,683	\$ 706,683	\$ 702,642	\$ 4,041	\$ 775,788 \$ 73,146
6	Off Roll*	\$ -	\$ -	\$ -	\$ -	\$ -
7						
8	Assessment Revenue Subtotal	\$ 706,683	\$ 706,683	\$ 702,642	\$ 4,041	\$ 775,788 \$ 73,146
9						
10	OTHER REVENUES					
11						
12	Balance Forward from Prior Year	\$ -	\$ -	\$ 250	\$ (250)	\$ 250 \$ -
13	Interest Earnings	\$ -	\$ -	\$ -	\$ -	\$ -
14						
15	Other Revenue Subtotal	\$ -	\$ -	\$ 250	\$ (250)	\$ 250 \$ -
16						
17	TOTAL REVENUES	\$ 706,683	\$ 706,683	\$ 702,892	\$ 3,791	\$ 776,038 \$ 73,146
18	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.					
19						
20	EXPENDITURES					
21						
22	<i>Financial and Administrative</i>					
23	Assessment Roll	\$ 1,720	\$ 2,949	\$ 1,720	\$ (1,229)	\$ 1,772 \$ 52
24	Reclaimed Accounting fee	\$ 4,014	\$ 6,881	\$ 6,880	\$ (1)	\$ 7,086 \$ 206
25	<i>Water-Sewer Combination Services</i>					
26	Utility - Reclaimed Irrigation	\$ 337,662	\$ 578,849	\$ 694,292	\$ 115,443	\$ 767,180 \$ 72,888
27						
28	TOTAL EXPENDITURES	\$ 343,396	\$ 588,679	\$ 702,892	\$ 114,214	\$ 776,038 \$ 73,146
29						
30	EXCESS OF REVENUES OVER EXPENDITURES	\$ 363,287	\$ 118,004	\$ -	\$ 118,005	\$ - \$ -
31						

Same
Same

Wiregrass Community Development District

Debt Service

Fiscal Year 2026/2027

Chart of Accounts Classification	Series 2025	Series 2016	Series 2024A-1	Series 2024A-2	Budget for 2026/2027
REVENUES					
Special Assessments					
Net Special Assessments ⁽¹⁾	\$783,792.86	\$593,936.54	\$107,861.34	\$160,942.44	\$1,646,533.19
TOTAL REVENUES	\$783,792.86	\$593,936.54	\$107,861.34	\$160,942.44	\$1,646,533.19
EXPENDITURES					
Administrative					
Debt Service Obligation	\$783,792.86	\$593,936.54	\$107,861.34	\$160,942.44	\$1,646,533.19
Administrative Subtotal	\$783,792.86	\$593,936.54	\$107,861.34	\$160,942.44	\$1,646,533.19
TOTAL EXPENDITURES	\$783,792.86	\$593,936.54	\$107,861.34	\$160,942.44	\$1,646,533.19
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Pasco County Collection Costs (2%) and Early Payment Discounts (4%):

6.0%

GROSS ASSESSMENTS

\$1,740,820.84

Notes:

⁽¹⁾ Maximum Annual Debt Service less any Prepaid Assessments Received

Pasco County Collection Costs (2%) and Early Payment Discounts (4%) included in the Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

WIREGRASS COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026/2027 O&M, IRRIGATION & DEBT SERVICE ASSESSMENT COMPARISON

2026/2027 O&M Budget		\$450,723.00	2025/2026 O&M Budget	\$485,790.00
Pasco County Collection Costs:	2%	\$9,589.85	2026/2027 O&M Budget	\$450,723.00
Early Payment Discount:	4%	\$19,179.70		
2026/2027 Total:		\$479,492.55	Total Difference:	-\$35,067.00

2026/2027 Irrigation Budget		\$775,788.00	2025/2026 Irrigation Budget	\$702,642.00
Pasco County Collection Costs:	2%	\$16,506.13	2026/2027 Irrigation Budget	\$775,788.00
Early Payment Discount:	4%	\$33,012.26		
2026/2027 Total:		\$825,306.38	Total Difference:	\$73,146.00

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2025/2026	2026/2027	\$	%
Non-Residential					
Retail (Audi)	Operations & Maintenance	\$339.56	\$284.08	-\$55.48	-16.34%
	Irrigation	\$92.50	\$91.81	-\$0.69	-0.75%
	Total	\$432.06	\$375.89	-\$56.17	-13.00%
Hotel (Fairfield Inn)	Operations & Maintenance	\$177.17	\$148.22	-\$28.95	-16.34%
	Irrigation	\$46.40	\$46.04	-\$0.36	-0.78%
	Total	\$223.57	\$194.26	-\$29.31	-13.11%
Industrial (Morningstar)	Operations & Maintenance	\$250.98	\$209.98	-\$41.00	-16.34%
	Irrigation	\$37.65	\$37.13	-\$0.51	-1.36%
	Total	\$288.63	\$247.11	-\$41.51	-14.38%
Retail (Culvers)	Operations & Maintenance	\$339.56	\$284.08	-\$55.48	-16.34%
	Irrigation	\$567.58	\$566.88	-\$0.69	-0.12%
	Total	\$907.14	\$850.96	-\$56.17	-6.19%
Retail (Kiddie Academy)	Operations & Maintenance	\$339.56	\$284.08	-\$55.48	-16.34%
	Irrigation	\$232.18	\$231.49	-\$0.69	-0.30%
	Total	\$571.74	\$515.57	-\$56.17	-9.82%
Hospital (NTBH)	Series 2025 Debt Service	\$756.04	\$756.04	\$0.00	0.00%
	Operations & Maintenance	\$176.02	\$147.26	-\$28.76	-16.34%
	Irrigation	\$58.62	\$58.26	-\$0.36	-0.61%
Total	\$990.68	\$961.56	-\$29.12	-2.94%	
Retail (7-11)	Operations & Maintenance	\$339.56	\$284.08	-\$55.48	-16.34%
	Irrigation	\$454.33	\$453.64	-\$0.69	-0.15%
	Total	\$793.89	\$737.72	-\$56.17	-7.08%
Retail (Cooper's Hawk)	Operations & Maintenance	\$339.56	\$284.08	-\$55.48	-16.34%
	Irrigation	\$614.97	\$614.28	-\$0.69	-0.11%
	Total	\$954.53	\$898.36	-\$56.17	-5.88%
Retail (Parcel M14 B)	Operations & Maintenance	\$339.56	\$284.08	-\$55.48	-16.34%
	Irrigation	\$357.45	\$356.76	-\$0.69	-0.19%
	Total	\$697.01	\$640.84	-\$56.17	-8.06%
Office (Florida Cancer Specialists)	Operations & Maintenance	\$250.98	\$209.97	-\$41.01	-16.34%
	Irrigation	\$126.78	\$126.27	-\$0.51	-0.40%
	Total	\$377.76	\$336.24	-\$41.52	-10.99%
Retail (Daybreak Market)	Operations & Maintenance	\$339.56	\$284.08	-\$55.48	-16.34%
	Irrigation	\$770.21	\$769.51	-\$0.69	-0.09%
	Total	\$1,109.77	\$1,053.59	-\$56.17	-5.06%
Retail (BayPaws)	Operations & Maintenance	\$339.56	\$284.08	-\$55.48	-16.34%
	Irrigation	\$254.35	\$253.65	-\$0.69	-0.27%
	Total	\$593.91	\$537.73	-\$56.17	-9.46%
Retail - Primrose	Operations & Maintenance	\$0.00	\$284.08	\$284.08	N/A
	Irrigation	\$0.00	\$396.94	\$396.94	N/A
	Total	\$0.00	\$681.02	\$681.02	N/A
Office - Flagship	Operations & Maintenance	\$0.00	\$209.97	\$209.97	N/A
	Irrigation	\$0.00	\$235.28	\$235.28	N/A
	Total	\$0.00	\$445.25	\$445.25	N/A

WIREGRASS COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026/2027 O&M, IRRIGATION & DEBT SERVICE ASSESSMENT COMPARISON

2026/2027 O&M Budget		\$450,723.00	2025/2026 O&M Budget	\$485,790.00
Pasco County Collection Costs:	2%	\$9,589.85	2026/2027 O&M Budget	\$450,723.00
Early Payment Discount:	4%	\$19,179.70		
2026/2027 Total:		\$479,492.55	Total Difference:	-\$35,067.00

2026/2027 Irrigation Budget		\$775,788.00	2025/2026 Irrigation Budget	\$702,642.00
Pasco County Collection Costs:	2%	\$16,506.13	2026/2027 Irrigation Budget	\$775,788.00
Early Payment Discount:	4%	\$33,012.26		
2026/2027 Total:		\$825,306.38	Total Difference:	\$73,146.00

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2025/2026	2026/2027	\$	%
Hospital - Encompass	Operations & Maintenance	\$0.00	\$147.26	\$147.26	N/A
	Irrigation	\$0.00	\$135.79	\$135.79	N/A
	Total	\$0.00	\$283.05	\$283.05	N/A
Light Industrial - Cubesmart	Operations & Maintenance	\$0.00	\$209.97	\$209.97	N/A
	Irrigation	\$0.00	\$55.16	\$55.16	N/A
	Total	\$0.00	\$265.13	\$265.13	N/A
Residential					
Apartments (BH)	Operations & Maintenance	\$73.82	\$61.76	-\$12.06	-16.34%
	Irrigation	\$64.24	\$64.09	-\$0.15	-0.23%
	Total	\$138.06	\$125.85	-\$12.21	-8.84%
Apartments (Altis)	Operations & Maintenance	\$73.82	\$61.76	-\$12.06	-16.34%
	Irrigation	\$63.90	\$63.75	-\$0.15	-0.24%
	Total	\$137.72	\$125.51	-\$12.21	-8.87%
The Arbors					
Townhome - Parcel M21	Series 2016 Debt Service	\$797.19	\$797.19	\$0.00	0.00%
	Operations & Maintenance	\$176.02	\$147.26	-\$28.76	-16.34%
	Irrigation	\$390.49	\$390.13	-\$0.36	-0.09%
Total	\$1,363.70	\$1,334.58	-\$29.12	-2.14%	
Single Family (30'-40') - Parcel M21	Series 2016 Debt Service	\$1,407.15	\$1,407.15	\$0.00	0.00%
	Operations & Maintenance	\$295.27	\$247.02	-\$48.25	-16.34%
	Irrigation	\$552.60	\$551.99	-\$0.60	-0.11%
Total	\$2,255.02	\$2,206.16	-\$48.85	-2.17%	
Single Family (41'-50') - Parcel M21	Series 2016 Debt Service	\$1,407.15	\$1,407.15	\$0.00	0.00%
	Operations & Maintenance	\$295.27	\$247.02	-\$48.25	-16.34%
	Irrigation	\$594.47	\$593.87	-\$0.60	-0.10%
Total	\$2,296.89	\$2,248.04	-\$48.85	-2.13%	
Single Family (51'-60') - Parcel M21	Series 2016 Debt Service	\$1,407.15	\$1,407.15	\$0.00	0.00%
	Operations & Maintenance	\$295.27	\$247.02	-\$48.25	-16.34%
	Irrigation	\$636.21	\$635.61	-\$0.60	-0.09%
Total	\$2,338.63	\$2,289.78	-\$48.85	-2.09%	
Single Family (61'-70') - Parcel M21	Series 2016 Debt Service	\$1,407.15	\$1,407.15	\$0.00	0.00%
	Operations & Maintenance	\$295.27	\$247.02	-\$48.25	-16.34%
	Irrigation	\$677.96	\$677.36	-\$0.60	-0.09%
Total	\$2,380.38	\$2,331.53	-\$48.85	-2.05%	
Single Family (71'-80') - Parcel M21	Series 2016 Debt Service	\$1,407.15	\$1,407.15	\$0.00	0.00%
	Operations & Maintenance	\$295.27	\$247.02	-\$48.25	-16.34%
	Irrigation	\$719.83	\$719.23	-\$0.60	-0.08%
Total	\$2,422.25	\$2,373.40	-\$48.85	-2.02%	
Windermere					
Townhome	Series 2025 Debt Service	\$666.69	\$666.69	\$0.00	0.00%
	Operations & Maintenance	\$176.02	\$147.26	-\$28.76	-16.34%
	Irrigation	\$307.92	\$307.54	-\$0.38	-0.12%
Total	\$1,150.63	\$1,121.49	-\$29.14	-2.53%	

WIREGRASS COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026/2027 O&M, IRRIGATION & DEBT SERVICE ASSESSMENT COMPARISON

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Early Payment Discount:	4%	\$33,012.26		
2026/2027 Total:		\$825,306.38	Total Difference:	\$73,146.00

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2025/2026	2026/2027	\$	%
Ridge					
Single Family (30' - 40')	Series 2025 Debt Service	\$1,066.71	\$1,066.71	\$0.00	0.00%
	Operations & Maintenance	\$295.27	\$247.02	-\$48.25	-16.34%
	Irrigation	\$516.34	\$515.74	-\$0.60	-0.12%
	Total	\$1,878.32	\$1,829.47	-\$48.85	-2.60%
Single Family (41' - 50')	Series 2025 Debt Service	\$1,066.71	\$1,066.71	\$0.00	0.00%
	Operations & Maintenance	\$295.27	\$247.02	-\$48.25	-16.34%
	Irrigation	\$558.21	\$557.61	-\$0.60	-0.11%
	Total	\$1,920.19	\$1,871.34	-\$48.85	-2.54%
Single Family (51' - 60')	Series 2025 Debt Service	\$1,066.71	\$1,066.71	\$0.00	0.00%
	Operations & Maintenance	\$295.27	\$247.02	-\$48.25	-16.34%
	Irrigation	\$599.96	\$599.36	-\$0.60	-0.10%
	Total	\$1,961.94	\$1,913.09	-\$48.85	-2.49%
Single Family (61' - 70')	Series 2025 Debt Service	\$1,066.71	\$1,066.71	\$0.00	0.00%
	Operations & Maintenance	\$295.27	\$247.02	-\$48.25	-16.34%
	Irrigation	\$641.70	\$641.10	-\$0.60	-0.09%
	Total	\$2,003.68	\$1,954.83	-\$48.85	-2.44%
Single Family (71' - 80')	Series 2025 Debt Service	\$1,066.71	\$1,066.71	\$0.00	0.00%
	Operations & Maintenance	\$295.27	\$247.02	-\$48.25	-16.34%
	Irrigation	\$683.58	\$682.97	-\$0.60	-0.09%
	Total	\$2,045.56	\$1,996.70	-\$48.85	-2.39%
Single Family (71' - 80') Plus	Series 2025 Debt Service	\$1,066.71	\$1,066.71	\$0.00	0.00%
	Operations & Maintenance	\$295.27	\$247.02	-\$48.25	-16.34%
	Irrigation	\$727.62	\$727.02	-\$0.60	-0.08%
	Total	\$2,089.60	\$2,040.75	-\$48.85	-2.34%
Persimmon Park					
Single Family (30'-40') - Parcel M21 PP	Series 2016 Debt Service	\$1,407.15	\$1,407.15	\$0.00	0.00%
	Operations & Maintenance	\$295.27	\$247.02	-\$48.25	-16.34%
	Irrigation	\$491.96	\$491.36	-\$0.60	-0.12%
	Total	\$2,194.38	\$2,145.53	-\$48.85	-2.23%
Single Family (41'-50') - Parcel M21 PP	Series 2016 Debt Service	\$1,407.15	\$1,407.15	\$0.00	0.00%
	Operations & Maintenance	\$295.27	\$247.02	-\$48.25	-16.34%
	Irrigation	\$533.83	\$533.23	-\$0.60	-0.11%
	Total	\$2,236.25	\$2,187.40	-\$48.85	-2.18%
Single Family (51'-60') - Parcel M21 PP	Series 2016 Debt Service	\$1,407.15	\$1,407.15	\$0.00	0.00%
	Operations & Maintenance	\$295.27	\$247.02	-\$48.25	-16.34%
	Irrigation	\$575.58	\$574.97	-\$0.60	-0.10%
	Total	\$2,278.00	\$2,229.14	-\$48.85	-2.14%
TH (Persimmon Place)	Series 2024A-1 Debt Service	\$0.00	\$837.17	\$837.17	(1)
	Series 2024A-2 Debt Service	\$0.00	\$1,638.22	\$1,638.22	(1)
	Operations & Maintenance	\$176.02	\$147.26	-\$28.76	-16.34%
	Irrigation	\$0.00	\$334.86	\$334.86	0.00%
	Total	\$176.02	\$2,957.51	\$2,781.49	(1)
SF 30 - 40 (Persimmon Place)	Series 2024A-1 Debt Service	\$0.00	\$1,404.28	\$1,404.28	(1)
	Series 2024A-2 Debt Service	\$0.00	\$2,723.88	\$2,723.88	(1)
	Operations & Maintenance	\$295.27	\$247.02	-\$48.25	-16.34%
	Irrigation	\$0.00	\$546.63	\$546.63	0.00%
	Total	\$295.27	\$4,921.81	\$4,626.54	(1)

WIREGRASS COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026/2027 O&M, IRRIGATION & DEBT SERVICE ASSESSMENT COMPARISON

2026/2027 O&M Budget		\$450,723.00	2025/2026 O&M Budget	\$485,790.00
Pasco County Collection Costs:	2%	\$9,589.85	2026/2027 O&M Budget	\$450,723.00
Early Payment Discount:	4%	\$19,179.70		
2026/2027 Total:		\$479,492.55	Total Difference:	-\$35,067.00

2026/2027 Irrigation Budget		\$775,788.00	2025/2026 Irrigation Budget	\$702,642.00
Pasco County Collection Costs:	2%	\$16,506.13	2026/2027 Irrigation Budget	\$775,788.00
Early Payment Discount:	4%	\$33,012.26		
2026/2027 Total:		\$825,306.38	Total Difference:	\$73,146.00

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2025/2026	2026/2027	\$	%
SF 51 - 60 (Persimmon Place)	Series 2024A-1 Debt Service	\$0.00	\$0.00	\$0.00	(1)
	Series 2024A-2 Debt Service	\$0.00	\$0.00	\$0.00	(1)
	Operations & Maintenance	\$295.27	\$247.02	-\$48.25	-16.34%
	Irrigation	\$0.00	\$630.25	\$630.25	0.00%
	Total	\$295.27	\$877.27	\$582.00	(1)
SF 61 - 70 (Persimmon Place)	Series 2024A-1 Debt Service	\$0.00	\$1,404.28	\$1,404.28	(1)
	Series 2024A-2 Debt Service	\$0.00	\$2,723.88	\$2,723.88	(1)
	Operations & Maintenance	\$295.27	\$247.02	-\$48.25	-16.34%
	Irrigation	\$0.00	\$671.99	\$671.99	0.00%
	Total	\$295.27	\$5,047.17	\$4,751.90	(1)
SF 80+ (Persimmon Place)	Series 2024A-1 Debt Service	\$0.00	\$1,404.28	\$1,404.28	(1)
	Operations & Maintenance	\$295.27	\$247.02	-\$48.25	-16.34%
	Irrigation	\$0.00	\$757.91	\$757.91	0.00%
	Total	\$295.27	\$2,409.21	\$2,113.94	(1)

(1) FY 2026-2027 will be the first year of levied Series 2024 Debt Service Assessments

WIREGRASS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$450,723.00
COLLECTION COSTS @	2.0%	\$9,589.85
EARLY PAYMENT DISCOUNT @	4.0%	\$19,179.70
TOTAL O&M ASSESSMENT		\$479,492.55

UNITS ASSESSED						ALLOCATION OF O&M ASSESSMENT				PER UNIT ANNUAL ASSESSMENT						
PRODUCT TYPE	O&M	SERIES 2025	SERIES 2016	SERIES 2024A-1	SERIES 2024A-2	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	O&M	SERIES 2025	SERIES 2016	SERIES 2024A-1	SERIES 2024A-2	TOTAL ⁽³⁾	
		DEBT SERVICE ⁽¹⁾	DEBT SERVICE ⁽¹⁾	DEBT SERVICE ⁽¹⁾	DEBT SERVICE ⁽¹⁾						DEBT SERVICE ⁽²⁾	DEBT SERVICE ⁽²⁾	DEBT SERVICE ⁽²⁾	DEBT SERVICE ⁽²⁾		
Non-Residential																
Retail	130.47	0	0	0	0	1KsqFt	1.15	150.05	7.73%	\$37,064.76	\$284.08	\$0.00	\$0.00	\$0.00	\$0.00	\$284.08
Hotel	92	0	0	0	0	Rooms	0.6	55.20	2.84%	\$13,635.73	\$148.22	\$0.00	\$0.00	\$0.00	\$0.00	\$148.22
Light Industrial	204	0	0	0	0	1KsqFt	0.85	173.39	8.93%	\$42,830.62	\$209.98	\$0.00	\$0.00	\$0.00	\$0.00	\$209.98
Office	103	0	0	0	0	1KsqFt	0.85	87.18	4.49%	\$21,534.36	\$209.98	\$0.00	\$0.00	\$0.00	\$0.00	\$209.98
Hospital	203	123	0	0	0	Beds	0.6	121.02	6.23%	\$29,894.67	\$147.26	\$756.04	\$0.00	\$0.00	\$0.00	\$903.30
Residential																
Apartments	492	0	0	0	0	Lots	0.25	123.00	6.34%	\$30,383.97	\$61.76	\$0.00	\$0.00	\$0.00	\$0.00	\$61.76
The Arbors																
TH - Parcel M21	160	0	160	0	0	Units	0.60	95.38	4.91%	\$23,562.30	\$147.26	\$0.00	\$797.19	\$0.00	\$0.00	\$944.45
SF 30 - 40 - Parcel M21	23	0	23	0	0	Lots	1.00	23.00	1.18%	\$5,681.55	\$247.02	\$0.00	\$1,407.15	\$0.00	\$0.00	\$1,654.17
SF 41 - 50 - Parcel M21	1	0	1	0	0	Lots	1.00	1.00	0.05%	\$247.02	\$247.02	\$0.00	\$1,407.15	\$0.00	\$0.00	\$1,654.17
SF 51 - 60 - Parcel M21	1	0	1	0	0	Lots	1.00	1.00	0.05%	\$247.02	\$247.02	\$0.00	\$1,407.15	\$0.00	\$0.00	\$1,654.17
SF 61 - 70 - Parcel M21	3	0	3	0	0	Lots	1.00	3.00	0.15%	\$741.07	\$247.02	\$0.00	\$1,407.15	\$0.00	\$0.00	\$1,654.17
SF 71 - 80 - Parcel M21	1	0	1	0	0	Lots	1.00	1.00	0.05%	\$247.02	\$247.02	\$0.00	\$1,407.15	\$0.00	\$0.00	\$1,654.17
Windermere																
TH (Active)	220	220	0	0	0	Units	0.60	131.15	6.76%	\$32,398.16	\$147.26	\$666.69	\$0.00	\$0.00	\$0.00	\$813.95
Ridge																
SF 30 - 40	14	13	0	0	0	Lots	1.00	14.00	0.72%	\$3,458.34	\$247.02	\$1,066.71	\$0.00	\$0.00	\$0.00	\$1,313.73
SF 41 - 50	163	162	0	0	0	Lots	1.00	163.00	8.40%	\$40,264.93	\$247.02	\$1,066.71	\$0.00	\$0.00	\$0.00	\$1,313.73
SF 51 - 60	194	193	0	0	0	Lots	1.00	194.00	9.99%	\$47,922.68	\$247.02	\$1,066.71	\$0.00	\$0.00	\$0.00	\$1,313.73
SF 61 - 70	47	46	0	0	0	Lots	1.00	47.00	2.42%	\$11,610.13	\$247.02	\$1,066.71	\$0.00	\$0.00	\$0.00	\$1,313.73
SF 71 - 80	85	83	0	0	0	Lots	1.00	85.00	4.38%	\$20,997.05	\$247.02	\$1,066.71	\$0.00	\$0.00	\$0.00	\$1,313.73
SF 71 - 80 Plus	61	60	0	0	0	Lots	1.00	61.00	3.14%	\$15,068.47	\$247.02	\$1,066.71	\$0.00	\$0.00	\$0.00	\$1,313.73
Persimmon Park																
SF - Parcel M21 (PP) - 30 - 40	159	0	159	0	0	Lots	1.00	159.00	8.19%	\$39,276.83	\$247.02	\$0.00	\$1,407.15	\$0.00	\$0.00	\$1,654.17
SF - Parcel M21 (PP) - 41 - 50	153	0	153	0	0	Lots	1.00	153.00	7.88%	\$37,794.69	\$247.02	\$0.00	\$1,407.15	\$0.00	\$0.00	\$1,654.17
SF - Parcel M21 (PP) - 51 - 60	18	0	17	0	0	Lots	1.00	18.00	0.93%	\$4,446.43	\$247.02	\$0.00	\$1,407.15	\$0.00	\$0.00	\$1,654.17
TH (Persimmon Place)	75	0	0	75	60	Lots	0.60	44.71	2.30%	\$11,044.83	\$147.26	\$0.00	\$0.00	\$837.17	\$1,638.22	\$2,622.65
SF 30 - 40 (Persimmon Place)	32	0	0	32	19	Lots	1.00	32.00	1.65%	\$7,904.77	\$247.02	\$0.00	\$0.00	\$1,404.28	\$2,723.88	\$4,375.18
SF 51 - 60 (Persimmon Place)	1	0	0	1	1	Lots	1.00	1.00	0.05%	\$247.02	\$247.02	\$0.00	\$0.00	\$1,404.28	\$2,723.88	\$4,375.18
SF 61 - 70 (Persimmon Place)	3	0	0	3	3	Lots	1.00	3.00	0.15%	\$741.07	\$247.02	\$0.00	\$0.00	\$1,404.28	\$2,723.88	\$4,375.18
SF 80+ (Persimmon Place)	1	0	0	1	0	Lots	1.00	1.00	0.05%	\$247.02	\$247.02	\$0.00	\$0.00	\$1,404.28	\$0.00	\$1,651.30
Total District	2639	900	518	112	83			1941.08	100%	\$479,492.55						

LESS: Pasco County Collection Costs (2%) and Early Payment Discounts (4%):

(\$28,769.55)

Net Revenue to be Collected

\$450,723.00

⁽¹⁾ Reflects the number of total lots with Series 2016, Series 2024, and Series 2025 debt outstanding.

⁽²⁾ Annual debt service assessment per lot adopted in connection with the Series 2016, Series 2024, and Series 2025 bond issues. Annual assessment includes principal, interest, Pasco County collection costs and early payment discount costs.

⁽³⁾ Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

WIREGRASS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 IRRIGATION ASSESSMENT SCHEDULE

TOTAL IRRIGATION BUDGET		\$775,788.00
COLLECTION COSTS @	2.0%	\$16,506.13
EARLY PAYMENT DISCOUNT @	4.0%	\$33,012.26
TOTAL IRRIGATION ASSESSMENT	6.00%	\$825,306.38

UNITS ASSESSED			TOTAL IRRIGATION BUDGET	PER UNIT ANNUAL ASSESSMENT		
PRODUCT TYPE	# OF UNITS	UNIT TYPE		IRRIGATION ⁽¹⁾	UNIT TYPE	
Non-Residential						
Retail - Audi	60	1kSqFt	\$5,508.47	\$91.81	/	1kSqFt
Hotel - Fairfield Inn	92	Rooms	\$4,235.85	\$46.04	/	Room
Light Industrial - Morningstar	100	1kSqFt	\$3,713.33	\$37.13	/	1kSqFt
Retail - Culvers	4.44	1kSqFt	\$2,518.67	\$566.88	/	1kSqFt
Retail - Kiddie Academy	10	1kSqFt	\$2,314.90	\$231.49	/	1kSqFt
Hospital - NTBH	123	Beds	\$7,166.01	\$58.26	/	Bed
Retail - 7-11	4.48	1kSqFt	\$2,032.31	\$453.64	/	1kSqFt
Retail - Cooper's Hawk	10.52	1kSqFt	\$6,463.45	\$614.28	/	1kSqFt
Retail - Parcel M14 B	7.57	1kSqFt	\$2,700.64	\$356.76	/	1kSqFt
Office - Florida Cancer Specialists	56.56	1kSqFt	\$7,141.70	\$126.27	/	1kSqFt
Retail - Daybreak Market	4.87	1kSqFt	\$3,749.84	\$769.51	/	1kSqFt
Retail - BayPaws	15.00	1kSqFt	\$3,804.78	\$253.65	/	1kSqFt
Retail - Primrose	13.59	1kSqFt	\$5,392.86	\$396.94	/	1kSqFt
Office - Flagship	46.00	1kSqFt	\$10,822.76	\$235.28	/	1kSqFt
Hospital - Encompass	80.00	Beds	\$10,863.30	\$135.79	/	Bed
Light Industrial - Cubesmart	103.98	1kSqFt	\$5,736.13	\$55.16	/	1kSqFt
Residential						
Apartments - BH	100	Lots	\$6,408.55	\$64.09	/	Lot
Apartments - Altis	392	Lots	\$24,989.19	\$63.75	/	Unit
The Arbors						
TH - Parcel M21	160	Units	\$62,421.06	\$390.13	/	Lot
SF 30 - 40 - Parcel M21	23	Lots	\$12,695.87	\$551.99	/	Lot
SF 41 - 50 - Parcel M21	1	Lots	\$593.87	\$593.87	/	Lot
SF 51 - 60 - Parcel M21	1	Lots	\$635.61	\$635.61	/	Lot
SF 61 - 70 - Parcel M21	3	Lots	\$2,032.07	\$677.36	/	Lot
SF 71 - 80 - Parcel M21	1	Lots	\$719.23	\$719.23	/	Lot
Windermere						
TH (Active)	220	Units	\$67,657.90	\$307.54	/	Unit
Ridge						
SF 30 - 40	14	Lots	\$7,220.35	\$515.74	/	Lot
SF 41 - 50	163	Lots	\$90,890.65	\$557.61	/	Lot
SF 51 - 60	194	Lots	\$116,275.07	\$599.36	/	Lot
SF 61 - 70	47	Lots	\$30,131.73	\$641.10	/	Lot
SF 71 - 80	85	Lots	\$58,052.71	\$682.97	/	Lot
SF 71 - 80 Plus	61	Lots	\$44,347.95	\$727.02	/	Lot
Persimmon Park						
SF - Parcel M21 (PP) - 30 - 40	159	Lots	\$78,125.61	\$491.36	/	Lot
SF - Parcel M21 (PP) - 41 - 50	153	Lots	\$81,583.94	\$533.23	/	Lot
SF - Parcel M21 (PP) - 51 - 60	18	Lots	\$10,349.51	\$574.97	/	Lot
TH (Persimmon Place)	75	Lots	\$25,114.13	\$334.86	/	Lot
SF 30 - 40 (Persimmon Place)	32	Lots	\$17,492.24	\$546.63	/	Lot
SF 51 - 60 (Persimmon Place)	1	Lots	\$630.25	\$630.25	/	Lot
SF 61 - 70 (Persimmon Place)	3	Lots	\$2,015.98	\$671.99	/	Lot
SF 80+ (Persimmon Place)	1	Lots	\$757.91	\$757.91	/	Lot
Total District	2639		\$825,306.36			

LESS: Pasco County Collection Costs (2%) and Early Payment Discounts (4%): (\$49,518.38)

Net Revenue to be Collected **\$775,787.98**

⁽¹⁾ Annual assessment that will appear on November 2026 Pasco County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

WIREGRASS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 O&M, IRRIGATION & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$450,723.00
COLLECTION COSTS @	2.0%	\$9,589.85
EARLY PAYMENT DISCOUNT @	4.0%	\$19,179.70
TOTAL O&M ASSESSMENT		\$479,492.55

TOTAL IRRIGATION BUDGET		\$775,788.00
COLLECTION COSTS @	2.0%	\$16,506.13
EARLY PAYMENT DISCOUNT @	4.0%	\$33,012.26
TOTAL IRRIGATION ASSESSMENT		\$825,306.38

UNITS ASSESSED								ALLOCATION OF O&M ASSESSMENT				TOTAL	PER UNIT ANNUAL ASSESSMENT									
PRODUCT TYPE	O&M	IRRIGATION	SERIES				UNIT TYPE	EAU FACTOR	TOTAL			IRRIGATION BUDGET	O&M	IRRIGATION	SERIES				TOTAL ⁽³⁾	UNIT TYPE		
			2025	2016	2024A-1	2024A-2			EAU'S	% TOTAL	O&M BUDGET				2025	2016	2024A-1	2024A-2				
Non-Residential																						
Retail - Audi	60.00	60.00	0	0	0	0	1kSqFt	1.15	69.00	3.55%	\$17,044.66	\$5,308.47	\$294.08	\$91.81	\$0.00	\$0.00	\$0.00	\$0.00	\$375.89	/	1kSqFt	
Hotel - Fairfield Inn	92.00	92.00	0	0	0	0	Rooms	0.6	55.20	2.84%	\$13,636.73	\$4,236.85	\$148.22	\$46.04	\$0.00	\$0.00	\$0.00	\$0.00	\$194.26	/	Room	
Light Industrial - Morningstar	100.00	100.00	0	0	0	0	1kSqFt	0.85	85.00	4.38%	\$20,997.05	\$3,713.33	\$209.98	\$37.13	\$0.00	\$0.00	\$0.00	\$0.00	\$247.11	/	1kSqFt	
Retail - Culvers	4.44	4.44	0	0	0	0	1kSqFt	1.15	5.11	0.26%	\$1,262.16	\$2,518.67	\$284.08	\$566.88	\$0.00	\$0.00	\$0.00	\$0.00	\$850.96	/	1kSqFt	
Retail - Kiddie Academy	10.00	10.00	0	0	0	0	1kSqFt	1.15	11.50	0.59%	\$2,840.78	\$2,314.90	\$284.08	\$231.49	\$0.00	\$0.00	\$0.00	\$0.00	\$515.57	/	1kSqFt	
Hospital - NTRH	123.00	123.00	123	0	0	0	Beds	0.60	73.33	3.78%	\$18,113.52	\$7,186.01	\$147.26	\$58.26	\$756.04	\$0.00	\$0.00	\$0.00	\$961.56	/	Bed	
Retail - 7-11	4.45	4.45	0	0	0	0	1kSqFt	1.15	5.15	0.27%	\$1,272.67	\$2,032.31	\$284.08	\$453.54	\$0.00	\$0.00	\$0.00	\$0.00	\$737.72	/	1kSqFt	
Retail - Cooper's Hawk	10.52	10.52	0	0	0	0	1kSqFt	1.15	12.10	0.62%	\$2,989.07	\$6,463.45	\$284.08	\$614.28	\$0.00	\$0.00	\$0.00	\$0.00	\$898.36	/	1kSqFt	
Retail - Parcel M14 B	7.57	7.57	0	0	0	0	1kSqFt	1.15	8.71	0.45%	\$2,150.47	\$2,700.64	\$284.08	\$356.76	\$0.00	\$0.00	\$0.00	\$0.00	\$640.84	/	1kSqFt	
Office - Florida Cancer Specialists	56.56	56.56	0	0	0	0	1kSqFt	0.85	48.08	2.48%	\$11,875.72	\$7,141.70	\$209.97	\$126.27	\$0.00	\$0.00	\$0.00	\$0.00	\$336.24	/	1kSqFt	
Retail - Daybreak Market	4.87	4.87	0	0	0	0	1kSqFt	1.15	5.00	0.29%	\$1,384.31	\$3,749.84	\$284.08	\$769.51	\$0.00	\$0.00	\$0.00	\$0.00	\$1,053.59	/	1kSqFt	
Retail - BayPaws	15.00	15.00	0	0	0	0	1kSqFt	1.15	17.25	0.89%	\$4,261.17	\$3,894.78	\$284.08	\$253.85	\$0.00	\$0.00	\$0.00	\$0.00	\$537.73	/	1kSqFt	
Retail - Primrose	13.59	13.59	0	0	0	0	1kSqFt	1.15	15.62	0.80%	\$3,859.48	\$5,392.86	\$284.08	\$396.94	\$0.00	\$0.00	\$0.00	\$0.00	\$681.02	/	1kSqFt	
Office - Flagship	46.00	46.00	0	0	0	0	1kSqFt	0.85	39.10	2.01%	\$9,658.64	\$10,822.76	\$209.97	\$235.28	\$0.00	\$0.00	\$0.00	\$0.00	\$445.25	/	1kSqFt	
Hospital - Encompass	80.00	80.00	0	0	0	0	Beds	0.60	47.69	2.46%	\$11,781.15	\$10,863.30	\$147.26	\$135.79	\$0.00	\$0.00	\$0.00	\$0.00	\$283.05	/	Bed	
Light Industrial - Cubesmart	103.98	103.98	0	0	0	0	1kSqFt	0.85	86.39	4.55%	\$21,833.57	\$5,736.13	\$209.97	\$55.16	\$0.00	\$0.00	\$0.00	\$0.00	\$265.13	/	1kSqFt	
Residential																						
Apartments - BH	100	100	0	0	0	0	Lots	0.25	25.00	1.29%	\$6,175.60	\$6,408.55	\$61.76	\$64.09	\$0.00	\$0.00	\$0.00	\$0.00	\$125.85	/	Lot	
Apartments - Altis	392	392	0	0	0	0	Lots	0.25	98.00	5.05%	\$24,208.36	\$24,989.19	\$61.76	\$63.75	\$0.00	\$0.00	\$0.00	\$0.00	\$125.51	/	Unit	
The Arbors																						
TH - Parcel M21	160	160	0	160	0	0	Units	0.60	95.38	4.91%	\$23,562.30	\$62,421.06	\$147.26	\$390.13	\$0.00	\$797.19	\$0.00	\$0.00	\$1,334.58	/	Lot	
SF 30 - 40 - Parcel M21	23	23	0	23	0	0	Lots	1.00	23.00	1.18%	\$5,681.55	\$12,695.87	\$247.02	\$551.99	\$0.00	\$1,407.15	\$0.00	\$0.00	\$2,206.16	/	Lot	
SF 41 - 50 - Parcel M21	1	1	0	1	0	0	Lots	1.00	1.00	0.05%	\$247.02	\$593.87	\$247.02	\$593.87	\$0.00	\$1,407.15	\$0.00	\$0.00	\$2,248.04	/	Lot	
SF 51 - 60 - Parcel M21	1	1	0	1	0	0	Lots	1.00	1.00	0.05%	\$247.02	\$635.61	\$247.02	\$635.61	\$0.00	\$1,407.15	\$0.00	\$0.00	\$2,289.78	/	Lot	
SF 61 - 70 - Parcel M21	3	3	0	3	0	0	Lots	1.00	3.00	0.15%	\$741.07	\$2,032.07	\$247.02	\$677.36	\$0.00	\$1,407.15	\$0.00	\$0.00	\$2,331.53	/	Lot	
SF 71 - 80 - Parcel M21	1	1	0	1	0	0	Lots	1.00	1.00	0.05%	\$247.02	\$719.23	\$247.02	\$719.23	\$0.00	\$1,407.15	\$0.00	\$0.00	\$2,373.40	/	Lot	
Windermere																						
TH (Active)	220	220	220	0	0	0	Units	0.60	131.15	6.76%	\$32,398.16	\$67,657.90	\$147.26	\$307.54	\$666.69	\$0.00	\$0.00	\$0.00	\$1,121.49	/	Unit	
Ridge																						
SF 30 - 40	14	14	13	0	0	0	Lots	1.00	14.00	0.72%	\$3,458.34	\$7,220.35	\$247.02	\$515.74	\$1,066.71	\$0.00	\$0.00	\$0.00	\$1,829.47	/	Lot	
SF 41 - 50	163	163	162	0	0	0	Lots	1.00	163.00	8.40%	\$40,264.93	\$90,890.65	\$247.02	\$557.61	\$1,066.71	\$0.00	\$0.00	\$0.00	\$1,871.34	/	Lot	
SF 51 - 60	194	194	193	0	0	0	Lots	1.00	194.00	9.99%	\$47,922.67	\$116,275.07	\$247.02	\$599.36	\$1,066.71	\$0.00	\$0.00	\$0.00	\$1,913.09	/	Lot	
SF 61 - 70	47	47	46	0	0	0	Lots	1.00	47.00	2.42%	\$11,610.13	\$30,131.73	\$247.02	\$641.10	\$1,066.71	\$0.00	\$0.00	\$0.00	\$1,954.83	/	Lot	
SF 71 - 80	85	85	83	0	0	0	Lots	1.00	85.00	4.38%	\$20,997.05	\$58,062.71	\$247.02	\$682.97	\$1,066.71	\$0.00	\$0.00	\$0.00	\$1,996.70	/	Lot	
SF 71 - 80 Plus	61	61	60	0	0	0	Lots	1.00	61.00	3.14%	\$15,066.47	\$44,347.95	\$247.02	\$727.02	\$1,066.71	\$0.00	\$0.00	\$0.00	\$2,040.75	/	Lot	
Persimmon Park																						
SF - Parcel M21 (PP) - 30 - 40	159	159	0	159	0	0	Lots	1.00	159.00	8.19%	\$39,276.83	\$78,125.61	\$247.02	\$491.36	\$0.00	\$1,407.15	\$0.00	\$0.00	\$2,145.53	/	Lot	
SF - Parcel M21 (PP) - 41 - 50	153	153	0	153	0	0	Lots	1.00	153.00	7.88%	\$37,794.69	\$81,583.94	\$247.02	\$533.23	\$0.00	\$1,407.15	\$0.00	\$0.00	\$2,187.40	/	Lot	
SF - Parcel M21 (PP) - 51 - 60	18	18	0	17	0	0	Lots	1.00	18.00	0.93%	\$4,446.43	\$10,349.51	\$247.02	\$574.97	\$0.00	\$1,407.15	\$0.00	\$0.00	\$2,229.14	/	Lot	
TH (Persimmon Place)	75	75	0	0	75	60	Lots	0.60	44.71	2.20%	\$11,044.87	\$25,114.13	\$147.26	\$334.98	\$0.00	\$0.00	\$837.17	\$1,638.22	\$2,957.51	/	Lot	
SF 30 - 40 (Persimmon Place)	32	32	0	32	19	0	Lots	1.00	32.00	1.65%	\$7,904.77	\$17,492.24	\$247.02	\$545.63	\$0.00	\$0.00	\$1,404.28	\$2,723.88	\$4,921.81	/	Lot	
SF 51 - 60 (Persimmon Place)	1	1	0	0	1	1	Lots	1.00	1.00	0.05%	\$247.02	\$630.25	\$247.02	\$630.25	\$0.00	\$0.00	\$1,404.28	\$2,723.88	\$5,005.43	/	Lot	
SF 61 - 70 (Persimmon Place)	3	3	0	0	3	3	Lots	1.00	3.00	0.15%	\$741.07	\$2,015.98	\$247.02	\$671.99	\$0.00	\$0.00	\$1,404.28	\$2,723.88	\$5,047.17	/	Lot	
SF 80+ (Persimmon Place)	1	1	0	0	1	0	Lots	1.00	1.00	0.05%	\$247.02	\$757.91	\$247.02	\$757.91	\$0.00	\$0.00	\$1,404.28	\$0.00	\$2,409.21	/	Lot	
Total District	2639	2639	900	518	112	83		1941.08	100%		\$479,492.55	\$825,306.38										

LESS: Pasco County Collection Costs (2%) and Early Payment Discounts (4%):

(\$28,769.55) (\$49,518.38)

Net Revenue to be Collected

\$450,723.00 \$775,787.98

⁽¹⁾ Reflects the number of total lots with Series 2016, Series 2024, and Series 2025 debt outstanding.

⁽²⁾ Annual debt service assessment per lot adopted in connection with the Series 2016, Series 2024, and Series 2025 bond issues. Annual assessment includes principal, interest, Pasco County collection costs and early payment discount costs.

⁽³⁾ Annual assessment that will appear on November 2026 Pasco County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Interest Earnings: The District may earn interest on its monies in the various operating accounts.

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.

Administrative Services: The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

District Management: The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These services include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Disclosure Report: The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Financial & Revenue Collections: Services of the Collection Agent include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. The Collection Agent also maintains and updates the District's lien book(s) annually and provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Miscellaneous Fees: The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Assessment Roll: The District will contract with a firm to prepare, maintain and certify the assessment roll(s) and annually levy a non-ad valorem assessment for operating and debt service expenses.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

EXPENDITURES - FIELD OPERATIONS:

Electric Utility Services: The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

Street Lights: The District may have expenditures relating to street lights throughout the community. These may be restricted to main arterial roads or in some cases to all street lights within the District's boundaries.

Water-Sewer Utility Services: The District will incur water/sewer utility expenditures related to district operations.

Aquatic Maintenance: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Wetland Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

Aquatic Plant Replacement: The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

Lake/Pond Bank Maintenance: The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Utilities Maintenance Bond: The District may get a utility maintenance bond to provide a financial guarantee ensuring a payment for utilities on time in lieu of a paying a deposit.

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Lift Station Perimeter Maintenance: The District may incur maintenance and repair expenses for lift station fencing and gates.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Sidewalk Repair & Maintenance: Expenses related to sidewalks located in the right of way of streets the District may own if any.

Trail/Bike Path Maintenance: Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

IRRIGATION REVENUE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Irrigation Revenue Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

EXPENDITURES:

Assessment Roll: The District will contract with a firm to prepare, maintain and certify the assessment roll(s) and annually levy a non-ad valorem assessment for operating and debt service expenses.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Utility - Reclaimed: The District may incur expenses related to the use of reclaimed water for irrigation.

DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Debt Service Obligation: This would be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.

Tab 3

RESOLUTION 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WIREGRASS COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FY 2027; SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATION; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**FY 2027**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Wiregrass Community Development District (“**District**”) prior to June 15, 2026, the proposed budget(s) attached hereto as **Exhibit A (“Proposed Budget”)**; and

WHEREAS, the Board now desires to set the required public hearing on the Proposed Budget.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget attached hereto as **Exhibit A** is hereby approved preliminarily.

2. **SETTING A PUBLIC HEARING; DIRECTING PUBLICATION.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, time, and location, and District staff is directed to provide notice of the same in accordance with Florida law:

DATE: August 28, 2026
TIME: 11:00 a.m.
LOCATION: Rizzetta & Company, Inc.
5844 Old Pasco Road, Suite 100
Wesley Chapel, Florida 33544

3. **TRANSMITTAL TO LOCAL GENERAL PURPOSE GOVERNMENT; POSTING OF PROPOSED BUDGET.** The District Manager is hereby directed to (i) submit a copy of the Proposed Budget to the applicable local general-purpose government(s) at least 60 days prior to its adoption, and (ii) post the approved Proposed Budget on the District’s website in accordance with Chapter 189, Florida Statutes.

4. **SEVERABILITY; EFFECTIVE DATE.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 29th DAY OF MAY, 2026.

ATTEST:

**WIREGRASS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

Exhibit A

Proposed Budget

Tab 4

AGREEMENT BETWEEN THE WIREGRASS COMMUNITY DEVELOPMENT DISTRICT AND JUNIPER LANDSCAPING OF FLORIDA, LLC FOR LANDSCAPE MAINTENANCE SERVICES

THIS AGREEMENT (the “**Agreement**”) is made and entered into this 1st day of May, 2026 (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 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544 (the “**District**”); and

Juniper Landscaping of Florida, LLC, a Florida limited liability company , with a mailing address of 4415 Metro Parkway STE 300, Ft. Myers, Florida 33916 (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* (the “**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 owns, operates, and maintains certain landscape (the “**Facilities**”); and

WHEREAS, the District desires to enter into an agreement with an independent contractor to provide **landscape** maintenance services for the Facilities; 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 “**Services**”); 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 so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

SECTION 2. DESCRIPTION OF CONTRACTOR'S SERVICES.

- A.** The Contractor shall provide professional landscape maintenance services 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 relative to the Facilities as identified on the attached **Exhibit D**, which is incorporated herein by this reference.
- B.** The Contractor agrees, as an independent contractor, to perform the Services as specified in this Agreement or any addendum executed by the Parties or in any authorized written work order by the District issued in connection with this Agreement and accepted by the Contractor. The Contractor further agrees to attend any meeting of the District's Board upon request by District staff or the Board. Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of the Services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement.
- C.** This Agreement grants to the Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and the Contractor hereby agrees to comply with all applicable laws, rules, and regulations.
- D.** Contractor shall perform all Services in a neat and professional manner reasonably acceptable to the District. The performance of the Services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by 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 the Services satisfactorily completed and for materials actually incorporated into the Services.
- 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 Services, 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 Services. The Contractor shall document the Services using the forms attached hereto as part of **Exhibit C**.
- F.** The Contractor agrees that the District shall not be liable for the payment of any work or services not included in **Section 2** unless the District, through an authorized representative of the District, authorizes the Contractor, in writing, to perform such work.

- G.** The District shall designate in writing a person to act as the District's representative with respect to the services to be performed under this Agreement. The District's representative shall have complete authority to transmit instructions, receive information, and interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services.
1. The District hereby designates the District Manager to act as its representative.
 2. Upon request, the Contractor shall meet with the District's representative to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement and other items.
- H.** 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.

SECTION 3. COMPENSATION; TERM.

- A.** As compensation for the Services described in this Agreement, the District agrees to pay the Contractor Eleven Thousand, Twelve Dollars and Thirty-Three Cents (\$11,012.33) per month for an annual total of One Hundred Thirty-Two Thousand, One Hundred Forty-Eight Dollars and Zero Cents (\$132,148.00). The term of this Agreement shall be from May 1, 2026, through April 30, 2027 unless terminated earlier by either party in accordance with the provisions of this Agreement. The Agreement may be renewed for up to four (4) additional, non-automatic one-year terms upon the parties' execution of a written renewal agreement.
- B.** If the District should desire additional work or services, or to add additional areas to be maintained, 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 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. All work authorizations shall be in the form attached hereto as **Exhibit C**.
- C.** The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, materialmen, 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.

- D.** The Contractor shall maintain records conforming to usual accounting practices. As soon as may be practicable at the beginning of each month, the Contractor shall invoice the District for all services performed in the prior month and any other sums due to the Contractor. The District shall pay the invoice amount within forty-five (45) days after the invoice date. The Contractor may cease performing services under this Agreement if any payment due hereunder is not paid within forty-five (45) days of the invoice date. Each monthly invoice will include such supporting information as the District may reasonably require the Contractor to provide.

SECTION 4. 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.
 - 5.** Herbicide and Pesticide Applicators Coverage of at least One Million Dollars (\$1,000,000).
- 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 5. 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 Services to be performed by the Contractor, its subcontractors, its employees, and its 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 6. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

SECTION 7. COMPLIANCE WITH GOVERNMENTAL REGULATION. 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 8. 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 9. 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 10. 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 11. 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 12. 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 13. 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 14. 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 15. 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 16. 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 17. 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 18. 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 19. 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 20. 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 21. NOTICES. All notices, requests, consents and other communications under this Agreement (the "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
c/o Rizzetta & Company, Inc.
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: Juniper Landscaping of Florida, LLC
4415 Metro Parkway STE 300
Ft. Myers, Florida 33916
Attn: Matt Gerich

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 22. 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 23. 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 24. 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 **Rizzetta & Company, Inc.** (the “**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, OR BY EMAIL INFO@RIZZETTA.COM, OR BY REGULAR MAIL AT 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614.

SECTION 25. 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 26. 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 27. 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 28. 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 Services, 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 29. 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 30. STATEMENT REGARDING CHAPTER 287 REQUIREMENTS. The Contractor acknowledges that, in addition to all Laws and Regulations that apply to this Agreement, the following provisions of Florida law (“**Public Integrity Laws**”) apply to this Agreement:

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

E. Section 287.138, *Florida Statutes*, titled *Contracting with entities of foreign countries of concern prohibited*.

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

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


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

SECTION 31. ANTI-HUMAN TRAFFICKING STATEMENT. The Contractor does not use coercion for labor or services as defined in Section 787.06, *Florida Statutes*, and the Contractor has complied, and agrees to comply, with the provisions of Section 787.06, *Florida Statutes*.

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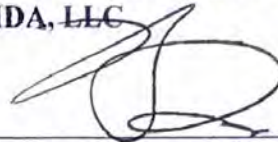
IN WITNESS WHEREOF, the Parties hereto have executed this Agreement, effective as of the day and year first written above.

**WIREGRASS COMMUNITY
DEVELOPMENT DISTRICT**



Chairperson, Board of Supervisors

**JUNIPER LANDSCAPING OF
FLORIDA, LLC**



By: M. Brandon Duke

Its: CEO

- Exhibit A:** Scope of Services
- Exhibit B:** Proposal Pricing (Bid Forms)
- Exhibit C:** Other Forms
- Exhibit D:** Landscape Maintenance Areas
- Exhibit E:** Form of Work Authorization

Exhibit A

Scope of Services

PART 1

GENERAL LANDSCAPE MAINTENANCE

1) **MOWING** – All grass areas will be mowed on the following schedule:

MARCH 1 – NOVEMBER 1 – Once a week

NOVEMBER 1 – MARCH 1 – Once every two weeks

This schedule estimates that there will be between 41 – 45 cuts annually based on standard growing periods in Florida, however, requires a minimum of 52 services (weekly) to perform those duties, other than mowing, that cannot remain unattended for two weeks. (i.e., weed control, selective mowing, debris clearing, and general detailing of property, etc.) Notwithstanding the above, at no time will the grass be allowed to grow beyond a maximum height of five (5) inches. Each mowing should leave the St. Augustine & Bahia grass at a height of three and one half (3 1/2) to four (4) inches. Do not remove more than 1/3 of the height of the leaf blade at any one mowing. All blades shall be kept sharp at all times to provide a high-quality cut and to minimize disease. The DISTRICT requires mowers to be equipped with a mulching-type deck. Rotary Mowers are preferred for heights above one (1) inch and Reel type mowers for heights below one (1) inch. Clippings may be left on the lawn as long as no readily visible clumps remain on the grass after mowing. Otherwise, large clumps of clippings **MUST** either be collected and removed by the CONTRACTOR **OR** be **immediately** re-distributed across the lawn. This is to re-introduce nutrients in the clippings back into the soil system. In case of fungal disease outbreaks, the clippings will be collected until the disease is under control. The CONTRACTOR shall restore any noticeable damage caused by the CONTRACTOR'S mowing equipment within twenty-four hours from the time the damage is caused at his/her sole cost and expense. Contractor shall be responsible for training all its personnel in the technical aspects of Wiregrass CDD's Landscape Maintenance Program and general horticultural practices. This training will also include wetland species identification as it relates to lake banks & wetland areas. The Contractor shall be held responsible for all damage to wetlands, littoral shelves, mitigation areas and uplands due to mowing/fertilizing/herbicide applications, etc. Weekend work is permitted when necessary upon prior approval. Any lawn that dies or becomes weak or unsightly (including heavy weed infestation, excessive insect or disease damage, etc.) shall be replaced at the sole cost of the Contractor. This excludes damage from water restrictions (only if automatic irrigation is completely and legally banned by the State and/or local authorities). At all times, Contractor must maintain the perimeters of all natural areas so the growth does not overtake the turf in open lawns, pond banks, tracts between the edges of the wetland and sidewalks, trails or roadways. Contractor is expected to regularly cut this material back and dispose of off-site on an as-needed basis. Contractors will be expected to maintain these tree lines in this trimmed condition throughout the duration of the contract.

1) POND MOWING – Pond banks identified as such on the overall Wiregrass Maintenance Exhibit shall be mowed incorporating the same mowing schedule as the common areas stated above. Each mowing shall leave the grass at a height of four (4) to four and one half (4^{1/2}) inches. Pond banks will be mowed and/or trimmed to water's edge or sod line (if water is not present). Line trimming at water's edge and line trimming of all drainage structures shall occur each and every time the pond is mowed. Careful attention must be paid to mower height on pond banks so as not to scalp at the crest of the lake bank and increase the chances for pond bank erosion. Also, when line trimming to water's edge, Contractor shall be extremely careful not to scalp at the water's edge also increasing chances of pond bank erosion. Line trimming height shall be the same as mowing height (if not slightly higher). Contractor shall be careful to keep trimmings from entering water. Excessive clippings shall be hand removed. As mentioned earlier, The DISTRICT requires mowers to be equipped with a mulching-type deck with mulch flap in the closed position, specifically around pond banks. If circumstances do not allow this, mowers must blow all clippings away from pond banks, but not into any residential lawns. It is understood that trash of any kind and other debris within arm's reach of water's edge shall be removed & disposed of by Contractor during every normal service event.

2) EDGING AND TRIMMING – All hard-edged areas (curbs, sidewalks, bike paths, nature trails, etc.) shall be edged and/or line trimmed every week and soft-edged areas (tree rings, shrub and groundcover bed lines) shall be edged a minimum of every other week. All edging shall be performed to the sole satisfaction of the DISTRICT. **Chemical edging shall not be permitted anywhere on property.**

AT NO TIME SHALL LAWN BE ALLOWED TO GROW IN AN UNSIGHTLY MANNER. SHOULD THIS OCCUR, CONTRACTOR AGREES TO CORRECT WITHIN TWENTY-FOUR HOURS OF NOTICE BY DISTRICT. CONTRACTOR SHALL COMPLETE ALL LAWN MAINTENANCE ACTIVITIES (i.e., MOWING, EDGING, LINE TRIMMING, BLOWING OFF SIDEWALKS, BOARDWALKS, DRIVEWAYS, CURB & GUTTERS, ETC.) IN RELATIVELY SMALL, MANAGEABLE SECTIONS. THE ENTIRE PROPERTY (OR DESIGNATED SECTIONS) MUST BE MOWED, EDGED, LINE-TRIMMED AND ALL DEBRIS BLOWN OFF ALL PAVEMENT IN THE SAME DAY. CONTRACTOR IS NOT TO LEAVE GRASS CLIPPINGS, TRIMMED WEEDS, TURF, DIRT OR DEBRIS ON ANY SURFACES FOR MORE THAN TWO HOURS. IF A MOWING EVENT IS MISSED, EVERY EFFORT SHALL BE MADE TO PERFORM THE MOWING SERVICE THE SAME WEEK (INCLUDING SATURDAYS WITH PRIOR APPROVAL). IF THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROVIDE THE DISTRICT A CREDIT FOR FUTURE SERVICES OR ADD A MOWING EVENT TO BE PROVIDED AT A LATER DATE. THE DISTRICT SHALL DETERMINE WHETHER THE CREDIT OR EXTRA MOWING SHALL BE USED.

3) TREE AND SHRUB CARE – All deciduous trees shall be pruned when dormant to ensure proper uniform growth. All evergreen trees shall be pruned in the early summer and fall to ensure proper growth and proper head shape. Sucker growth at the base of the trees shall be removed by hand continuously throughout the year. Aesthetic pruning shall consist of the removal of dead and/or broken branches as often as necessary to have trees

appear neat at all times. Branches will be pruned just outside the branch collar. Contractor is responsible for the removal of all branches and limbs up to a 4" diameter and up to a 15' height to keep them from encroaching onto buildings (including roofs), signage structures, play structures, fences & walls, as well as pruned to prevent streetlights and traffic signage from being blocked. Additionally, trees shall be pruned over sidewalks, nature trails, parking lots and roadways so as not to interfere with pedestrians or cars. (This is to include maintaining at all times a minimum of ten to fifteen (10-15) feet of clearance under all limbs over sidewalks/turf areas (10') in and outside of ROW's and roads (15'), respectively. This may depend on location and species of tree and shall vary according to DOT specs. All moss hanging from trees (including ball moss) shall be removed up to a height of 15' from all CDD-maintained trees on an as-needed basis. During the dormant season, ALL Crape Myrtles shall have ALL mosses removed up to a height of 15'. During this time, all Crape Myrtles less than 15' in height must be pruned. This includes the removal of all seed pods. Crape Myrtles are not to be "hat raked" at any time. Pencil to thumb pruning is the preferred method of Crape Myrtle pruning and shall be performed after threat of frost has passed but before new growth flushes. Any initial removal of all Spanish and Ball Mosses shall be included in the proposals and completed within ninety (90) days of contract commencement.

All shrubs will be pruned as necessary to retain an attractive shape and fullness, removing broken or dead limbs as necessary to provide a neat and clean appearance. Shrubs shall not be clipped into balled or boxed forms unless such forms are required by design. Shrubs shall be pruned in accordance with the intended function of the plant in its present location. Flowering shrubs shall be pruned immediately after the blossoms have cured with top pruning restricted to shaping the terminal growth. All pruning shall be done with horticultural skill and knowledge to maintain an overall acceptable appearance consistent with the current aesthetics of Wiregrass. The Contractor agrees that pruning is an art that must be done under the supervision of a highly trained foreman and shall make provisions for such supervision. Individual plants sheared into rounded balls or unnatural shapes will not be allowed. In fact, shearing should be incorporated on a limited basis to not spread fungus and other disease. Selective pruning is the preferred method of shaping. Contractor shall sterilize all pruning equipment prior to pruning the next shrub grouping; particularly when fungal diseases are known to be present. All clippings and debris from pruning will be carted away at the time pruning takes place and disposed of off-site. It is of utmost importance that all plant material within clear site lines and visibility triangles at roadway intersections and medians is maintained at or below the required heights. It is the Contractor's responsibility to bring to the attention of the District all areas that are not in compliance. If pruning will bring the area into compliance, then the Contractor, after conferring with District's representative, will proceed with the pruning activity. However, if pruning will NOT bring the area into compliance, perhaps due to permanent existing grades, another solution will need to be proposed and executed.

Palms: **All palms (regardless of height) shall receive pruning as often as necessary to appear neat and clean at all times.** This includes only the removal of brown and/or broken fronds and inflorescence. Removal of green or even yellowing fronds is unnecessary and pruning of palms shall never raise the canopy above the three o'clock – nine o'clock horizontal. Contractor will not be asked to trim a singular palm on the property but will be

required to trim palms once a significant quantity of palms have a petticoat of dead fronds. Fronds should be removed only once they turn brown or become broken or are disrupting flow of pedestrian/vehicular traffic or are hanging on architectural structures. Flower/Fruit pods shall be removed prior to development. Tarpaulins shall be used in areas where date palms and other palm fruits may stain sidewalks & pavement including, but not limited to, pool decks. Contractor shall be responsible for the removal of all palm fruit stains. Contractor shall utilize sterilized pruning equipment(preferably having a minimum of two sets of pruning tools to allow sterilization of previously used equipment between palms). Contractor shall pay careful attention when pruning Medjool, Sylvester, Reclinata, Canary & Washington Palms. Palms on pool decks (and all other plant material, in general, on pool decks) shall be inspected during every maintenance visit and pruned as necessary in order to keep this area safe, neat and attractive at ALL times.

4) WEEDS AND GRASSES – All shrub & groundcover beds as well as all turf areas shall be kept reasonably free of weeds and grasses and be neatly cultivated and maintained in an orderly fashion at all times. This may be accomplished by carefully applied applications of pre- & post-emergent herbicides as part of fertilizer mixtures and post-emergent herbicide spot treatments on an as-needed basis. Condition of turf is to be determined by the DISTRICT at its sole discretion. All shrub and bed areas shall be maintained each mowing service by removing all weeds, trash and other undesirable material and debris (leaf and other) to keep the area neat and tidy. All ornamental beds, hedge areas and tree rings shall be kept weed (and sod) free throughout the year. This is to be accomplished through hand pulling or the careful application of a post-emergent herbicide. **AT NO TIME SHALL POST-EMERGENT HERBICIDES BE PERMITTED WHEN WEEDS HAVE ESTABLISHED THEMSELVES AS TO DOMINATE PLANTING BEDS. HAND PULLING MUST BE PERFORMED.**

NON-SELECTIVE, POST-EMERGENT HERBICIDES SHALL NEVER BE USED TO CONTROL WEED/SOD GROWTH AROUND STRUCTURES OF ANY TYPE (I.E. STREET SIGNS, UTILITY BOXES, STREET LIGHTS, PAVEMENT, TREE RINGS, FENCES, ETC.) THE FIRST OFFENSE WILL RESULT IN A VERBAL WARNING; THE SECOND OFFENSE WILL RESULT IN A SECOND VERBAL WARNING AND THE BOARD OF SUPERVISORS FOR THE DISTRICT WILL BE NOTIFIED; THE THIRD OFFENSE MAY TERMINATE THIS CONTRACT FOR CAUSE AT THE DISTRICT’S DISCRETION.

The CONTRACTOR shall be responsible for the replacement of turf and ornamental plants killed or damaged by herbicide application. All fence lines shall be kept clear of landscape shrubs growing through, weeds, undesirable vines and overhanging limbs.

5) MAINTENANCE OF PAVED AREAS – All paved areas, including curb and gutter along roadways shall be kept weed & debris free. This may be accomplished by mechanical means (line trimmer) or by applications of post/pre-emergent herbicides. Weeds greater than two (2) inches in height or width shall be pulled from paved areas, not sprayed. No sprays with dyes may be used on any paved areas. Contractor is not to use non-selective herbicides to eradicate weeds in curb line or sidewalk expansion joints where the chemical can travel back into the turf causing regularly spaced dead patches behind the curbs and sidewalks.

6) CLEAN UP – At no time will CONTRACTOR leave the premises after completion of any work in any type of disarray. All clippings, trimmings, debris, dirt or any other unsightly material shall be removed promptly upon completion of work. CONTRACTOR shall use his/her own waste disposal methods, never the property dumpsters. Grass clippings shall be blown off sidewalks, streets and curbs within a relatively short time frame and are not to be left for more than two (2) hours. Also grass clippings shall be blown into turf areas, never into mulched bed areas or tree rings as these are to be maintained free of grass clippings. Grass clippings at highly trafficked areas (i.e., tennis courts, clubhouse sidewalks, pool areas, walking trails, etc.) shall be blown off immediately after mowing and edging have taken place. **NO CLIPPINGS SHALL BE BLOWN DOWN CURB INLETS.**

7) REPLACEMENT OF PLANT MATERIAL – Trees and shrubs in a state of decline should immediately be brought to the attention of the DISTRICT. Dead or unsightly plant material shall be removed upon notification of the DISTRICT. CONTRACTOR shall be responsible for replacement if due to his/her negligence. New plant material shall be guaranteed for a period of one (1) year for trees and ninety (90) days for shrubs, ground cover and lawn after final acceptance or for the duration of the Contractor's contract, whichever is greater.

Reporting

Contractor shall provide to management a written report of work performed for each week with notification of any problem areas and a schedule for the upcoming month. The Contractor shall also report on any deficiencies or items needing attention relating to disease and insects or other afflictions. Contractor shall prescribe the treatment plan he/she is to follow to remedy such afflictions.

PART 2

FERTILIZATION

Contractor shall abide by all requirements in Ordinance No. 14-16 regarding the application of fertilizer within Pasco County.

NO PERSON SHALL APPLY FERTILIZERS CONTAINING NITROGEN AND/OR PHOSPHORUS TO TURF AND/OR LANDSCAPE PLANTS DURING ONE OR MORE OF THE FOLLOWING EVENTS: i) IF IT IS RAINING AT THE APPLICATION SITE, OR ii) WITHIN THE TIME PERIOD DURING WHICH A FLOOD WATCH OR WARNING, OR A TROPICAL STORM WATCH OR WARNING, OR A HURRICANE WATCH OR WARNING IS IN EFFECT FOR ANY PORTION OF PASCO COUNTY, ISSUED BY THE NATIONAL WEATHER SERVICE, OR iii) WITHIN 36 HOURS PRIOR TO A RAIN EVENT GREATER THAN OR EQUAL TO 2 INCHES IN A 24 HOUR PERIOD IS LIKELY.

All turf shall be fertilized according to the following IFAS Guidelines for a high maintenance level for central Florida turf: (per BMP guidelines and University of Florida IFAS Extension, central Florida is determined by anything south of a line running east-west from coast to coast through Ocala and north of a line between Tampa & Vero Beach.)

All Bahia Sod:

March	A complete fertilizer based on soil tests + PreM formulated for Bahia turf for warm-season weeds
April	A second application of PreM formulated for Bahia turf for warm-season weeds
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF) + PreM
June	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
August	Fe For foliar application, use ferrous sulfate (2 oz/3-5 gal. H ₂ O/1,000 SF)
October	A complete fertilizer based on soil tests + PreM formulated for Bahia turf for cool-season weeds

All St. Augustine Sod:

February	A complete fertilizer based on soil tests + PreM
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF + PreM
May	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
July	Fe For foliar application, use ferrous sulfate (2 oz/3-5 gal. H ₂ O/1,000 SF)
August	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
October	A complete fertilizer based on soil tests + PreM

The contractor shall submit a fertilizer label to Landscape Specialist for approval prior to application. At times environmental conditions may require additional applications of nutrients, augmenting the above fertilization programs to ensure that turf areas are kept uniformly GREEN, healthy and in top condition. It shall be the responsibility of the contractor to determine specific

needs and requirements and notify the resident project representative when these additional applications are needed.

Fertilizers containing iron shall be removed from all hard surfaces to avoid staining before the sprinklers are activated after application of the fertilizer. Any stains caused by a failure to do so will be the responsibility of the contractor to remove.

Soil test samples shall be taken by the contractor to determine the presence of Phosphorus and whether changes in the fertilizer pH or formulations are required. Should changes be of merit, the Contractor shall notify the District in writing prior to the implementation of such changes.

Fertilizer shall be applied in a uniform manner. If streaking of the turf occurs, correction will be required at no additional cost to owner. Fertilizer shall be swept/blown off of all hard surfaces onto lawns or beds in order to avoid staining. **IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ANY STAINS FROM ANY HARD SURFACES ON THE PROPERTY CAUSED BY THEIR NEGLIGENCE OF FERTILIZER APPLICATION.** Fertilizer shall not be applied within ten (10) feet from the landward extent of any surface water. Spreader deflector shields are required when applying fertilizer by use of any broadcast or rotary spreader. Deflector shields must be positioned such that fertilizer granules are deflected away from all impervious surfaces and surface waters.

SHRUB, TREE & GROUNDCOVER FERTILIZATION:

For purposes of bidding, All SHRUBS, GROUNDCOVERS and TREES shall be fertilized according to the following specifications:

3 Times a year – (March, June, October)

A complete fertilizer (formula will vary according to soil test results) at a rate of 4-6 lbs. N/1000 sq. ft./year.

(A minimum 50% Nitrogen shall be in a slow-release form)

Fertilizer shall be applied by hand in a uniform manner, broadcast around the plants, but never in direct contact with stems or trunks. Fertilizer shall never be piled around plants. All fertilizer remaining on the leaves of the plants is to be brushed or blown off. **IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPLACE ANY PLANT MATERIAL DAMAGED BY FERTILIZATION BURN DUE TO HIS/HER NEGLIGENCE.**

PALM FERTILIZATION:

All Palms shall receive 1 1/2 pounds of 8-2-12+4Mg with micronutrients per 100 SF of palm canopy four times per year (March, May, October & late November). The "2" should be reduced to "0" if a soil test indicates there is not a deficiency of Phosphorus in the soil. 100% of the N, K & Mg **MUST** be in slow-release form. All micronutrients must be in water soluble form. Fertilizer shall be broadcast evenly under the dripline of the canopy but must be kept at least 6" from the palm trunk.

The District requires that all fertilizer applied to all palms on the CDD property be 8-2-12+4Mg. The fertilizer label shall reflect that 100% of the N, K, Mg, and B sources be in slow-release or controlled-release form and all the Mn, Fe Zn & Cu sources be water soluble (generally these will be sulfates, except for Fe, which can be chelated with EDTA or DTPA). No source of N, K, Mg or B should be water-soluble. This will be considered an unacceptable fertilizer. The information below reflects the most effective sources for the seven critical elements in Florida landscape palm fertilizers:

Element Recommended Sources:*

N - Sulfur-coated urea, resin (or polymer)-coated urea or ammonium salts, urea-formaldehyde

P - Superphosphate, triple superphosphate, coated diammonium phosphate

K - Sulfur-coated potassium sulfate (may have additional polymer coating)

Mg - Kieserite (magnesium sulfate monohydrate) granules

Mn - Manganese sulfate

Fe - Iron sulfate, FeEDTA and/or FeDTPA

B - Granubor® (sodium borate)

*Based on data from Broschat (1991, 1996, 1997, 2008) and Broschat and Elliott (2005) Archival copy: for current recommendations see <http://edis.ifas.ufl.edu> or your local extension office.

Fertilizer shall not be billed equally on a monthly basis but invoiced the month after application.

CONTRACTOR shall provide the DISTRICT with PALM fertilizer analysis tags from the fertilizer in order to verify correct formulation and quantity prior to purchase. This is to allow time to verify nutrient sources for the macro and micronutrients ensuring they are in slow-release or water-soluble forms. Payment will not be made until the correct quantity and formulation has been verified and applied. CONTRACTOR must notify the DISTRICT five (5) working days in advance of the day the property is scheduled to be fertilized. Failure on the part of the CONTRACTOR to so notify the DISTRICT may result in the CONTRACTOR forfeiting any and all rights to payment for the applications made without notification.

PART 3

PEST CONTROL

Insects and Disease in Turf Insect and disease control spraying in turf shall be provided by the Contractor every month with additional spot treatment as needed. During the weekly inspections the Contractor is responsible for the identification and eradication/control of disease and insect damage including but not limited to: scale, mites, fungus, chinch bugs, grubs, nematodes, fire ants, mole crickets, etc. Contractor shall pay for chemicals. Please list all chemicals that you will include in your fertilizer applications in the space allocated for “formula” under the fertilization section in the bid form. Also include the cost of these chemicals as part of the fertilizer application. Any anticipated additional treatments shall be included in the Pest Control portion of the bid form.

Insects and Disease Control for Trees, Palms and Plants The Contractor is responsible for treatment of insects and diseases for all plants. Appropriate insecticide or fungicide will be applied in accordance with state and local regulations, and as weather and environmental conditions permit. Contractor shall pay for chemicals. There are several afflictions that may be detrimental to the health of many trees and palms. Contractor will be fully responsible in the treatment of such afflictions. At the CDD’s discretion, this may include the quarterly inoculation of all palms susceptible to Lethal Yellowing and/or Lethal Bronzing. The cost of these inoculations should be included as a separate line item in your Pest Control price. Contractor is to identify those species of susceptible palms and supply a list of species and quantities with proposal. Each susceptible palm shall receive quarterly injections. Each injection site/valve can be used only twice. The third quarterly injection requires a new valve and injection site. Contractor is asked to provide cost per injection (material & labor) multiplied by quantity of susceptible palms multiplied by four inoculations per year in bid form. **The CDD reserves the right to subcontract out any and all OTC Injection events. This will not be included in the Contract Amount.**

The Contractor is required to inspect all landscaped areas during each visit for indication of pest problems. When control is necessary, it is the responsibility of the Contractor to properly apply low toxicity and target-specific pesticide. If pesticides are necessary, they will be applied on a spot treatment basis when wind drift is a threat.

Careful inspection of the property on each visit is crucial to maintaining a successful program. It is the Contractor’s full responsibility to ensure that the person inspecting the property is properly trained in recognizing the symptoms of both insect infestations and plant pathogen damage (funguses, bacteria, etc.). It is also the Contractor’s responsibility to treat these conditions in an expedient manner.

It shall also be the Contractor’s responsibility to furnish the resident project representative with a copy of the Pest Management Report (a copy of which is included), which he/she is to complete at every service as well as all certifications (including BMP Certifications) of all pesticide applicators. Contractor shall familiarize himself/herself with all current regulations regarding the applications of pesticides and fertilizers.

If at any time the District should become aware of any pest problems, it will be the Contractor’s responsibility to treat pest within five (5) working days of the date of notification.

FIRE ANT CONTROL

Contractor is required to inspect property each visit for evidence of fire ant mounds and immediately treat upon evidence of active mounds. In small areas control can be achieved by individual mound treatment. Active mounds in larger turf areas will require broadcast application of bait.

Pest Control will not be included as a standard line item in each monthly billing, but shall be invoiced as a separate line item the month after service is rendered.

Pest Control shall be included in the Contract Amount.

PART 4

INSTALLATION OF MULCH

After prior approval by the Board of Supervisors, Contractor shall top dress all currently landscaped areas as shown on the maintenance map (landscaped beds & tree rings) with Medium Pine Bark Mulch up to twice per year during the months of April and October. In doing so, Contractor shall ensure that all mulched areas are brought to a minimum depth of three (3) inches **after compaction**.

Contractor is responsible for all necessary clean up related to this procedure.

Contractor agrees to provide reasonably neat and defined lines along edges of all mulched areas. This is done to facilitate mechanical edging of these areas. Additionally, Contractor shall properly trench all bed lines adjacent to concrete surfaces. Trenches shall be 3” deep and beveled. Mulched beds on slopes adjacent to turf shall also be trenched to a depth of 3” & beveled to reduce mulch washout. Mulch shall not be piled around tree trunks or bases of plants. Any mulch “volcanoes” around tree trunks shall be corrected immediately at no additional cost to Owner. Labor for trenching shall be included in the unit cost of the mulch.

Contractor agrees to ensure that mulch caught in plant material will be shaken or blown from plants, so that upon completion there is no plant material left covered with mulch.

If, after installation is complete and it is determined that additional mulch is required to attain the required 3” depth, sufficient mulch shall be supplied by Contractor at no additional cost to District.

This item will not be included in the contract amount and shall be invoiced separately the month after service is rendered. Contractor shall provide a price per cubic yard/bale and estimated quantities to be installed per top dressing(based on his/her own field measurements) and shall submit with bid.

The CDD reserves the right to subcontract out any and all mulching events.

EXHIBIT B - PROPOSAL FORM

**WIREGRASS
COMMUNITY DEVELOPMENT DISTRICT
LANDSCAPE and IRRIGATION MAINTENANCE SERVICES**

NOTE: This pricing form is intended to cover pricing for the initial one-year (1) term of the contract. It is assumed that prices will remain the same through each of the four (4) potential annual renewal terms. If the Proposer intends to change pricing for any renewal term, then the Proposer should submit multiple pricing forms, one for each renewal term. Otherwise, the prices stated below will be binding for the initial one-year term, and any annual renewal terms.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials, and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

General Landscape Maintenance \$ 132,148.00 /Yr.

- Storm Cleanup \$65.00/hr.

- Freeze Protection (description of ability) _____
JUNIPER HAS THE ABILITY TO RESPOND QUICKLY TO APPLY FREEZE CLOTH.

\$100.00/application

- Hand Watering

\$45.00/hr. for employee with handheld hose

\$80.00 /hr. for water truck/tanker

These prices are informational only and NOT to be included in General Landscape Maintenance Cost

PART 2

Fertilization (All labor and materials) 0.00
 (Include any and all turf pesticide/herbicide/fungicide mixtures you intend to use throughout the year) \$ _____ /Yr.

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
		N/A		
		NO IRRIGATION		

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
		N/A		

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
		N/A		

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (1.5 LBS. /100 SF PALM CANOPY)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
		N/A		

Please list any additional fertilization for those plant materials requiring specialized applications.

SPECIALTY PLANT MATERIALS				
MONTH	FORMULA	PLANTS TO BE FERTILIZED (i.e., Crapes, Loropetalum, Knockout Roses, etc.)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
		N/A		

The totals in the “Cost per application” column should equal your Total Fertilization Cost for the year.

PART 3

Pest Control (All labor and materials) \$ 0.00-_____ /Yr.
(If entire pesticide allowance is required *)

* This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. The portion of the allowance used on any particular event shall be billed the month after services are rendered. Contractor shall continue to be responsible for the eradication/control of all weeds, pests and diseases after the allowance listed above has been exhausted.

OTC Injections will be performed at the discretion of the District’s BOS:
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

OTC Injections (All labor and materials) \$ N/A /Yr. (based on quantities below)

(OTC injections per specs - **do not include in Grand Total**)

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation (One Cartridge)	Total Cost per Year (4x per year)
		N/A		

The District reserves the right to subcontract out any and all OTC Injection events.

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services. \$ 0.00 /Yr.

Top Choice application will be performed at the sole discretion of the District’s BOS
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract

PART 4

Irrigation (All labor and materials)

\$ N/A /Yr.

Freeze Protection (description of ability) _____
JUNIPER HAS THE ABILITY TO RESPOND QUICKLY TO APPLY FREEZE CLOTH.

\$ _____/application **(do not include in Irrigation Total or Grand Total)**

After hours emergency service hourly rate \$ _____/hr. (i.e., broken mainlines, pump & wells, etc.)

Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

PART 5

Based on quantities determined by Contractor’s field measurements at time of bidding, Contractor shall install:

7 _____ CY Medium Pine Bark Mulch per specs for the first top-dressing at \$ 58.00 _____ CY
(app. April) \$406.00 /installation

And

3 _____ CY Medium Pine Bark Mulch per specs for the second top-dressing at \$ 58.00 _____/CY
(app. October) \$ 174.00 /installation

Installation of Pine Bark Mulch (medium) (All labor and materials) \$ 580.00 _____/Yr.
(if both topdressings are performed - do not include in Grand Total)

Each top-dressing shall leave all beds with a depth of 3” compaction
The DISTRICT reserves the right to subcontract any mulching event to an outside vendor

GRAND TOTAL (PARTS 1, 2, 3 & 4 - This is what contract will be written for)

\$ 132,148.00 / Initial Term

FIRST ANNUAL RENEWAL	\$ 132,148.00	/Yr.*
SECOND ANNUAL RENEWAL	\$136,000.00	/Yr.*
THIRD ANNUAL RENEWAL	\$136,000.00	/Yr.*
FOURTH ANNUAL RENEWAL	\$136,000.00	/Yr.*

***Unless prices are to remain the same throughout the initial contract term and each of the two possible annual renewal periods, the Proposer must supply a complete pricing form for each of the two possible annual renewal periods.**

Contractor/Firm Name JUNIPER LANDSCAPING

Firm Address 4415 METRO PARKWAY SUITE 300

City/State/Zip FT. MYERS, FL 33916

Phone Number 239-561-5980 Fax Number N/A

Name and Title of Representative EILEEN GRUM, CRM

(Please Print)

Representative's Signature 

Date 4/7/2026

ADDENDA – Bidder acknowledges the receipt of Addendum No.'s

- 1. 3/25/26 2. _____ 3. _____ 4. _____ 5. _____

Dated this 7th day of APRIL, 2026

YEARS 3 THROUGH 5

PROPOSAL FORM

**WIREGRASS
COMMUNITY DEVELOPMENT DISTRICT
LANDSCAPE and IRRIGATION MAINTENANCE SERVICES**

NOTE: This pricing form is intended to cover pricing for the second annual renewal if price changes.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials, and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

General Landscape Maintenance \$ 136,000.00 /Yr.

- Storm Cleanup \$ 75.00 ___ /hr.

- Freeze Protection (description of ability) _____
JUNIPER HAS THE ABILITY TO RESPOND QUICKLY TO APPLY FREEZE CLOTH.

\$ 100.00 _____ /application

- Hand Watering

\$ 50.00 /hr. for employee with hand-held hose

\$ 85.00 ___ /hr. for water truck/tanker

These prices are informational only and NOT to be included in General Landscape Maintenance Cost

PART 2

Fertilization (All labor and materials)

\$ 0.00 /Yr.

(Include any and all turf pesticide/herbicide/fungicide mixtures you intend to use throughout the year)

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
		N/A		
		NO BAHTA		

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
		N/A		

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
		N/A		

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (1.5 LBS. /100 SF PALM CANOPY)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
		N/A		

Please list any additional fertilization for those plant materials requiring specialized applications.

SPECIALTY PLANT MATERIALS				
MONTH	FORMULA	PLANTS TO BE FERTILIZED (i.e., Crapes, Loropetalum, Knockout Roses, etc.)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
		N/A		

The totals in the “Cost per application” column should equal your Total Fertilization Cost for the year.

PART 3

Pest Control (All labor and materials) \$ 0.00- /Yr.
(If entire pesticide allowance is required *)

* This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. The portion of the allowance used on any particular event shall be billed the month after services are rendered. Contractor shall continue to be responsible for the eradication/control of all weeds, pests and diseases after the allowance listed above has been exhausted.

OTC Injections will be performed at the discretion of the District’s BOS:
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

OTC Injections (All labor and materials) \$ N/A /Yr. (based on quantities below)

(OTC injections per specs - **do not include in Grand Total**)

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation (One Cartridge)	Total Cost per Year (4x per year)
		N/A		

The District reserves the right to subcontract out any and all OTC Injection events.

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services. \$ 0.00 /Yr.

Top Choice application will be performed at the sole discretion of the District's BOS

(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

PART 4

Irrigation (All labor and materials)

\$ NIA /Yr.

Freeze Protection (description of ability) _____
JUNIPER HAS THE ABILITY TO RESPOND QUICKLY TO APPLY FREEZE CLOTH.

\$ _____/application **(do not include in Irrigation Total or Grand Total)**

After hours emergency service hourly rate \$ _____ /hr. (i.e., broken mainlines, pump & wells, etc.)

Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

PART 5

Based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:

7 CY Medium Pine Bark Mulch per specs for the first top-dressing at \$ 62.00 /CY
(app. April) \$ 434.00 /installation

And

3 CY Medium Pine Bark Mulch per specs for the second top-dressing at \$ 62.00 /CY
(app. October) \$ 186.00 /installation

Installation of Pine Bark Mulch (medium) (All labor and materials) \$ 620.00 /Yr.
(if both topdressings are performed - do not include in Grand Total)

Each top-dressing shall leave all beds with a depth of 3" compaction

The DISTRICT reserves the right to subcontract any mulching event to an outside vendor

GRAND TOTAL (PARTS 1, 2, 3 & 4 - This is what contract will be written for)

\$ 136,000.00

/ Second Annual Renewal

THIRD ANNUAL RENEWAL	<u>\$136,000.00</u>	/Yr.*
FOURTH ANNUAL RENEWAL	<u>\$136,000.00</u>	/Yr.*

***Unless prices are to remain the same throughout the initial contract term and each of the two possible annual renewal periods, the Proposer must supply a complete pricing form for each of the two possible annual renewal periods.**

JUNIPER LANDSCAPING

Contractor/Firm Name _____

4415 METRO PARKWAY SUITE 300

Firm Address _____

FT. MYERS, FL 33916

City/State/Zip _____

239-561-5980


N/A

Phone Number _____ Fax Number _____

EILEEN GRUM, CRM

Name and Title of Representative _____

(Please Print)

Representative's Signature _____ 

4/7/2026

Date _____

EMERGENCY CLEAN-UP SERVICES

In the event of a declared emergency or disaster, the following services shall be provided on a time and materials basis, at the rates (which include all costs including but not limited to overhead and profit) set forth below:

- A. Debris removal personnel unit costs:
- | | | |
|----------------|----------|----------------|
| LABORERS | \$ 65.00 | |
| | | _____ per Hour |
| FOREMEN/DRIVER | \$ 65.00 | |
| | | _____ per Hour |
| SUPERVISOR | \$ 70.00 | |
| | | _____ per Hour |
-
- B. Debris removal equipment unit costs:
- | | | |
|--------------------|-----------|----------------|
| TRUCK WITH TRAILER | \$ 125.00 | |
| | | _____ per Hour |
| GRAPPLE TRUCK | \$ 250.00 | |
| | | _____ per Hour |
| BUCKET TRUCK | \$ 250.00 | |
| | | _____ per Hour |
-
- C. Other emergency/disaster related unit costs:
- | | | |
|----------|---------------------------|----------------|
| DUMP FEE | \$ DETERMINED @ THE SCALE | |
| | | _____ per Hour |
| | \$ _____ | |
| | | _____ per Hour |
| | \$ _____ | |
| | | _____ per Hour |

Costs for equipment and personnel are only payable for when the equipment and personnel are operating. No stand-by time is eligible for payment. Disaster recovery assistance services shall not exceed 70 hours for each declared emergency or disaster. Contractor shall maintain and supply District all necessary and adequate documentation on all emergency/disaster-related services to support reimbursement by other local, state, or federal agencies. The District reserves the right to contract with an outside vendor for any or all emergency clean-up services.

WIREGRASS CDD
PEST MANAGEMENT REPORT

DATE: _____

SYMPTOMS: _____

LOCATION: _____

PROBABLE CAUSE OF DAMAGE: _____

ESTIMATED MATERIALS REQUIRED FOR TREATMENT: _____

CERTIFIED PESTICIDE APPLICATOR'S NAME: _____

WIREGRASS REPRESENTATIVE NAME: _____

(THE INVOICE FOR THIS WORK MUST MATCH THE DESCRIPTION OF THIS SERVICE REQUEST)

Exhibit D
Landscape Maintenance Map

EXHIBIT E

Form of Work Authorization

**WORK AUTHORIZATION FOR ADDITIONAL LANDSCAPE
MAINTENANCE SERVICES**

This Work Authorization (the “Work Authorization”), dated _____, 202_ authorizes certain work in accordance with that certain Agreement for Landscape Maintenance Services (the “Agreement”), dated May 1, 2026, by and between:

Wiregrass Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, located in Pasco County, Florida, whose mailing address is 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544 (the “District”); and

Juniper Landscaping of Florida, LLC, a Florida limited liability company, whose address is 4415 Metro Parkway STE 300, Ft. Myers, Florida 33916 (the “Contractor”).

SECTION 1. Scope of Services. In addition to the Services described in the Agreement and any Exhibits and Amendments thereto, the Contractor will provide additional landscape, maintenance services and/or wetland monitoring and maintenance services, as set forth in the attached **Exhibit A**, which is incorporated herein by reference, all in accordance with the terms of the Agreement (collectively, the “Additional Services”).

SECTION 2. Compensation. It is understood and agreed that the payment of compensation for the Additional Services under this Work Authorization shall be in the amount set forth in the attached Exhibit A, and in the manner set forth in the Agreement. [SPECIFY WHETHER ONE TIME CHARGE OR INCREASES COMPENSATION LINE ITEM IN ORIGINAL AGREEMENT AND, IF SO, REFLECT AMENDMENT TO THAT PROVISION].

SECTION 3. Governing Language. This Work Authorization, together with the Agreement, represents the entire understanding between the District and the Contractor with regard to the referenced Work Authorization. Except for the warranties provided to the District, none of the provisions of Exhibit A shall apply to this Work Authorization and Exhibit A shall not be incorporated herein, except that Exhibit A is applicable to the extent that it describes the scope of services for the labor and materials to be provided under this Work Authorization.

SECTION 4. Acceptance. Acceptance of this Work Authorization will authorize the Contractor to complete the Additional Services as outlined above and is indicated by the signature of the authorized representative of the District and the Contractor in the spaces provided below. Contractor shall commence the aforesaid Additional Services as provided herein and shall perform the same in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this Work Authorization, remain in full force and effect.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the Parties hereto have caused this Work Authorization to be executed the day and year first above written.

**WIREGRASS COMMUNITY
DEVELOPMENT DISTRICT**

Signature of Secretary

Signature of Chairperson, Board of Supervisors

Signature of Witness

By: _____
Its: _____

Exhibit A: Proposal/Scope of Additional Services

Tab 5

LEGACY BLVD. ADDENDUM #1

**WIREGRASS
COMMUNITY DEVELOPMENT DISTRICT
LANDSCAPE and IRRIGATION MAINTENANCE SERVICES**

NOTE: This pricing form is intended to cover pricing for the initial one-year (1) term of the contract. It is assumed that prices will remain the same through each of the four (4) potential annual renewal terms. If the Proposer intends to change pricing for any renewal term, then the Proposer should submit multiple pricing forms, one for each renewal term. Otherwise, the prices stated below will be binding for the initial one-year term, and any annual renewal terms.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials, and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

General Landscape Maintenance

\$ _____ /Yr.

<p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <ul style="list-style-type: none"> - Storm Cleanup \$_____/hr. - Freeze Protection (description of ability) <p><u><i>These prices are informational only and NOT to be included in General Landscape Maintenance Cost</i></u></p>
--

\$ _____ /application

- Hand Watering

\$ _____ /hr. for employee with hand-held hose

\$ _____ /hr. for water truck/tanker

GRAND TOTAL (PARTS 1, 2, 3 & 4 - This is what contract will be written for)

\$ _____ / Initial Term

FIRST ANNUAL RENEWAL	\$ _____/Yr.*
SECOND ANNUAL RENEWAL	\$ _____/Yr.*
THIRD ANNUAL RENEWAL	\$ _____/Yr.*
FOURTH ANNUAL RENEWAL	\$ _____/Yr.*

***Unless prices are to remain the same throughout the initial contract term and each of the two possible annual renewal periods, the Proposer must supply a complete pricing form for each of the two possible annual renewal periods.**

Contractor/Firm Name _____

Firm Address _____

City/State/Zip _____

Phone Number _____ Fax Number _____

Name and Title of Representative _____
(Please Print)

Representative's Signature _____

Date _____

ADDENDA – Bidder acknowledges the receipt of Addendum No.'s

1. _____ 2. _____ 3. _____ 4. _____ 5. _____

Dated this _____ day of _____, 2026

Tab 6



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:**
June 26th, 2026
@ 11:00 AM

**District
Manager's
Report**

May 29

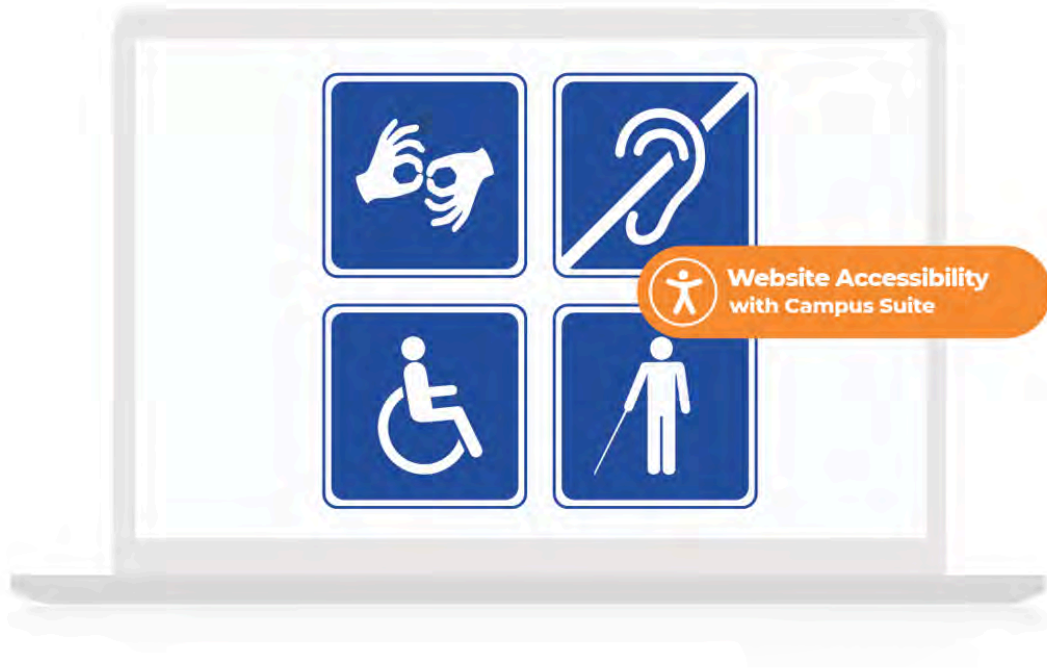
2026

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<u>FINANCIAL SUMMARY</u>	<u>4/30/2026</u>
General Fund Cash & Investment Balance:	\$867,977
Irrigation Fund Cash & Investment Balance:	\$805,341
Reserve Fund Cash & Investment Balance:	\$45,117
Debt Service Fund Investment Balance:	\$3,715,879
Total Cash and Investment Balances:	\$5,434,314
General Fund Expense Variance: \$94,332	Under Budget

Tab 7



Quarterly Compliance Audit Report

Wiregrass

Date: March 2026 - 1st Quarter

Prepared for: Matthew Huber

Developer: Rizzetta

Insurance agency:



Preparer:

Jason Morgan - *Campus Suite Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

Table of Contents

Compliance Audit

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<i>ADA Accessibility</i>	2
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ADA Compliance Categories	7
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Compliance Audit Overview

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

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

Compliance Criteria

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



ADA Website Accessibility

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



Florida Statute Compliance

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

Audit Process

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

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

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



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

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

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

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



Florida F.S. 189.069 Requirements

Result: **PASSED**

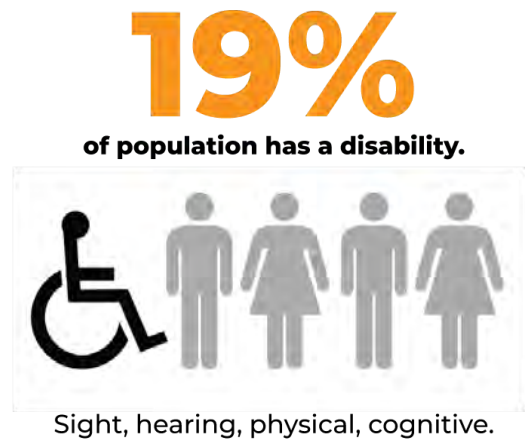
Compliance Criteria

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

Accessibility overview

Everyone deserves equal access.

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



The legal and right thing to do

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



ADA Compliance Categories

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



Contrast and colors

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

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



Using semantics to format your HTML pages

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



Text alternatives for non-text content

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

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



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a

website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: www.nngroup.com/articles/keyboard-accessibility

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



Easy to navigate and find information

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

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



Properly formatting tables

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

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



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is

one thing; converting old PDFs – called PDF remediation – takes time.

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



Making videos accessible

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

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



Making forms accessible

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

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



Alternate versions

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



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is

key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

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

Timers

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

Fly-out menus

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

No pop-ups

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

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that
----------------------	--

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

Tab 8



Brian E. Corley
Supervisor of Elections
PO Box 300
Dade City FL 33526-0300

1-800-851-8754
www.PascoVotes.gov

April 17, 2026

Sean Craft
District Manager
3434 Colwell Ave Suite 200
Tampa FL 34614

Dear Sean Craft:

Pursuant to your request, the following voter registration statistics are provided for their respective community development districts as of April 15, 2026.

• Copperspring Community Development District	713
• Mithcell Ranch Community Development District	913
• Talavera Community Development District	1,459
• The Verandahs Community Development District	1,000
• Wiregrass Community Development District	2,445
• Wiregrass II Community Development District	1,099

As always, please call me if you have any questions or need additional information.

Sincerely,

Tiffannie A. Alligood
Chief Administrative Officer

Tab 9

Wiregrass

COMMUNITY ASSET MANAGEMENT REPORT



April 29, 2026

Rizzetta & Company

Amiee Brodeen – Community Asset Manager



Rizzetta & Company
Professionals in Community Management

Summary, Pond 42, Hueland Pond Blvd, Wiregrass Ranch Blvd

General Updates, Recent & Upcoming Maintenance

- Please ensure that during every mowing event, weeds growing in the walkway cracks are line-trimmed to maintain a clean and well-kept appearance.
- Please clean up and remove any trash debris or litter throughout the property during each visit.

The following are action items for Sunrise and Hughes to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **Orange** is for staff. **Bold underlined is info. or questions for BOS or Developer.**

1. Chancey and Wiregrass Ranch: The southwest corner continues to be a problematic area. Every visit the gutters need to be free of debris to avoid falling into the drains and waterways. Next visit shovel the debris out from the gutters and remove from site. (Pic 1)



2. Edging: On Chnacey, the edging did not meet the expected standard. I have noted stronger edging results in the past. Moving forward, Juniper, please ensure that all concrete edges along the walkways are edged when mowing services begin.

3. Trash Debris: During my inspection last month, I noted vehicle debris in the roundabout and requested that it be removed. The debris is still present. Juniper, when you visit the site, please remove all trash and car parts remaining from the recent accident.

4. Wiregrass Turf: Now that we have a new vendor and a new contract in place, I would like to see a turf recovery plan developed and implemented when conditions are favorable. Once the water restrictions are lifted, let's begin focusing on rebuilding and strengthening the Bahia turf throughout the Wiregrass CDD.

5. Line Trimming: Juniper, in the past there have been recurring issues with line trimming, including areas around signs in the roundabouts, weeds in cracks along the walkways, and weeds in the medians. Please help address and tighten up these ongoing items moving forward to ensure these areas are consistently maintained. (Pic 5a, 5b>)



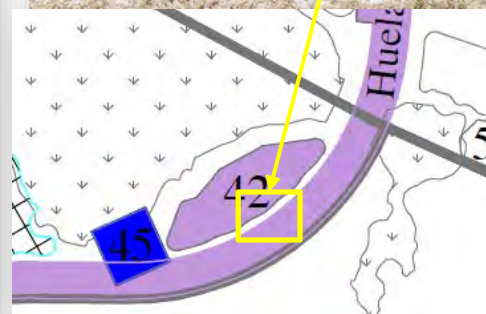
Wiregrass Ranch Blvd

6. Hueland Pond: There is a Hackberry tree that is not in good health and may require treatment for carpenter ants. During the inspection, I observed some root dieback, and when the soil around the roots was pressed, a large number of ants emerged from the root area. Additionally, one of the roots was recently damaged by a mower. While the damaged root should recover, this tree should continue to be closely monitored, and treatment options should be evaluated if conditions worsen. (Pic 6a, 6b>)



(#7 Cont.)...main leader. At this time, the recommendation is to continue monitoring the tree to determine whether it recovers on its own.

8. Hueland Pond: Beneath one of the electrical units, the soil at the base is washing out, causing the unit to begin leaning. Juniper, please have someone from the team evaluate this area to determine whether simple soil backfilling is sufficient or if there is a larger underlying issue that needs to be addressed. (Pic 8)



7. Hueland Pond: In the same area noted in Item #6, there is a Sycamore tree approximately 25 feet away that is also showing signs of stress. The tree may have been planted too deeply, which appears to be contributing to dieback at the top of the....



Wiregrass Ranch Blvd, Lajuana Blvd

- 9. Hueland Pond:** This area may have fallen between service visits; however, I observed several locations where the edging along the walkway needs to be tightened up and cleaned up for a more finished appearance. (Pic 9)



- 10. Bahia Turf Fertilization:** Additionally, #9 is another area where the Bahia turf will require fertilization once we enter a more consistent rainfall cycle. Since there is no irrigation available in this location, we will need to coordinate fertilization ahead of a known rain event to ensure the fertilizer is properly watered in. A plan should be developed to address timing and application for this area.

- 11. Hillcrest Valley Blvd:** This street is new to the Wiregrass CDD maintenance scope. During my inspection, the median planting bed was extremely weedy. Juniper, I know your team can significantly improve the appearance of this area. On the next visit, please address this planting bed thoroughly, including weed removal and an overall check of the palm, shrubs, and surrounding plant material.

Tab 10



Chancey Road Mitigation (M17 - 14.1 - 14.2)

April 2026 Treatment Summary



Treatment Summary - April 2026

Chancy Road Mitigation Sites (M17, G14.1, G14.2)

Monthly Maintenance Summary – May 2026

Project Overview

During the May 2026 maintenance cycle, TerraCrafter Environmental Services conducted routine vegetation management across mitigation sites M17, G14-1, and G14-2 in Pasco County, Florida. Work efforts remained focused on targeted invasive species control while supporting the continued establishment, recovery, and functional development of native plant communities.

Vegetation Management Activities

Field crews implemented a combination of **selective and non-selective herbicide applications**, as well as **basal and cut-stump applications**, in accordance with label requirements, best management practices (BMPs), and regulatory expectations.

All applications were conducted using calibrated equipment, with full adherence to PPE requirements and environmental safeguards to minimize off-target impacts.

As documented in the accompanying treatment summary chart, the following species were actively managed:

Selective and Non-Selective Spot Treatments

Targeted treatment of herbaceous and graminoid invasive species included:

- West Indian Marsh Grass (*Hymenachne amplexicaulis*)
- Torpedo Grass (*Panicum repens*)
- Cogon Grass (*Imperata cylindrica*)
- Caesar Weed (*Urena lobata*)
- Dogfennel (*Eupatorium capillifolium*)
- Hairy Indigo (*Indigofera hirsuta*)
- Sesbania (*Sesbania herbacea*)

Selective graminoid herbicides were utilized where appropriate—particularly for marsh grass and torpedo grass—to preserve desirable native broadleaf vegetation and reduce collateral impacts.

Basal and Cut-Stump Treatments

Woody invasive species were addressed through basal bark and cut-stump methodologies, including:

- Chinese Tallow (*Triadica sebifera*)
- Camphor Tree (*Cinnamomum camphora*)
- Brazilian Pepper (*Schinus terebinthifolia*)

These treatments were selected to ensure effective control of established woody invasives and to prevent resprouting.

Operational Approach and Due Diligence

TerraCrafter staff exercised a high level of due diligence throughout all maintenance activities. Treatment strategies were selected based on species-specific response characteristics, site hydrology, and proximity to desirable native vegetation.

The integrated use of **selective herbicides for precision control** and **non-selective herbicides for broader suppression** allowed for effective invasive species management while maintaining the integrity and trajectory of native system recovery.

Site Conditions and Environmental Factors

Site conditions during this reporting period reflect **ongoing regional drought conditions across West Central Florida**, with year-to-date rainfall totals significantly below historical averages (approximately 40–50% below normal through April). These conditions have resulted in reduced soil moisture availability, lowered hydroperiods in wetland areas, and observable drought stress in select woody vegetation.

Despite these constraints, field observations and supporting photo/video documentation indicate **positive ecological response and system resilience**:

- Native tree species are initiating seasonal flush, demonstrating recovery and active growth where root systems are sufficiently established.
- Herbaceous wetland species, including pickerelweed (*Pontederia cordata*), bulrush (*Schoenoplectus spp.*), and thalia (*Thalia geniculata*), are exhibiting active regrowth following prior cold damage.
- While some woody vegetation continues to exhibit drought-related stress, overall trends indicate progressive recovery, with improving canopy development and groundcover expansion.

At this time, **observed mortality attributable to drought conditions remains limited**. However, conditions remain dynamic, and the region has not yet transitioned into typical summer rainfall patterns. With an estimated **additional month before consistent seasonal precipitation is anticipated**, there remains potential for increased stress on both woody and herbaceous vegetation.

As such, **site conditions will be closely monitored over the coming month**, with particular attention to plant vigor, survivorship, and hydrologic response. Adaptive management strategies will be implemented as necessary to support continued establishment and ensure performance standards are maintained.

Progress and Observations

- Invasive species populations remain actively controlled, with no evidence of widespread reinfestation in treated areas.
- Native vegetation recruitment is ongoing and increasing, particularly within herbaceous strata.
- Woody vegetation response is variable but trending upward, with visible new growth and canopy development.

Forward Outlook

Upcoming maintenance efforts will include:

- Continued monitoring and follow-up treatment of invasive grasses and herbaceous species within a **14–21 day cycle**, as needed.
- Ongoing management of woody invasive species through basal and cut-stump applications.
- Continued observation of vegetation response relative to rainfall patterns and soil moisture recovery.

Operational planning will remain adaptive, with treatment timing and intensity adjusted in response to evolving environmental conditions.

Summary Statement

Despite measurable drought stress across the region, the Chancy Road mitigation sites are demonstrating **expected ecological resilience and continued forward progress**. Invasive species are being effectively managed through a disciplined, science-based approach, and native vegetation communities are responding appropriately within the constraints of current environmental conditions.

Mitigation Site 17

Mitigation Site M17

Maintenance activities at M17 focused on targeted control of herbaceous invasive species, including cogon grass, dogfennel, Caesar weed, and hairy indigo, with selective herbicide applications utilized to preserve desirable native vegetation. Woody species such as Chinese tallow were addressed where encountered using appropriate control methods. Site conditions reflect ongoing drought stress; however, native vegetation is demonstrating resilience, with early seasonal flushing observed in woody species and gradual recovery of herbaceous cover. Overall, invasive pressure is being effectively managed, and the site continues to trend positively.



M17

Project: Chancey Road Ponds
Date: Apr 22, 2026, 10:43 AM
Creator: Annette Otto



M17

Project: Chancey Road Ponds
Date: Apr 22, 2026, 10:43 AM
Creator: Annette Otto



M17

Project: Chancey Road Ponds
Date: Apr 22, 2026, 10:43 AM
Creator: Annette Otto



M17

Project: Chancey Road Ponds
Date: Apr 22, 2026, 10:43 AM
Creator: Leonard Morrow



M17

Project: Chancey Road Ponds
Date: Apr 22, 2026, 10:43 AM
Creator: Leonard Morrow



M17

Project: Chancey Road Ponds
Date: Apr 22, 2026, 10:44 AM
Creator: Leonard Morrow



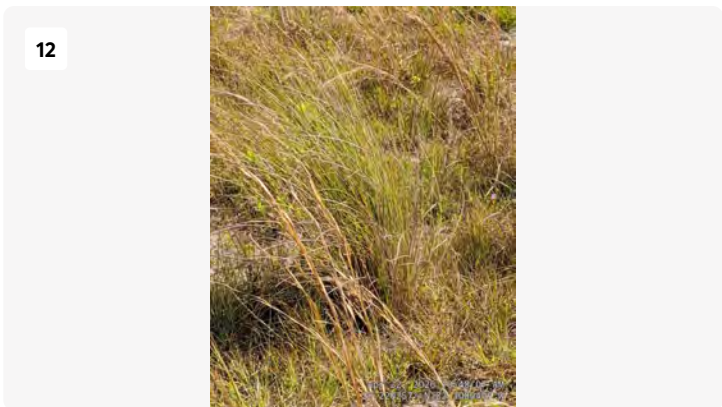
M17

Project: Chancey Road Ponds
Date: Apr 22, 2026, 10:44 AM
Creator: Leonard Morrow



M17

Project: Chancey Road Ponds
Date: Apr 22, 2026, 10:46 AM
Creator: Leonard Morrow







M17

Project: Chancey Road Ponds
Date: Apr 22, 2026, 10:49 AM
Creator: Annette Otto



M17

Project: Chancey Road Ponds
Date: Apr 22, 2026, 10:49 AM
Creator: Leonard Morrow



M17

Project: Chancey Road Ponds
Date: Apr 22, 2026, 10:49 AM
Creator: Leonard Morrow



M17

Project: Chancey Road Ponds
Date: Apr 22, 2026, 10:52 AM
Creator: Leonard Morrow



21

M17

Project: Chancey Road Ponds
Date: Apr 22, 2026, 10:52 AM
Creator: Leonard Morrow



22

M17

Project: Chancey Road Ponds
Date: Apr 22, 2026, 10:52 AM
Creator: Leonard Morrow



23

M17

Project: Chancey Road Ponds
Date: Apr 22, 2026, 10:53 AM
Creator: Leonard Morrow



24

M17

Project: Chancey Road Ponds
Date: Apr 22, 2026, 10:53 AM
Creator: Leonard Morrow

25



M17

Project: Chancey Road Ponds
Date: Apr 22, 2026, 10:53 AM
Creator: Leonard Morrow

26



Project: Chancey Road Ponds
Date: Apr 22, 2026, 11:21 AM
Creator: Leonard Morrow

27



Project: Chancey Road Ponds
Date: Apr 22, 2026, 11:21 AM
Creator: Leonard Morrow

28



G14-1

Project: Chancey Road Ponds
Date: Apr 22, 2026, 11:21 AM
Creator: Leonard Morrow

29



G14-1

Project: Chancey Road Ponds
Date: Apr 22, 2026, 11:21 AM
Creator: Leonard Morrow

Mitigation Site 14.1

Mitigation Site G14-1

At G14-1, treatment efforts emphasized managing invasive grasses, particularly West Indian marsh grass and torpedo grass, using selective graminoid herbicides to minimize impacts on native broadleaf species. Additional spot treatments were conducted on cogon grass, Caesar weed, and dogfennel. Despite reduced soil moisture due to current drought conditions, native plant communities are responding with increased ground cover and early signs of seasonal growth. The site remains stable, with ongoing maintenance supporting continued establishment and invasive control.



G14.1

Project: Chancey Road Ponds
Date: Apr 22, 2026, 11:21 AM
Creator: Leonard Morrow



G14-1

Project: Chancey Road Ponds
Date: Apr 22, 2026, 11:21 AM
Creator: Leonard Morrow



G14-1

Project: Chancey Road Ponds
Date: Apr 22, 2026, 11:21 AM
Creator: Leonard Morrow



G14-1

Project: Chancey Road Ponds
Date: Apr 22, 2026, 11:21 AM
Creator: Leonard Morrow



G14-1

Project: Chancey Road Ponds
Date: Apr 22, 2026, 11:24 AM
Creator: Leonard Morrow



G14-1

Project: Chancey Road Ponds
Date: Apr 22, 2026, 11:24 AM
Creator: Annette Otto



G14-1

Project: Chancey Road Ponds
Date: Apr 22, 2026, 11:24 AM
Creator: Annette Otto



G14-1

Project: Chancey Road Ponds
Date: Apr 22, 2026, 11:24 AM
Creator: Leonard Morrow



G14-1

Project: Chancey Road Ponds
Date: Apr 22, 2026, 11:24 AM
Creator: Leonard Morrow



G14-1

Project: Chancey Road Ponds
Date: Apr 22, 2026, 11:25 AM
Creator: Leonard Morrow



G14-1

Project: Chancey Road Ponds
Date: Apr 22, 2026, 11:25 AM
Creator: Leonard Morrow



G14-1
South End Buffer

Project: Chancey Road Ponds
Date: Apr 22, 2026, 11:26 AM
Creator: Leonard Morrow

13



G14-1
South End facing West

Project: Chancey Road Ponds
Date: Apr 22, 2026, 11:27 AM
Creator: Leonard Morrow

14



G14-1
South End facing North

Project: Chancey Road Ponds
Date: Apr 22, 2026, 11:27 AM
Creator: Leonard Morrow

15



G14-1
South End

Project: Chancey Road Ponds
Date: Apr 22, 2026, 11:27 AM
Creator: Leonard Morrow

16



G14-1

Project: Chancey Road Ponds
Date: Apr 22, 2026, 11:29 AM
Creator: Annette Otto



G14.1

Project: Chancey Road Ponds
Date: Apr 22, 2026, 11:29 AM
Creator: Annette Otto



G14.1

Project: Chancey Road Ponds
Date: Apr 22, 2026, 11:29 AM
Creator: Annette Otto



14-1

Project: Chancey Road Ponds
Date: Apr 22, 2026, 11:29 AM
Creator: Annette Otto



G14.1

Project: Chancey Road Ponds
Date: Apr 22, 2026, 11:38 AM
Creator: Leonard Morrow



G14.1

Project: Chancey Road Ponds
Date: Apr 22, 2026, 11:38 AM
Creator: Leonard Morrow



G14.1

Project: Chancey Road Ponds
Date: Apr 22, 2026, 11:38 AM
Creator: Leonard Morrow

Mitigation 14.2

Mitigation Site G14-2

Maintenance at G14-2 included both herbaceous and woody invasive species control, with spot treatments targeting marsh grass, torpedo grass, and sesbania, and basal and cut-stump applications performed on Brazilian pepper, camphor tree, and Chinese tallow. Drought conditions have contributed to localized stress in woody vegetation; however, recovery trends are evident, with native species exhibiting new growth and improving structure. Continued management maintains control of invasive populations while supporting the establishment of native vegetation.



G14-2

Project: Chancey Road Ponds
Date: Apr 22, 2026, 11:38 AM
Creator: Leonard Morrow



G14-2

Project: Chancey Road Ponds
Date: Apr 22, 2026, 11:38 AM
Creator: Leonard Morrow



G14-2

Project: Chancey Road Ponds
Date: Apr 22, 2026, 11:38 AM
Creator: Leonard Morrow



G14-2

Project: Chancey Road Ponds
Date: Apr 22, 2026, 11:41 AM
Creator: Leonard Morrow



G14-2

Project: Chancey Road Ponds
Date: Apr 22, 2026, 11:41 AM
Creator: Leonard Morrow



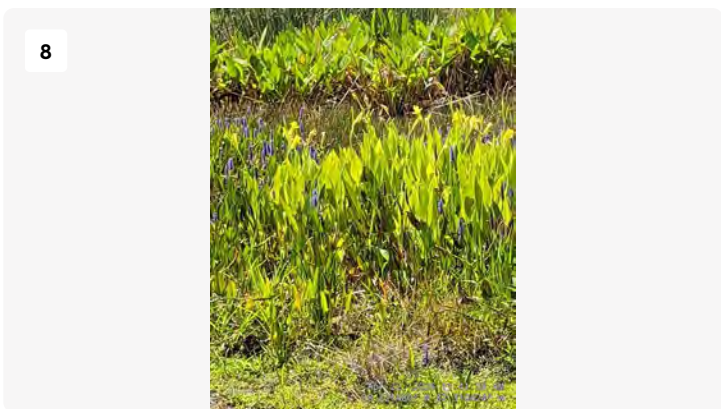
G14-2

Project: Chancey Road Ponds
Date: Apr 22, 2026, 11:41 AM
Creator: Leonard Morrow



G14-2

Project: Chancey Road Ponds
Date: Apr 22, 2026, 11:41 AM
Creator: Leonard Morrow



G14-2

Project: Chancey Road Ponds
Date: Apr 22, 2026, 11:41 AM
Creator: Leonard Morrow



G14-2

Project: Chancey Road Ponds
Date: Apr 22, 2026, 11:41 AM
Creator: Leonard Morrow



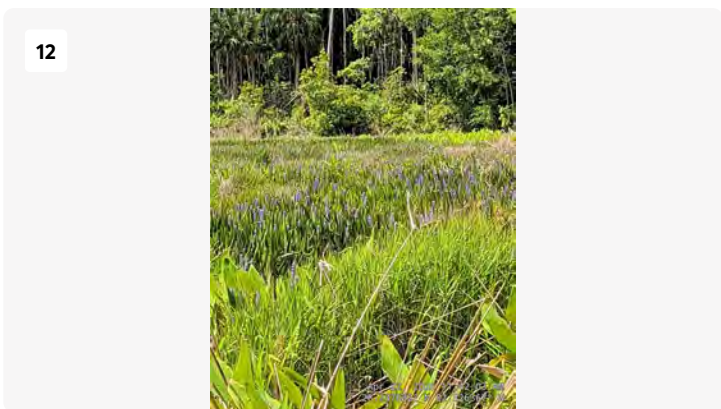
G14-2

Project: Chancey Road Ponds
Date: Apr 22, 2026, 11:41 AM
Creator: Leonard Morrow



G14-2

Project: Chancey Road Ponds
Date: Apr 22, 2026, 11:41 AM
Creator: Leonard Morrow



G14-2

Project: Chancey Road Ponds
Date: Apr 22, 2026, 11:42 AM
Creator: Leonard Morrow



G14-2

Project: Chancey Road Ponds
Date: Apr 22, 2026, 11:42 AM
Creator: Leonard Morrow



G14-2

Project: Chancey Road Ponds
Date: Apr 22, 2026, 11:42 AM
Creator: Leonard Morrow



G14-2

Project: Chancey Road Ponds
Date: Apr 22, 2026, 11:42 AM
Creator: Leonard Morrow



G14-2

Project: Chancey Road Ponds
Date: Apr 22, 2026, 11:42 AM
Creator: Leonard Morrow



G14-2

Project: Chancey Road Ponds
Date: Apr 22, 2026, 11:42 AM
Creator: Leonard Morrow



G14-2

Project: Chancey Road Ponds
Date: Apr 22, 2026, 11:42 AM
Creator: Leonard Morrow



G14-2

Project: Chancey Road Ponds
Date: Apr 22, 2026, 11:45 AM
Creator: Leonard Morrow



G14-2

Project: Chancey Road Ponds
Date: Apr 22, 2026, 11:45 AM
Creator: Leonard Morrow



G14-2

Project: Chancey Road Ponds
Date: Apr 22, 2026, 11:45 AM
Creator: Leonard Morrow



G14-2

Project: Chancey Road Ponds
Date: Apr 22, 2026, 11:45 AM
Creator: Leonard Morrow



G14-2

Project: Chancey Road Ponds
Date: Apr 22, 2026, 11:45 AM
Creator: Leonard Morrow



G14-2
North East corner

Project: Chancey Road Ponds
Date: Apr 22, 2026, 11:46 AM
Creator: Leonard Morrow

25



G14-2
North Side facing East

Project: Chancey Road Ponds
Date: Apr 22, 2026, 11:46 AM
Creator: Leonard Morrow

26



14-2

Project: Chancey Road Ponds
Date: Apr 22, 2026, 11:46 AM
Creator: Leonard Morrow

27



G14-2
North Side facing South midpoint

Project: Chancey Road Ponds
Date: Apr 22, 2026, 11:47 AM
Creator: Leonard Morrow

28



Project: Chancey Road Ponds
Date: Apr 22, 2026, 11:54 AM
Creator: Leonard Morrow



G14-2
North Side facing South

Project: Chancey Road Ponds
Date: Apr 22, 2026, 11:57 AM
Creator: Leonard Morrow



G14-2

Project: Chancey Road Ponds
Date: Apr 22, 2026, 11:58 AM
Creator: Leonard Morrow



G14-2

Project: Chancey Road Ponds
Date: Apr 22, 2026, 11:59 AM
Creator: Leonard Morrow



G14-2

Project: Chancey Road Ponds
Date: Apr 22, 2026, 11:59 AM
Creator: Leonard Morrow

33



G14-2
South Side midway

Project: Chancey Road Ponds
Date: Apr 22, 2026, 11:59 AM
Creator: Leonard Morrow

Invasive and Nuisance Vegetation Treated in Month of May 2026

Vegetation Treatment Summary – May 2026

Invasive and nuisance vegetation across Chancy Road mitigation sites M17-1, G14-1, and G14-2 was treated through targeted spot applications and woody control methods. Species addressed included West Indian marsh grass, torpedo grass, cogon grass, Caesar weed, dogfennel, hairy indigo, sesbania, Chinese tallow, camphor tree, and Brazilian pepper.

All applications were conducted under the direction of licensed personnel, including Annie Otto (License #CM28892, Category 21) and Leonard Morrow (License #CM2220, Categories 5A and 21), utilizing approved aquatic-labeled herbicides and properly calibrated equipment. Treatments included both selective and non-selective herbicide applications, as well as basal and cut-stump methods where appropriate.

All herbicide use strictly followed label directions, site-specific conditions, and regulatory compliance standards, with appropriate PPE and environmental safeguards implemented to ensure effective control while minimizing off-target impacts.

1 y Road Mitigation – Vegetation Treatment Summary

Site	Vegetation Treated (Common Name)	Scientific Name (Latin Binomial)	Spot Herbicide Application (Non-Selective Contact)	Selective Graminicide Application	Basal / Cut Stump Treatment
M17, G14-1, G14-2	West Indian Marsh Grass	<i>Hymenocystis amplexicaulis</i>	Yes	Yes	—
M17, G14-1, G14-2	Torpedo Grass	<i>Panicum repens</i>	Yes	Yes	—
M17, G14-1	Cogon Grass	<i>Imperata cylindrica</i>	Yes	—	—
M17, G14-1, G14-2	Cassia Weed	<i>Urena lobata</i>	Yes	—	—
M17, G14-1, G14-2	Dog Fennel	<i>Eupatorium capillifolium</i>	Yes	—	—
M17	Hairy Indigo	<i>Indigofera hirsuta</i>	Yes	—	—
M17, G14-2	Sesbania (Giantbush)	<i>Sesbania herbacea</i>	Yes	—	—
G14-1, G14-2	Chinese Tallow	<i>Triplaris arborea</i>	—	—	Yes
G14-2	Caribbea Tree	<i>Cinnamomum caryophyllata</i>	—	—	Yes
G14-2	Brazilian Pepper	<i>Schinus molle</i>	—	—	Yes

May 2026 Invasive and Nuisance Vegetation Treatment list

Project: Chancey Road Ponds
 Date: Apr 22, 2026, 5:39 PM
 Creator: Leonard Morrow

2

West Indian Marsh Grass (*Hymenachne amplexicaulis*)



- Spot Herbicide Application (Non-Selective Contact): Yes
- Selective Graminicide Application: Yes

West Indies Marsh Grass
 M17, G14-1, G14-2
 Non-Selective Spot Herbicide
 Selective Graminicide

Project: Chancey Road Ponds
 Date: Apr 22, 2026, 7:14 PM
 Creator: Leonard Morrow

3

Torpedo Grass (*Panicum repens*)



- Spot Herbicide Application (Non-Selective Contact): Yes
- Selective Graminicide Application: Yes

Torpedo Grass (*Panicum repens*)
 Non-Selective Spot Herbicide
 Selective Graminicide
 M17, G14.1, G14-2

Project: Chancey Road Ponds
 Date: Apr 22, 2026, 5:39 PM
 Creator: Leonard Morrow

4

Dog Fennel (*Eupatorium capillifolium*)



- Spot Herbicide Application (Non-Selective Contact): Yes

Dog Fennel (*Eupatorium capillifolium*)
 Spot Treatment
 M-17, G14-1, GH14-2

Project: Chancey Road Ponds
 Date: Apr 22, 2026, 5:39 PM
 Creator: Leonard Morrow

5

Brazilian Pepper (*Schinus terebinthifolia*)



- Basal / Cut Stump Treatment: Yes

Brazilian Pepper (*Schinus terebinthifolia*)
Cut Stump Treatment
G14-2

Project: Chancey Road Ponds
Date: Apr 22, 2026, 5:39 PM
Creator: Leonard Morrow

6

Cogon Grass (*Imperata cylindrica*)



- Spot Herbicide Application (Non-Selective Contact): Yes

Cogon Grass (*Imperata cylindrica*)
Spot Treatment
M17, G14-1

Project: Chancey Road Ponds
Date: Apr 22, 2026, 5:39 PM
Creator: Leonard Morrow

7

Camphor Tree (*Cinnamomum camphora*)



- Basal / Cut Stump Treatment: Yes

Camphor (*Cinnamomum camphora*)
Cut Stump Treatment
G14-2

Project: Chancey Road Ponds
Date: Apr 22, 2026, 5:39 PM
Creator: Leonard Morrow

8

Hairy Indigo (*Indigofera hirsuta*)



- Spot Herbicide Application (Non-Selective Contact): Yes

Hairy Indigo (*Indigofera hirsuta*)
Spot Treatment
M 17

Project: Chancey Road Ponds
Date: Apr 22, 2026, 5:39 PM
Creator: Leonard Morrow

9

Chinese Tallow (*Triadica sebifera*)



- Basal / Cut Stump Treatment: Yes

Chinese Tallow (*Triadica sebifera*)

Spot Treatment
Cut Stump Treatment
G14-1, G14-2

Project: Chancey Road Ponds

Date: Apr 22, 2026, 5:39 PM

Creator: Leonard Morrow

10

Sesbania (*Sesbania herbacea*)



- Spot Herbicide Application (Non-Selective Contact): Yes

Sesbania (*Sesbania herbacea*)

Spot Treatment
M17, 14-2

Project: Chancey Road Ponds

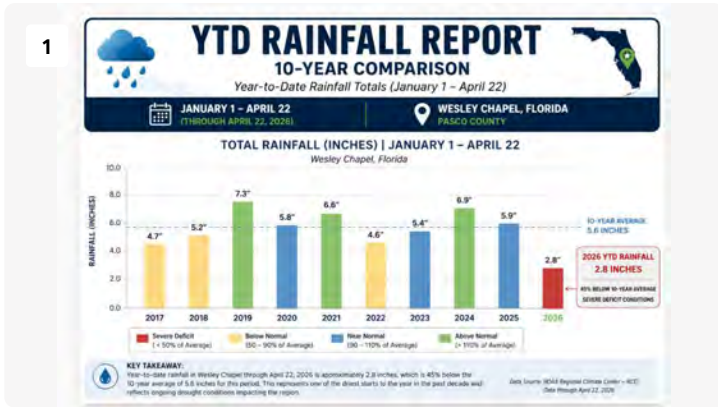
Date: Apr 22, 2026, 5:39 PM

Creator: Leonard Morrow

Drought Conditions

Pasco County in west-central Florida is currently experiencing a pronounced drought, marked by significantly reduced rainfall and persistent seasonal winds. This combination is accelerating evapotranspiration rates, increasing moisture loss from soils and vegetation through both foliar and stem pathways. As a result, available soil moisture is limited, placing stress on a wide range of vegetation, including trees, shrubs, grasses, and herbaceous species. These conditions can reduce plant vigor, slow growth, and, if prolonged, contribute to increased mortality in more sensitive or recently established plantings. Additionally, reduced moisture availability can impair reproductive and regenerative functions, potentially slowing natural recruitment and recovery. While these stressors are evident, observed site conditions indicate that established vegetation is maintaining its functionality, though continued monitoring will be critical for assessing longer-term ecosystem response and resilience.

1



Rainfall Report

Project: Chancey Road Ponds
 Date: Apr 22, 2026, 7:18 PM
 Creator: Leonard Morrow

Tab 11

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SECOND ORDER OF BUSINESS

Audience Comments

There were no comments from the audience present.

THIRD ORDER OF BUSINESS

**Consideration of Resolution
2026-03; Re-designating
Officers of the District**

On a motion by Ms. Haley Porter, and seconded by Mr. Larsen, with all in favor, the Board of Supervisors approved Resolution 2026-03; Re-designating Officers of the District, adding Mark A. Milone, as Assistant Secretary, for the Wiregrass Community Development District.

FOURTH ORDER OF BUSINESS

**Ratification of Proposal to
Install Street Signs on Hueland
Pond Blvd.**

On a motion by Mr. Bill Porter, and seconded by Mr. Larsen, with all in favor, the Board of Supervisors ratified the proposal from Romaner Graphics in the amount of \$550.00 to install the missing street signs at Hueland Pond Blvd., for the Wiregrass Community Development District.

FIFTH ORDER OF BUSINESS

**Ratification of Proposals to
Install Various Missing Street
Signs**

On a motion by Mr. Bill Porter, and seconded by Ms. Haley Porter, with all in favor, the Board of Supervisors ratified the proposal from Romaner Graphics in the amount of \$1,534.00 to install various missing street signs, for the Wiregrass Community Development District.

SIXTH ORDER OF BUSINESS

**Ratification of Agreement for
Herbicide Treatments with
Terra Crafters Environmental**

On a motion by Mr. Roberts, and seconded by Mr. Bill Porter, with all in favor, the Board of Supervisors ratified the Agreement for Herbicide Treatments with Terra Crafters Environmental, LLC to continue mitigation services for the district from April 1, 2026 through March 31, 2027, at their present rates of \$1,600 a quarter, for the Wiregrass Community Development District.

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SEVENTH ORDER OF BUSINESS

**Discussion of 2026-2027
Budget Priorities**

A discussion was held regarding the budget for FY 2026-2027 and the Board stated that there are no major projects forecasted for the next fiscal year.

EIGHTH ORDER OF BUSINESS

**Consideration of Landscaping
& Irrigation Maintenance
Services RFP Proposals
Ranking Summary**

The Board reviewed the Landscaping and Irrigation Maintenance Services RFP Proposals and scored Juniper Landscaping the highest with an overall score of 450.3.

On a motion by Mr. Bill Porter, and seconded by Mr. Roberts, with all in favor, the Board of Supervisors approved the overall ranking score of 450.3 to Juniper Landscaping, for the Wiregrass Community Development District.

NINTH ORDER BUSINESS

**Consideration of Resolution
2026-04; Awarding Landscape
& Irrigation Maintenance
Contract**

The Board approved Resolution 2026-04; Awarding Landscape & Irrigation Maintenance Contract to Juniper Landscaping based on the ranking summary of all candidates.

On a motion by Ms. Haley Porter, and seconded by Mr. Larsen, with all in favor, the Board of Supervisors approved Resolution 2026-04; Awarding Landscape and Irrigation Maintenance Contract to Juniper Landscaping as stated above, for the Wiregrass Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Resolution
2026-05; Setting Public Hearing
on Rules and Procedures**

111

On a motion by Mr. Bill Porter, and seconded by Mr. Roberts, with all in favor, the Board of Supervisors approved Resolution 2026-05; Setting Public Hearing on Rules and Procedures for May 22, 2026, for the Wiregrass Community Development District.

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ELEVENTH ORDER OF BUSINESS

Staff Reports

115

A. District Counsel

No Report.

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B. District Engineer

No Report.

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C. Construction Manager

No Report.

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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 May 22, 2026, at 11:00 a.m. at the offices of Rizzetta & Company, 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544.

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E. Landscape Inspection Services Report

Ms. Brodeen shared her report with the Board.

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i. Landscaper Comments to LIS Report

There were no comments from the Board.

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TWELFTH ORDER OF BUSINESS

**Consideration of the Minutes of
the Board of Supervisors Regular
Meeting held on February 27, 2025**

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On a motion by Ms. Haley Porter, and seconded by Mr. Larsen, with all in favor, the Board of Supervisors approved the February 27, 2026, Board of Supervisors Regular Meeting Minutes, as presented, for the Wiregrass Community Development District.

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THIRTEENTH ORDER OF BUSINESS

**Consideration of the Operation and
Maintenance Expenditures for
February and March 2026**

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On a motion by Mr. Roberts, and seconded by Mr. Bill Porter, with all in favor, the Board of Supervisors ratified the February (\$95,183.66) and March 2026 (\$68,672.56) Operation and Maintenance Expenditures, for the Wiregrass Community Development District.

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FOURTEENTH ORDER OF BUSINESS Supervisors Requests

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There were no Supervisor requests.

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FIFTEENTH ORDER OF BUSINESS Adjournment

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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.

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On a motion by Mr. Bill Porter, and seconded by Mr. Roberts, with all in favor, the Board of Supervisors adjourned the meeting at 11:23 a.m., for the Wiregrass Community Development District.

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Assistant Secretary/Secretary

Chair/Vice Chair

167

Tab 12

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 April 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2026 through April 30, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$99,477.77**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Wiregrass Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Korie Roberts	600081	KR022726-970	Board of Supervisors Meeting 02/27/26	\$ 200.00
Korie Roberts	600091	KR042426-970	Board of Supervisors Meeting 04/24/26	\$ 200.00
Kutak Rock, LLP	600083	3715771	Legal Services 02/26	\$ 2,647.80
Kutak Rock, LLP	600087	3729399	Legal Services 03/26	\$ 2,121.00
Mark A. Milone	600092	MM022726-970	Board of Supervisors Meeting 02/27/26	\$ 200.00
Mark A. Milone	600092	MM042426-970	Board of Supervisors Meeting 04/24/26	\$ 200.00
Pasco County Property Appraiser	600084	26076	Non Ad Valorem Roll FY25/26	\$ 150.00
Rizzetta & Company, Inc.	600082	INV0000108131	Accounting Services 04/26	\$ 5,167.92
Rizzetta & Company, Inc.	800019	INV0000108134	Accounting Services 04/26	\$ 573.33
Romaner Graphics	600089	23076	Sign Repair & Replacement 04/26	\$ 160.00
Romaner Graphics	600093	23082	Sign Repiar & Replacement 04/26	\$ 1,534.00
Sunrise Landscape	600085	11 56074	Miscellaneous Expense 03/26	\$ 500.00

Wiregrass Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Sunrise Landscape	600085	11 56155	Landscape Maintenance 03/26	\$ 12,650.00
Sunrise Landscape	600088	11 58742	Landscape Maintenance 04/26	\$ 12,650.00
The Observer Group, Inc.	600086	26-00511P	Legal Advertising 03/26	\$ 411.26
The Observer Group, Inc.	600090	26-00819P	Legal Advertising 04/26	\$ 61.25
The Observer Group, Inc.	600090	26-00820P	Legal Advertising 04/26	\$ 70.00
The Observer Group, Inc.	600094	26-00891P	Legal Advertising 04/26	\$ 102.81
Wiregrass Irrigation, LLC	800021	119	Irrigation Fees 03/26	\$ 49,763.98
Withlacoochee River Electric Cooperative, Inc.	20260410-2	1723523-032626	Electric Services 03/26	\$ 7,257.52
Withlacoochee River Electric Cooperative, Inc.	20260410-1	2281504-032626	Electric Services 03/26	<u>\$ 2,856.90</u>
Total				<u>\$ 99,477.77</u>

Wiregrass I CDD
Meeting Date: April 24, 2026
SUPERVISOR PAY REQUEST

<u>Name of Board Supervisor</u>	<u>Check if paid</u>
Bill Porter	*
Korie Roberts	<input checked="" type="checkbox"/>
Haley Porter	*
Kyle Larsen	*
Mark Milone	<input checked="" type="checkbox"/>

(*) Does not get paid
NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	11:00
Meeting End Time:	11:23
Total Meeting Time:	:23

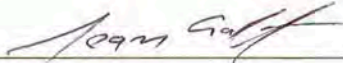
Time Over (3) Hours:

Total at \$175 per Hour:

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	\$0.00

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

DM Signature: 

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Federal ID 47-0597598

March 16, 2026

Lynn Hayes

Wiregrass CDD

Rizzetta & Company, Inc.

Suite 100

5844 Old Pasco Road

Wesley Chapel, FL 33544

Invoice No. 3715771

22823-1

Re: General Counsel/Monthly Meeting

For Professional Legal Services Rendered

02/10/26	L. Whelan	0.20	67.00	Confer with Mann regarding Series 2025 refunding bonds
02/11/26	K. Metin	0.10	28.00	Review draft agenda
02/12/26	L. Whelan	0.20	67.00	Confer with Mann regarding district assessments; confer with staff regarding items for February Board meeting
02/13/26	L. Whelan	0.40	134.00	Research AA1 assessment matters and confer with staff and stakeholders relative to same
02/16/26	L. Whelan	0.20	67.00	Confer with staff and stakeholders on series 2025 refunding bond assessment matters
02/17/26	J. Gillis	0.80	156.00	Review recorded notice of assessments for Series 2025; draft corrective notice regarding same; confer with staff regarding same; research board member appointments and vacancies; confer with staff regarding same

KUTAK ROCK LLP

Wiregrass CDD

March 16, 2026

Client Matter No. 22823-1

Invoice No. 3715771

Page 2

02/17/26	L. Whelan	0.30	100.50	Review draft corrective notice of assessments for series 2025 refunding bonds and coordinate execution of same
02/18/26	L. Whelan	0.30	100.50	Research election matters; review executed corrective notice of assessments and coordinate recording of same
02/19/26	J. Gillis	0.40	78.00	Receive and review executed corrective notice of Series 2025 assessments; coordinate recording of same
02/19/26	L. Whelan	0.20	67.00	Review payoff request and coordinate same; distribute recorded corrective notice of assessments
02/20/26	K. Metin	0.20	56.00	Review revised agenda
02/24/26	L. Whelan	0.10	33.50	Review January financial statements
02/25/26	K. Metin	1.20	336.00	Prepare for February Board meeting
02/26/26	L. Whelan	1.10	368.50	Prepare for February Board meeting; prepare landscape and RFP authorization resolution
02/27/26	K. Metin	1.80	504.00	Review revised agenda package; follow-up from February Board meeting
02/27/26	L. Whelan	1.20	402.00	Confer with staff regarding draft landscape and irrigation RFP; attend February Board meeting

TOTAL HOURS 8.70

TOTAL FOR SERVICES RENDERED \$2,565.00

DISBURSEMENTS

Filing and Court Fees 82.80

TOTAL DISBURSEMENTS 82.80

TOTAL CURRENT AMOUNT DUE \$2,647.80

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

April 8, 2026

Lynn Hayes
Wiregrass CDD
Rizzetta & Company, Inc.
Suite 100
5844 Old Pasco Road
Wesley Chapel, FL 33544

Invoice No. 3729399
22823-1

Re: General Counsel/Monthly Meeting

For Professional Legal Services Rendered

03/02/26	J. Gillis	0.80	156.00	Follow up from Board meeting; prepare new supervisor notebook for Milone; draft cover letter regarding same and coordinate dissemination of same
03/02/26	L. Whelan	0.30	100.50	Follow up from February Board meeting
03/04/26	K. Metin	2.00	560.00	Review and revise project manual and notices for landscape and irrigation maintenance services
03/04/26	L. Whelan	0.20	67.00	Confer with Brodeen regarding outstanding information needed for landscape and irrigation maintenance RFP
03/05/26	L. Whelan	1.50	502.50	Review Rizzetta form of RFP and revise same

KUTAK ROCK LLP

Wiregrass CDD

April 8, 2026

Client Matter No. 22823-1

Invoice No. 3729399

Page 2

03/10/26	L. Whelan	0.40	134.00	Confer with Toborg regarding RFP matters; review advertising affidavit relative to same; confer with Toborg regarding need to renotice RFP due to improper district name in original RFP notice
03/12/26	L. Whelan	0.30	100.50	Review tentative agenda for March Board meeting; confer with Sheridan on procurement matters
03/13/26	K. Metin	1.00	280.00	Review revised project manual to confirm incorporation of district counsel comments
03/13/26	L. Whelan	0.30	100.50	Review notice of cancellation of March Board meeting; confer with Sheridan and Craft on landscape matters
03/19/26	L. Whelan	0.10	33.50	Confer with Milone regarding Form 1 and ethics training
03/23/26	J. Gillis	0.10	19.50	Draft amended rules of procedure
03/23/26	L. Whelan	0.10	33.50	Review February financial statements
03/25/26	L. Whelan	0.10	33.50	Review landscape RFP addendum
TOTAL HOURS		7.20		
TOTAL FOR SERVICES RENDERED				\$2,121.00
TOTAL CURRENT AMOUNT DUE				<u>\$2,121.00</u>



Mike Wells
Property Appraiser
Proudly Serving Pasco County, Florida

INVOICE

Pasco County Property Appraiser
PO Box 401
Dade City, FL 33526-0401

Date Issued: 3/9/2026
Invoice Number: 26076
Due Date: 4/9/2026

Billed To:
Wiregrass
C/O Rizetta & Company
Kayla Connell
3434 Colwell Ave, Suite 200
Tampa, FL 33614

DESCRIPTION	AMOUNT
Wiregrass Annual renewal fee	\$150.00
TOTAL	\$150.00

Remit payment to:

Pasco County Property Appraiser
Information Services Department
PO Box 401
Dade City, FL 33526-0401

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

Invoice

Date	Invoice #
4/2/2026	INV0000108131

Bill To:

WIREGRASS CDD 3434 Colwell Avenue, Suite 200 Tampa FL 33614

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

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,181.00	\$1,181.00
Administrative Services	1.00	\$295.25	\$295.25
Dissemination Services	1.00	\$500.00	\$500.00
Bond Amortization Schedules	1.00	\$600.00	\$600.00
Financial & Revenue Collections	1.00	\$344.00	\$344.00
Landscape Consulting Services	1.00	\$800.00	\$800.00
Management Services	1.00	\$1,337.67	\$1,337.67
Website Compliance & Management	1.00	\$110.00	\$110.00
		Subtotal	\$5,167.92
		Total	\$5,167.92

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

Invoice

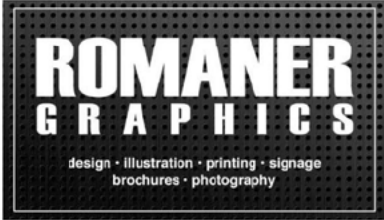
Date	Invoice #
4/2/2026	INV0000108134

Bill To:

WIREGRASS CDD 3434 Colwell Avenue, Suite 200 Tampa FL 33614

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

Description	Qty	Rate	Amount
Accounting Services	1.00	\$573.33	\$573.33
Subtotal			\$573.33
Total			\$573.33



20108 Pond Spring Way
Tampa, FL 33647
813-991-6069
romanergraphics@gmail.com

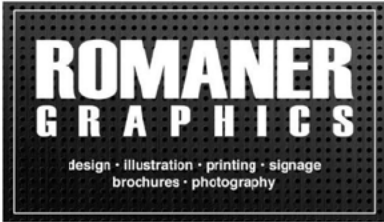
INVOICE # 23076

TO: Wiregrass CDD
COMPANY NAME: _____
DATE: 4/15/26

<u>Yaupon Lane/SR-56 Median sign -</u>	_____
<u>Replace lap splice kit and breakaway stub.</u>	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

TOTAL: \$160.00

ROMANER
GRAPHICS
Thank You,



20108 Pond Spring Way
Tampa, FL 33647
813-991-6069
romanergraphics@gmail.com

INVOICE # 23082

TO: Wiregrass CDD
COMPANY NAME:
DATE: 4/22/26

1) Yaupon Lane at traffic circle - replace missing Pedestrian Crossing sign, arrow sign, 10' U-Channel Post, lap splice kit and breakaway stub.	\$395.00
2) Same location - replace missing yellow, 9 reflector object marker	\$159.00
3) Wiregrass Blvd. / Strickland Traffic Circle - replace (2) damaged 3-arrow, 24" x 48" signs and double U-Channel posts 2 @ \$410.00 each	\$820.00
4) LaJuana Blvd. Traffic Circle - replace lap splice kit and breakaway stub.	\$160.00

TOTAL: \$1,534.00

ROMANER GRAPHICS
Thank You,



5100 W Kennedy Blvd
Ste 325
Tampa, FL 33609

Invoice 11 56074

PO#	Date
	03/03/2026
Sales Rep	Terms
Elizabeth Gans	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	Rate	Ext. Price	Amount
------	-----	------	------------	--------

#33735 - Extra Trash & Debris Removal
Project Overview

This proposal covers specialized labor and disposal services for the removal of non-contractual debris and bulk waste located within the District's right-of-way and common areas. These items were identified as external waste accumulated during the recent holiday season and fall outside the scope of the recurring General Maintenance Agreement.

Scope of Special Services

1. Bulk Holiday Material Removal

- **Service:** Collection and hauling of high-volume holiday waste, including discarded Christmas trees and large-scale firework debris/boxes.
- **Impact:** Clears potential fire hazards and prevents secondary littering across the landscape beds and turf.

2. Non-Contractual Furniture & Household Waste

- **Service:** Removal of illegally dumped or abandoned furniture items found within the District boundaries.
- **Details:** Specialized handling and transport of heavy/bulk items that cannot be processed by standard landscape maintenance equipment.

3. Automotive & Industrial Debris

- **Service:** Retrieval and disposal of automotive parts and assorted industrial waste (metal/plastic) located on-site.
- **Safety:** Ensures the safety of mowers and pedestrians by removing hazardous hard-material obstructions from the turf and buffer zones.

4. Post-Holiday Site "Polishing"

- **Service:** General sweep of identified "hot spots" where wind-blown holiday refuse had accumulated beyond standard litter expectations.





Proposal Pricing is valid for 30 days from the proposal date.

Initial Clean-Up - 02/26/2026

\$500.00

Total	\$500.00
Credits/Payments	<u>(\$0.00)</u>
Balance Due	\$500.00

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$500.00	\$0.60	\$0.00	\$12,650.00	\$0.00



5100 W Kennedy Blvd
 Ste 325
 Tampa, FL 33609

Invoice 11 56155

PO#	Date
	03/01/2026
Sales Rep	Terms
Elizabeth Gans	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	Rate	Ext. Price	Amount
#36528 - Landscape Maintenance Contract -March 2026 March 2026				\$12,650.00

Total	\$12,650.00
Credits/Payments	(\$0.00)
Balance Due	\$12,650.00

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$13,150.00	\$0.60	\$0.00	\$12,650.00	\$0.00



5100 W Kennedy Blvd
 Ste 325
 Tampa, FL 33609

Invoice 11 58742

PO#	Date
	04/01/2026
Sales Rep	Terms
Elizabeth Gans	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	Rate	Ext. Price	Amount
#38379 - Landscape Maintenance Contract -April 2026 April 2026				\$12,650.00

Total	\$12,650.00
Credits/Payments	<u>(\$0.00)</u>
Balance Due	\$12,650.00

Business Observer

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

INVOICE

Legal Advertising

Invoice # 26-00511P

Date 03/06/2026

Attn:
Wiregrass CDD Rizzetta
3434 COLWELL AVENUE SUITE 200
TAMPA FL 33614

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 26-00511P

\$411.26

Request for Proposals

RE: Wiregrass I Request for Proposals for Landscape & Irrigation Services

Published: 3/6/2026, 3/13/2026

Important Message

Please include our Serial # on your check
Pay by credit card online:
<https://legals.businessobserverfl.com/send-payment/>

Paid

()

Total

\$411.26

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

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

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Business Observer

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

INVOICE

Legal Advertising

Invoice # 26-00819P

Date 04/17/2026

Attn:
Wiregrass CDD Rizzetta
3434 COLWELL AVENUE SUITE 200
TAMPA FL 33614

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 26-00819P Public Board Meetings RE: Wiregrass Board of Supervisors Meeting on April 24, 2026 Published: 4/17/2026	\$61.25
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Important Message

Please include our Serial # on your check
Pay by credit card online:
<https://legals.businessobserverfl.com/send-payment/>

Paid	()
Total	\$61.25

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Business Observer

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

INVOICE

Legal Advertising

NOTICE OF REGULAR MEETING OF THE WIREGRASS COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Wiregrass Community Development District will hold their regular monthly meeting on Friday, April 24, 2026, at 11:00 a.m., at the offices of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Fl 33544. Items on the agenda may include, but are not limited to, District operations and maintenance activities, financial matters, capital improvements, and general administration activities.

There may be occasions when one or more Supervisors will participate by telephone. At the above location will be present a speaker telephone so that any interested person can attend the meeting and be fully informed of the discussions taking place either in person or by telephone communication. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 994-1001, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, who can aid you in contacting the District Office.

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

Sean Craft
District Manager
April 17, 2026

26-00819P

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

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Business Observer

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

INVOICE

Legal Advertising

Invoice # 26-00820P

Date 04/17/2026

Attn:
Wiregrass CDD Rizzetta
3434 COLWELL AVENUE SUITE 200
TAMPA FL 33614

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 26-00820P Notice of Rule Development RE: Wiregrass Notice of Rule Development Published: 4/17/2026	\$70.00
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Important Message

Please include our Serial # on your check
Pay by credit card online:
<https://legals.businessobserverfl.com/send-payment/>

Paid	()
Total	\$70.00

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

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

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Business Observer

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

INVOICE

Legal Advertising

NOTICE OF RULE DEVELOPMENT BY THE WIREGRASS COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, Wiregrass Community Development District (the "District") hereby gives the public notice of its intention to develop revised Rules of Procedure (the "Proposed Rules") to govern the operations of the District. The rule number for the Proposed Rule of the District is 26-01.

The revised Rules of Procedure will address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings, competitive purchase including procedure under the Consultants' Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.

The purpose and effect of the revised Rules of Procedure is to provide for efficient and effective district operations and to ensure compliance with recent changes to Florida law. The specific grant of rulemaking authority for the adoption of the proposed revised Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes. The specific laws implemented in the proposed revised Rules of Procedure include, but are not limited to, [Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 120.542, 120.5435, 120.56, 120.69, 120.81, 189.053, 189.069, 190.006, 190.007, 190.008, 190.011, 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.012, 286.0113, 286.0114, 287.017, 287.055, and 287.084, Florida Statutes.

A copy of the proposed revised Rules of Procedure and the related incorporated documents, if any, may be obtained by contacting the District Manager, c/o Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, (813) 994-1001, or scraft@rizzetta.com.

Sean Craft, District Manager

Wiregrass Community Development District

April 17, 2026

26-00820P

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

NOTICE

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Business Observer

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

INVOICE

Legal Advertising

Invoice # 26-00891P

Date 04/24/2026

Attn:
Wiregrass CDD Rizzetta
3434 COLWELL AVENUE SUITE 200
TAMPA FL 33614

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 26-00891P

\$102.81

**Notice of Rulemaking Regarding the Revised Rules of
Procedure of Wiregrass Community Development District**

RE: Wiregrass Public Hearing on May 22, 2026 at 11:00 a.m.

Published: 4/24/2026

Important Message

Please include our Serial # on your check
Pay by credit card online:
<https://legals.businessobserverfl.com/send-payment/>

Paid

()

Total

\$102.81

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

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

NOTICE

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Business Observer

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

INVOICE

Legal Advertising

NOTICE OF RULEMAKING REGARDING THE REVISED RULES OF PROCEDURE OF WIREGRASS COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the Wiregrass Community Development District (the "District") hereby gives the public notice of its intent to adopt its proposed revised Rules of Procedure (the "Proposed Rules"). The rule number for the Proposed Rules of the District is 26-01. Prior notice of rule development relative to the Proposed Rules was published in the Business Observer on April 17, 2026.

A public hearing will be conducted by the Board of Supervisors (the "Board") of the District on May 22, 2026, at 11:00 a.m. at the Offices of Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544 relative to the adoption of the Proposed Rules. Pursuant to Sections 190.011(5) and 190.012(3), Florida Statutes, the Proposed Rules will not require legislative ratification.

The summary of, purpose and effect of the revised Rules of Procedure is to provide for efficient and effective district operations and to ensure compliance with recent changes to Florida law. The specific grant of rulemaking authority for the adoption of the Proposed Rules includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes. The specific laws implemented in the Proposed Rule include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 120.542, 120.5435, 120.56, 120.69, 120.81, 189.053, 189.069, 190.006, 190.007, 190.008, 190.011, 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.012, 286.0113, 286.0114, 287.017, 287.055, and 287.084, Florida Statutes.

A statement of estimated regulatory costs, as defined in Section 120.541(2), Florida Statutes, has not been prepared relative to the Proposed Rules. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice to the District Manager's Office.

For more information regarding the public hearing, the Proposed Rules, or for a copy of the Proposed Rules and the related incorporated documents, if any, please contact the District Manager c/o Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, (813) 994-1001, or scraft@rizzetta.com (the "District Manager's Office").

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the public hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

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

Sean Craft

Wiregrass Community Development District

April 24, 2026

26-00891P

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

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Wiregrass Irrigation, LLC

28210 Paseo Drive, Suite 109, Office 258
Wesley Chapel, FL 33543
P: 813-973-7491

INVOICE

Invoice No.: 119
Invoice Date: 4/1/26

BILL TO:

Wiregrass CDD
3844 Old Pasco Road, Suite 100
Wesley Chapel, FL 33544

DESCRIPTION	AMOUNT
The Ridge March 2026 Trim Invoice	\$22,858.38
The Arbors Ph. 1 & 2 March 2026 Trim Invoice	\$8,832.52
Windermere Estates March 2026 Trim Invoice	\$1,446.50
Altis March 2026 Trim Invoice	\$2,094.50
Audi March 2026 Trim Invoice	\$114.02
Beach House March 2026 Trim Invoice	\$413.00
North Tampa Behavioral Health March 2026 Trim Invoice	\$100.00
Fairfield Inn March 2026 Trim Invoice	\$272.75
Mini Mall Storage March 2026 Trim Invoice	\$72.00
Culver's March 2026 Trim Invoice	\$74.50
Kiddie Academy March 2026 Trim Invoice	\$25.00
Persimmon Park March 2026 Trim Invoice	\$12,205.49
7-Eleven March 2026 Trim Invoice	\$671.25
Cooper's Hawk Winery & Restaurant March 2026 Trim Invoice	\$25.00
Wiregrass M14B 2026 March 2026 Trim Invoice	\$69.00
Florida Cancer Specialists March 2026 Trim Invoice	\$250.50
Daybreak Market March 2026 Trim Invoice	\$113.00
BayPaws Wiregrass Ranch March 2026 Trim Invoice	\$126.57
TOTAL	\$49,763.98

Make all checks payable to WIREGRASS IRRIGATION, LLC

Account Number **1723523** Cycle 17
Meter Number
Customer Number 10485402
Customer Name **WIREGRASS CDD A FL CORP**

Bill Date **03/26/2026**
Amount Due **7,257.52**
Current Charges Due **04/22/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address **PUBLIC LIGHTING**
Service Classification **Public Lighting**

ELECTRIC SERVICE							
From Date	Reading	To Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used

Comparative Usage Information
Average kWh
Period Days Per Day

BILLS ARE DUE WHEN RENDERED
A 1.5 percent, but not less than \$5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.



You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

*** ATTENTION *** Plan to attend WREC's 79th Annual Meeting on Wednesday, April 22, 2026. Registration: 4:30 p.m. to 6:15 p.m. The Bar Code above will be used for registration. Present the top portion of your bill along with photo ID to register. See the enclosed Newsletter for additional information.

Previous Balance **7,257.52**
Payment **7,257.52CR**
Balance Forward **0.00**

Light Energy Charge **288.29**
Light Support Charge **270.90**
Light Maintenance Charge **1,361.53**
Light Fixture Charge **1,640.41**
Light Fuel Adj 11,133 KWH @ 0.04200 **467.58**
Poles (QTY 305) **3,202.50**
FL Gross Receipts Tax **26.31**

Total Current Charges **7,257.52**
Total Due **7,257.52** E.F.T.

Lights/Poles	Type/Qty	Type/Qty	Type/Qty	Type/Qty
	120 184	212 76	420 45	960 305

DO NOT PAY

Total amount will be electronically transferred on or after 04/10/2026.



Account Number **2281504** Cycle 17
 Meter Number
 Customer Number 10485402
 Customer Name **WIREGRASS CDD A FL CORP**

Bill Date **03/26/2026**
 Amount Due **2,856.90**
 Current Charges Due **04/22/2026**

District Office Serving You
One Pasco Center

Service Address **PUBLIC LIGHTING**
 Service Classification **Public Lighting**

See Reverse Side For More Information

ELECTRIC SERVICE									
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used		
Date	Reading	Date	Reading						

Comparative Usage Information
Average kWh
Period Days Per Day

BILLS ARE DUE WHEN RENDERED
 A 1.5 percent, but not less than \$5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance **2,856.90**
 Payment **2,856.90CR**
 Balance Forward **0.00**

MAR 30 2026



1 0 4 8 5 4 0 2

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

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Light Energy Charge **24.08**
 Light Support Charge **52.46**
 Light Maintenance Charge **798.08**
 Light Fixture Charge **984.70**
 Light Fuel Adj 2,150 KWH @ 0.04200 **90.30**
 Poles (QTY 86) **903.00**
 FL Gross Receipts Tax **4.28**

Total Current Charges **2,856.90**
 Total Due **2,856.90** E.F.T.

Lights/Poles Type/Qty Type/Qty
 212 86 960 86

DO NOT PAY

Total amount will be electronically transferred on or after 04/10/2026.



Tab 13

WIREGRASS COMMUNITY DEVELOPMENT DISTRICT

District Office · Wesley Chapel, Florida · (813) 514-0400
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

MEMORANDUM

TO: Mike Ross, **Ardurra Group, Inc.**
Bill Porter, **Chairman**

FROM: Angela Rushing/Karla Pena
Wiregrass Community Development District

DATE: May 5, 2026

RE: **Series 2024 Project Construction - Construction Requisition(s) CUS #10**

Mike, enclosed is (are) construction requisition(s) for the above referenced District. Please review the requisition(s) and upon your approval, sign the designated area(s) and forward the requisition(s) to Bill.

Bill, upon your review and approval, sign the designated area(s) and forward the requisition(s) back to the District Office at the following e-mail address for final processing:

arushing@rizzetta.com

If you have any questions, please do not hesitate to call me at (813) 994-5144.

Thank You.

Locust Branch, LLC

\$28,000.00

WIREGRASS COMMUNITY DEVELOPMENT DISTRICT

District Office · Wesley Chapel, Florida · (813) 514-0400
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

MEMORANDUM

TO: Mike Ross, **Ardurra Group, Inc.**
Bill Porter, **Chairman**

FROM: Angela Rushing/Karla Pena
Wiregrass Community Development District

DATE: May 5, 2026

RE: **Series 2024 Project Construction - Construction Requisition(s) CUS #10**

Mike, enclosed is (are) construction requisition(s) for the above referenced District. Please review the requisition(s) and upon your approval, sign the designated area(s) and forward the requisition(s) to Bill.

Bill, upon your review and approval, sign the designated area(s) and forward the requisition(s) back to the District Office at the following e-mail address for final processing:

arushing@rizzetta.com

If you have any questions, please do not hesitate to call me at (813) 994-5144.

Thank You.

Locust Branch, LLC

\$28,000.00

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

May 15, 2026

RIZZETTA & COMPANY, INC.

Wiregrass CDD, Custody Construction Account

Attn: Karla Pena

3434 Colwell Avenue, Suite 200

Tampa, FL 33614

RE: Custody Construction Account, Series 2024
Requisitions for Payment

Dear Karla:

Below please find a table detailing the enclosed requisition(s) ready for payment from the Districts Acquisition/Construction Custody Account.

PLEASE EXPEDITE PAYMENT TO THE PAYEE(S) VIA UPS:

REQUISITION NO.	PAYEE	AMOUNT
CUS 10	Locust Branch, LLC	\$28,000.00

If you have any questions regarding this request, please do not hesitate to call me at (813) 994-5144. Thank you for your prompt attention to this matter.

Sincerely,
WIREGRASS COMMUNITY
DEVELOPMENT DISTRICT

Sean Craft
District Manager

WIREGRASS COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE BONDS
SERIES 2024 CONSTRUCTION REQUISITION

The undersigned, an Authorized Officer of Wiregrass Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the District to U.S. Bank National Association, Orlando, Florida, as successor in interest to U.S. Bank National Association, as trustee (the "Trustee"), dated as of September 01, 2014 (the "Master Indenture"), as supplemented by the Third Supplemental Trust Indenture between the District and the Trustee, dated as of December 01, 2024 (the "Supplemental Indenture" and together with the Master Indenture, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

May 5, 2026

- (A) Requisition Number: **CUS 10**
- (B) Name of Payee: **Locust Branch, LLC
3717 Turman Loop, Suite 102
Wesley Chapel, FL 33544**
- (C) Amount Payable: **\$28,000.00**
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): **Invoice(s) #8, #9, #10, #11, #12, #13 and #14 for Persimmon Park Phase 3 Construction Management Fee**
- (E) Account from which disbursement to be made: **Series 2024 BankUnited Custody Construction Account**

The undersigned hereby certifies that:

- o obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the Series 2024A Acquisition and Construction Account referenced above, that each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Series 2024 Project and each represents a Cost of the Series 2024 Project, and has not previously been paid out of such Account;

OR

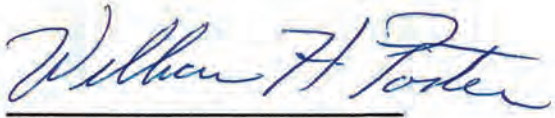
- o this requisition is for costs of issuance payable from the Series 2024A Costs of Issuance Account that has not been previously been paid out of such Account.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested are on file with the District.

**WIREGRASS COMMUNITY
DEVELOPMENT DISTRICT**

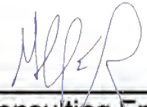
By: 

Authorized Officer

Date: 5/14/26

**CONSULTING ENGINEER'S APPROVAL FOR
NON-COST OF ISSUANCE REQUESTS ONLY**

If this requisition is for a disbursement from other than the Series 2024A Costs of Issuance Account, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Series 2024 Project and is consistent with (a) the applicable acquisition or construction contract, (b) the plans and specifications for the portion of the Series 2024 Project with respect to which such disbursement is being made, and (c) the report of the Consulting Engineer attached as an exhibit to the Supplemental Indenture, as such report shall have been amended or modified on the date hereof.

 5/14/26
Consulting Engineer

Locust Branch, LLC

Developer of



INVOICE

3717 Turman Loop, Suite 102
Wesley Chapel, FL 33544
Phone: (813) 974-4791

DATE: 11/5/2025
INVOICE # 8

BILL TO

Wiregrass Community Development District
5844 Old Pasco Road, Suite 100
Wesley Chapel, FL 33544

DESCRIPTION	TAXED	AMOUNT
Persimmon Park Phase 3 Construction Management Fee – November 2025		\$4,000.00

OTHER COMMENTS

1. Total payment due in 30 days
2. Please include the invoice number on your check

Subtotal	\$ 4,000.00
Taxable	\$ 0.00
Tax rate	
Tax due	\$ 0.00
Other	\$ -
TOTAL Due	\$ 4,000.00

Make all checks payable to
Locust Branch, LLC

If you have any questions about this invoice, please contact

Scott Sheridan, 813-973-7491, scott@thewiregrassranch.com

Locust Branch, LLC

Developer of



3717 Turman Loop, Suite 102
Wesley Chapel, FL 33544
Phone: (813) 974-4791

INVOICE

DATE: 12/01/2025
INVOICE # 9

BILL TO

Wiregrass Community Development District
5844 Old Pasco Road, Suite 100
Wesley Chapel, FL 33544

DESCRIPTION	TAXED	AMOUNT
Persimmon Park Phase 3 Construction Management Fee – December 2025		\$4,000.00

OTHER COMMENTS

1. Total payment due in 30 days
2. Please include the invoice number on your check

Subtotal	\$ 4,000.00
Taxable	\$ 0.00
Tax rate	
Tax due	\$ 0.00
Other	\$ -
TOTAL Due	\$ 4,000.00

Make all checks payable to
Locust Branch, LLC

If you have any questions about this invoice, please contact

Scott Sheridan, 813-973-7491, scott@thewiregrassranch.com

Locust Branch, LLC

Developer of



28210 Paseo Drive, Suite 190, Office 258
Wesley Chapel, FL 33543
Phone: (813) 974-4791

INVOICE

DATE: 1/19/2026
INVOICE # 10

BILL TO

Wiregrass Community Development District
5844 Old Pasco Road, Suite 100
Wesley Chapel, FL 33544

DESCRIPTION	TAXED	AMOUNT
Persimmon Park Phase 3 Construction Management Fee – January 2026		\$4,000.00

OTHER COMMENTS

1. Total payment due in 30 days
2. Please include the invoice number on your check

Subtotal	\$ 4,000.00
Taxable	\$ 0.00
Tax rate	
Tax due	\$ 0.00
Other	\$ -
TOTAL Due	\$ 4,000.00

Make all checks payable to
Locust Branch, LLC

If you have any questions about this invoice, please contact
Scott Sheridan, 813-973-7491, scott@thewiregrassranch.com

Locust Branch, LLC

Developer of



28210 Paseo Drive, Suite 190, Office 258
Wesley Chapel, FL 33543
Phone: (813) 974-4791

INVOICE

DATE: 2/1/2026

INVOICE # 11

BILL TO

Wiregrass Community Development District
5844 Old Pasco Road, Suite 100
Wesley Chapel, FL 33544

DESCRIPTION	TAXED	AMOUNT
Persimmon Park Phase 3 Construction Management Fee – February 2026		\$4,000.00

OTHER COMMENTS

1. Total payment due in 30 days
2. Please include the invoice number on your check

Subtotal	\$	4,000.00
Taxable	\$	0.00
Tax rate		
Tax due	\$	0.00
Other	\$	-
TOTAL Due	\$	4,000.00

Make all checks payable to
Locust Branch, LLC

If you have any questions about this invoice, please contact

Scott Sheridan, 813-973-7491, scott@thewiregrassranch.com

Locust Branch, LLC

Developer of



28210 Paseo Drive, Suite 190, Office 258
Wesley Chapel, FL 33543
Phone: (813) 974-4791

INVOICE

DATE: 3/3/2026

INVOICE # 12

BILL TO

Wiregrass Community Development District
5844 Old Pasco Road, Suite 100
Wesley Chapel, FL 33544

DESCRIPTION	TAXED	AMOUNT
Persimmon Park Phase 3 Construction Management Fee – March 2026		\$4,000.00

OTHER COMMENTS

1. Total payment due in 30 days
2. Please include the invoice number on your check

Subtotal	\$	4,000.00
Taxable	\$	0.00
Tax rate		
Tax due	\$	0.00
Other	\$	-
TOTAL Due	\$	4,000.00

Make all checks payable to
Locust Branch, LLC

If you have any questions about this invoice, please contact

Scott Sheridan, 813-973-7491, scott@thewiregrassranch.com

Locust Branch, LLC

Developer of



28210 Paseo Drive, Suite 190, Office 258
Wesley Chapel, FL 33543
Phone: (813) 974-4791

INVOICE

DATE: 4/1/2026

INVOICE # 13

BILL TO

Wiregrass Community Development District
5844 Old Pasco Road, Suite 100
Wesley Chapel, FL 33544

DESCRIPTION	TAXED	AMOUNT
Persimmon Park Phase 3 Construction Management Fee – April 2026		\$4,000.00

OTHER COMMENTS

1. Total payment due in 30 days
2. Please include the invoice number on your check

Subtotal	\$	4,000.00
Taxable	\$	0.00
Tax rate		
Tax due	\$	0.00
Other	\$	-
TOTAL Due	\$	4,000.00

Make all checks payable to
Locust Branch, LLC

If you have any questions about this invoice, please contact

Scott Sheridan, 813-973-7491, scott@thewiregrassranch.com

Locust Branch, LLC

Developer of



28210 Paseo Drive, Suite 190, Office 258
Wesley Chapel, FL 33543
Phone: (813) 974-4791

INVOICE

DATE: 5/1/2026

INVOICE # 14

BILL TO

Wiregrass Community Development District
5844 Old Pasco Road, Suite 100
Wesley Chapel, FL 33544

DESCRIPTION	TAXED	AMOUNT
Persimmon Park Phase 3 Construction Management Fee – May 2026		\$4,000.00

OTHER COMMENTS

1. Total payment due in 30 days
2. Please include the invoice number on your check

Subtotal	\$ 4,000.00
Taxable	\$ 0.00
Tax rate	
Tax due	\$ 0.00
Other	\$ -
TOTAL Due	\$ 4,000.00

Make all checks payable to
Locust Branch, LLC

If you have any questions about this invoice, please contact

Scott Sheridan, 813-973-7491, scott@thewiregrassranch.com