



Rizzetta & Company

Wiregrass II Community Development District

**Board of Supervisors' Meeting
November 21, 2025**

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

www.wiregrassllcdd.org

WIREFRASS II COMMUNITY DEVELOPMENT DISTRICT

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

Board of Supervisors	Bill Porter Colby Chandler Kyle Larsen Haley Porter Quinn Porter	Chair Vice Chair Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Scott Brizendine	Rizzetta & Company, Inc.
District Manager	Sean Craft	Rizzetta & Company, Inc.
District Counsel	Lindsay Whelan	Kutak Rock
District Engineer	Victor Barbosa	Atwell, LLC.

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.

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

November 13, 2025

Board of Supervisors
Wiregrass II Community
Development District

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Wiregrass II Community Development District will be held on **Friday, November 21, 2025 at 11:30 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 tentative agenda for this meeting:

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS**
- 3. BUSINESS ITEMS**
 - A. Ratification of Addendum to Audit Engagement Letter Tab 1
 - B. Ratification of FY 2025-2026 Egis Insurance Renewal Tab 2
 - C. Discussion of Seats for General & Landowners' Election
 - i. Consideration of Resolution 2026-01; General Election..... Tab 3
- 4. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. Construction Manager
 - D. District Manager Tab 4
 - i. Presentation of 3rd Quarter Website Compliance Audit Report... Tab 5
 - E. Landscape Inspection Services Report Tab 6
 - i. Consideration of Proposals for Irrigation Repairs
(Under Separate Cover)
 - ii. Consideration of Proposals for Plant Replacement
(Under Separate Cover)
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of Board of Supervisors Regular Meeting held on August 22, 2025 Tab 7
 - B. Consideration of the Audit Committee Meeting Minutes held on August 22, 2025 Tab 8
 - C. Ratification of Operation & Maintenance Expenditures August and September 2025 Tab 9
- 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

ADDENDUM TO AUDITOR ENGAGEMENT LETTER

The following provisions govern the Audit Services Engagement Letter dated September 3, 2025, from DiBartolomeo, McBee, Hartley & Barnes, P.A. ("Auditor") to Wiregrass II Community District ("District") attached hereto as **Exhibit A ("Engagement Letter,"** and together with this Addendum, the "Agreement").

1. The Agreement shall be deemed effective as of the date of the full execution of the Engagement Letter and this Addendum.
2. The Agreement sets forth the services and fees or other compensation to be provided for the services. The Auditor agrees to render the audit services in accordance with auditing standards generally accepted and as adopted by the Florida Board of Accountancy in accordance with Section 218.391, *Florida Statutes*. The District maintains a general fund and may also maintain other funds related to prior tax-exempt bond issuances.
3. The Auditor shall comply with all applicable provisions of Section 448.095, *Florida Statutes*.
4. The Auditor shall 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*.
5. The Auditor acknowledges it 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*.
6. The Auditor shall take all necessary steps to ensure the audit is completed in a timely fashion so that the audit report may be approved by the District's Board of Supervisors and filed by June 15th after the end of the fiscal year under review, or such earlier date as required by the applicable trust indenture. The Auditor shall submit a preliminary draft audit report to the District for review no later than May 15 of the fiscal year that follows the fiscal year for which the audit is being conducted. Further, the Auditor shall submit a final audit report to the District for review, no later than June 1 of the fiscal year that follows the fiscal year for which the audit is being conducted.
7. The Engagement Letter and this Addendum constitute the complete and exclusive statement of the Agreement. The Parties understand that this Addendum shall not alter any of the terms of the Engagement Letter except as described herein. To the extent any of the provisions of this Addendum are in conflict with the provisions of the Engagement Letter, this Addendum controls.

DIBARTOLOMEO, MCBEE, HARTLEY & BARNES, P.A.

DiBartolomeo, McBee, Hartley & Barnes

By: Jim Hartley
Its: Partner
Date: 9/15/2025

WIREGRASS II COMMUNITY DEVELOPMENT DISTRICT

William H. Porter
By: William H. Porter
Its: chairman
Date: 9/15/25

Exhibit A: Audit Services Engagement Letter

Exhibit A
Audit Services Engagement Letter

DMHB

DiBARTOLOMEO, McBEE, HARTLEY & BARNES, P.A.

CERTIFIED PUBLIC ACCOUNTANTS

September 3, 2025

Wiregrass II Community Development District
Board of Supervisors

We are pleased to confirm our understanding of the services we are to provide Wiregrass II Community Development District, ("the District") for the fiscal year ended September 30, 2025, 2026, 2027, 2028 and 2029.

Audit Scope and Objectives

We will audit the financial statements of the governmental activities, the aggregate discretely presented component units, each major fund (general fund, debt service fund, capital projects fund), and the aggregate remaining fund information, and the disclosures, which collectively comprise the basic financial statements of the District as of and for the years ended September 30, 2025, 2026, 2027, 2028 and 2029. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Accounting standards generally accepted in the United States of America (GAAP) provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America (GAAS). These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient appropriate evidence to express an opinion or provide any assurance. The following RSI is required by GAAP and will be subjected to certain limited procedures, but will not be audited.

1. Management's Discussion and Analysis
2. Budgetary comparison schedule

The objectives of our audit are to obtain reasonable assurance as to whether the financial statements as a whole are free from material misstatement, whether due to fraud or error; issue an auditor's report that includes our opinion about whether your financial statements are fairly presented, in all material respects, in conformity with GAAP; and report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements.

Auditor's Responsibilities for the Audit of the Financial Statements

We will conduct our audit in accordance with GAAS and will include tests of your accounting records and other procedures we consider necessary to enable us to express such opinions. As part of an audit in accordance with GAAS, we exercise professional judgment and maintain professional skepticism throughout the audit.

2222 Colonial Road, Suite 200 • Fort Pierce, Florida 34950 • 772-461-8833 • Fax: 772-461-8872
591 S.E. Port St. Lucie Blvd., • Port St. Lucie, Florida 34984 • 772-878-1952 • Fax: 772-878-1709

Member AICPA

Member AICPA Division for CPA Firms
Private Company Practice Section

Member FICPA

WWW.DMHB8CPA.NET

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors; (2) fraudulent financial reporting; (3) misappropriation of assets; or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, fraudulent financial reporting, or misappropriation of assets that comes to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts; tests of the physical existence of inventories; and direct confirmation of receivables and certain assets and liabilities by correspondence with selected customers, creditors, and financial institutions. We will also request written representations from your attorneys as part of the engagement.

We may, from time to time and depending on the circumstances, use third-party service providers in serving your account. We may share confidential information about you with these service providers but remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures, and safeguards to protect the confidentiality of your personal information. In addition, we will secure confidentiality agreements with all service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. In the event that we are unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your confidential information with the third-party service provider. Furthermore, we will remain responsible for the work provided by any such third-party service providers.

Our audit of the financial statements does not relieve you of your responsibilities.

Audit Procedures—Internal Control

We will obtain an understanding of the government and its environment, including internal control relevant to the audit, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. An audit is not designed to provide assurance on internal control or to identify deficiencies in internal control. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, and agreements. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion.

Other Services

We will also prepare the financial statements of Wiregrass II Community Development District in conformity with accounting principles generally accepted in the United States of America based on information provided by you.

We will perform the services in accordance with applicable professional standards. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

You agree to assume all management responsibilities for the financial statement preparation services and any other nonattest services we provide; oversee the services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of the services; and accept responsibility for them.

Responsibilities of Management for the Financial Statements

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for designing, implementing, and maintaining internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, including monitoring ongoing activities; for the selection and application of accounting principles; and for the preparation and fair presentation of the financial statements in conformity with accounting principles generally accepted in the United States of America with the oversight of those charged with governance.

Management is responsible for making information available for the drafting of financial statements, all financial records, and related information available to us and for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers). You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters; (2) additional information that we may request for the purpose of the audit; and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence. At the conclusion of our audit, we will require certain written representations from you about the financial statements and related matters.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements of each opinion unit taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws and regulations.

You are responsible for the preparation of the supplementary information in conformity with accounting principles generally accepted in the United States of America (GAAP). You agree to include our report on the supplementary information in any document that contains, and indicates that we have reported on, the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon. Your responsibilities include acknowledging to us in the representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

Subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of DiBartolomeo, McBee, Hartley & Barnes, P.A. personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis. Provided that such information and any necessary feedback is provided on a timely basis, we will submit a preliminary draft audit report for your review no later than May 15 following the fiscal year for which the audit is conducted, and will submit a final audit report for your review no later than June 15 following the fiscal year for which the audit is conducted.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Jim Hartley is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign it. Our fees for these services are not to exceed \$2,950 for the year ending 2025, \$3,150 for year ending 2026, \$3,300 for the year ending 2027, \$3,450 for the year ending 2028 and \$3,600 for the year ending 2029, respectively. The fee estimate is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary or if additional Bonds are issued, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket expenditures through the date of termination.

Either party may unilaterally terminate this agreement, with or without cause, upon thirty (30) days written notice. Upon any termination of this Agreement, the District will pay all invoices for services rendered prior to the date of the notice of termination but subject to any offsets that the District may have. Pursuant to Section 218.391, Florida Statutes, all invoices for fees or other compensation must be submitted in sufficient detail to demonstrate compliance with the terms of this engagement.

We shall take all necessary steps to ensure that the audit is completed in a timely fashion so that the financial reports and audits may be approved by the District's Board of Supervisors within 180 days after the end of the fiscal year under review.

We agree and understand that Chapter 119, Florida Statutes, may be applicable to documents prepared in connection with the services provided hereunder and agree to cooperate with public record requests made there under. In connection with this Agreement, we agree to comply with all provisions of Florida's public records laws, including but not limited to Section 119.0701, Florida Statutes, the terms of which are incorporated herein. Among other requirements, we will:

- a. Keep and maintain public records required by the District to perform the service.
- b. Upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes or as otherwise provided by law.

- e. Ensure that public records that 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 completion of the Agreement if the auditor does not transfer the records to the District.
- d. Upon completion of this Agreement, transfer, at no cost, to the District all public records in possession of the auditor or keep and maintain public records required by the District to perform the service. If the auditor transfers all public records to the District upon completion of this Agreement, the auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the auditor keeps and maintains public records upon completion of the Agreement, the auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

Reporting

We will issue a written report upon completion of our audit of Wiregrass II Community Development District's financial statements. Our report will be addressed to the Board of Supervisors of the District. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add a separate section, or add an emphasis-of-matter or other-matter paragraph to our auditor's report, or if necessary, withdraw from this engagement. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or withdraw from this engagement.

We appreciate the opportunity to be of service to Wiregrass II Community Development District and believe this letter accurately summarizes the terms of our engagement, and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between DiBartolomeo, McBee, Hartley & Barnes and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the attached copy and return it to us.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.

RESPONSE:

This letter correctly sets forth the understanding of Wiregrass II Community Development District.

Signature:

William H. Foster

Title:

Chairman

Date:

9/15/25

Tab 2



Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Wiregrass II Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

About FIA

Florida Insurance Alliance (“FIA”), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects over 1,000 public entity members.

Competitive Advantage

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for “alleged” public official ethics violations
- Proactive in-house claims management and loss control department
- Risk management services including on-site loss control, property schedule verification and contract reviews
- Complimentary Property Appraisals
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

How are FIA Members Protected?

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA’s primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of \$2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers.

What Are Members Responsible For?

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

Additional information regarding FIA and our member services can be found at www.fia360.org.

Quotation being provided for:

Wiregrass II Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Term: October 1, 2025 to October 1, 2026

Quote Number: 100125407

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values –Building and Contents – Per Schedule on file totalling	Not Included
Loss of Business Income	Not Included
Additional Expense	Not Included
Inland Marine	
Scheduled Inland Marine	Not Included

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	Valuation	Coinsurance
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:	Not Applicable	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	Not Applicable	Total Insured Values per building, including vehicle values, for "Named Storm" at each affected location throughout Florida subject to a minimum of Not Applicable per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine

Special Property Coverages		
Coverage	Deductibles	Limit
Earth Movement	Not Applicable	Not Included
Flood	Not Applicable	Not Included
Boiler & Machinery	Not Applicable	Not Included
TRIA		Not Included

*Except for Zones A & V (see Terms and Conditions) excess of NFIP, whether purchased or not

TOTAL PROPERTY PREMIUM

Not Included

Extensions of Coverage

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
	A	Accounts Receivable	\$500,000 in any one occurrence
	B	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period
	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.
	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$500,000 in any one occurrence
	F	Duty to Defend	\$100,000 any one occurrence
	G	Errors and Omissions	\$250,000 in any one occurrence
	H	Expediting Expenses	\$250,000 in any one occurrence
	I	Fire Department Charges	\$50,000 in any one occurrence
	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
	K	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
	L	Leasehold Interest	Included
	M	Air Conditioning Systems	Included
	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
	O	Personal property of Employees	\$500,000 in any one occurrence
	P	Pollution Cleanup Expense	\$50,000 in any one occurrence
	Q	Professional Fees	\$50,000 in any one occurrence
	R	Recertification of Equipment	Included
	S	Service Interruption Coverage	\$500,000 in any one occurrence
	T	Transit	\$1,000,000 in any one occurrence
	U	Vehicles as Scheduled Property	Included
	V	Preservation of Property	\$250,000 in any one occurrence
	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

	Y	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
	Z	Ingress / Egress	45 Consecutive Days
	AA	Lock and Key Replacement	\$2,500 any one occurrence
	BB	Awnings, Gutters and Downspouts	Included
	CC	Civil or Military Authority	45 Consecutive days and one mile

CRIME COVERAGE

<u>Description</u>	<u>Limit</u>	<u>Deductible</u>
Forgery and Alteration	Not Included	Not Included
Theft, Disappearance or Destruction	Not Included	Not Included
Computer Fraud including Funds Transfer Fraud	Not Included	Not Included
Employee Dishonesty, including faithful performance, per loss	Not Included	Not Included

AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	8,9	\$1,000,000	Included
Personal Injury Protection	N/A		Not Included
Auto Medical Payments	N/A		Not Included
Uninsured Motorists including Underinsured Motorists	N/A		Not Included
Physical Damage Comprehensive Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning. See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Specified Causes of Loss Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Collision Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Towing And Labor	N/A	\$0 For Each Disablement Of A Private Passenger Auto	Not Included

GENERAL LIABILITY COVERAGE (Occurrence Basis)

Bodily Injury and Property Damage Limit	\$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	\$1,000,000
Herbicide & Pesticide Aggregate Limit	\$1,000,000
Medical Payments Limit	\$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	\$25,000/\$250,000
General Liability Deductible	\$0

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

Public Officials and Employment Practices Liability Limit	Per Claim	\$1,000,000
	Aggregate	\$2,000,000
Public Officials and Employment Practices Liability Deductible		\$0

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.
Non-Monetary \$100,000 aggregate.

Cyber Liability sublimit included under POL/EPLI

Media Content Services Liability
Network Security Liability
Privacy Liability
First Party Extortion Threat
First Party Crisis Management
First Party Business Interruption
Limit: \$100,000 each claim/annual aggregate
Fraudulent Instruction: \$25,000



PREMIUM SUMMARY

**Wiregrass II Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614**

Term: October 1, 2025 to October 1, 2026

Quote Number: 100125407

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	Not Included
Crime	Not Included
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$3,737
Public Officials and Employment Practices Liability	\$3,058
Deadly Weapon Protection Coverage	Not Included
TOTAL PREMIUM DUE	\$6,795

IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

Optional Additional Coverage: \$100,000 in Crime Coverage would result in an additional premium of \$500.



PARTICIPATION AGREEMENT

Application for Membership in the Florida Insurance Alliance

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2025, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

- (a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;
- (b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;
- (c) To abide by the rules and regulations adopted by the Board of Directors;
- (d) That should either the Applicant or the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (e) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

Wiregrass II Community Development District

Wiregrass II CDD

(Name of Local Governmental Entity)

By:

William H. Porter
Signature

William H. Porter
Print Name

Witness By:

Ashlee S Reed
Signature

Ashlee S Reed
Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2025

By:

Administrator

Tab 3

RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WIREGRASS II COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), *FLORIDA STATUTES*, AND REQUESTING THAT THE PASCO COUNTY SUPERVISOR OF ELECTIONS CONDUCT THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors of the District ("**Board**") seeks to implement Section 190.006(3), *Florida Statutes*, and to instruct the Pasco County Supervisor of Elections ("**Supervisor**") to conduct the District's elections by the qualified electors of the District at the general election ("**General Election**").

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

1. **GENERAL ELECTION SEATS.** Seat ____, currently held by _____, and Seat ____, currently held by _____, are scheduled for the General Election in November 2026. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year.

2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Pasco County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

3. **COMPENSATION.** Members of the Board receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November 2026. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

7. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

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

PASSED AND ADOPTED this 21st day of November, 2025.

**WIREGRASS II COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRPERSON / VICE CHAIRPERSON

ATTEST:

SECRETARY / ASSISTANT SECRETARY

EXHIBIT A

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE WIREGRASS II COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Wiregrass II Community Development District (“District”) will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Pasco County Supervisor of Elections located at 4111 Land O’Lakes Boulevard, Room 105, Land O’ Lakes, Florida 34639; Ph: (813) 929-2788. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Pasco County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Wiregrass II Community Development District has two (2) seats up for election, specifically seats ____, and _____. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Pasco County Supervisor of Elections.

Publish on or before May 25, 2026.

Tab 4



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** December 19th, 2025 @ 11:30 AM

District Manager's Report

November 21

2025

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FINANCIAL SUMMARY**9/30/2025**

General Fund Cash & Investment Balance: \$31,958

Irrigation Fund Cash & Investment Balance: \$20,930

Debt Service Fund Investment Balance: \$1,328,640**Total Cash and Investment Balances: \$1,381,528****General Fund Expense Variance: \$20,811 Under Budget**

Tab 5



Quarterly Compliance Audit Report

Wiregrass II

Date: October 2025 - 3rd Quarter

Prepared for: Matthew Huber

Developer: Rizzetta

Insurance agency:



Preparer:

Susan Morgan - *SchoolStatus Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

Table of Contents

Compliance Audit

Overview	2
<i>Compliance Criteria</i>	2
<i>ADA Accessibility</i>	2
Florida Statute Compliance	3
Audit Process	3

Audit results

ADA Website Accessibility Requirements	4
Florida F.S. 189.069 Requirements	5

Helpful information:

Accessibility overview	6
ADA Compliance Categories	7
Web Accessibility Glossary	11

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**

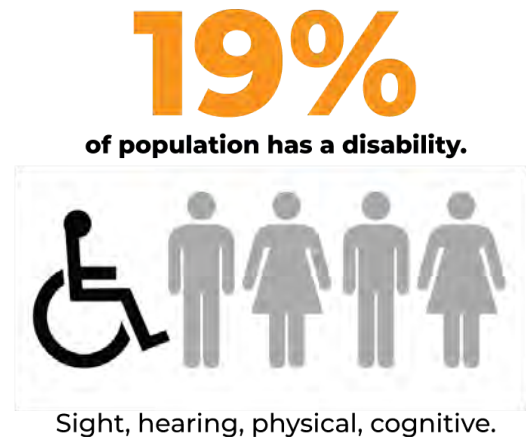
Compliance Criteria

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 6

Wiregrass II

LANDSCAPE INSPECTION REPORT



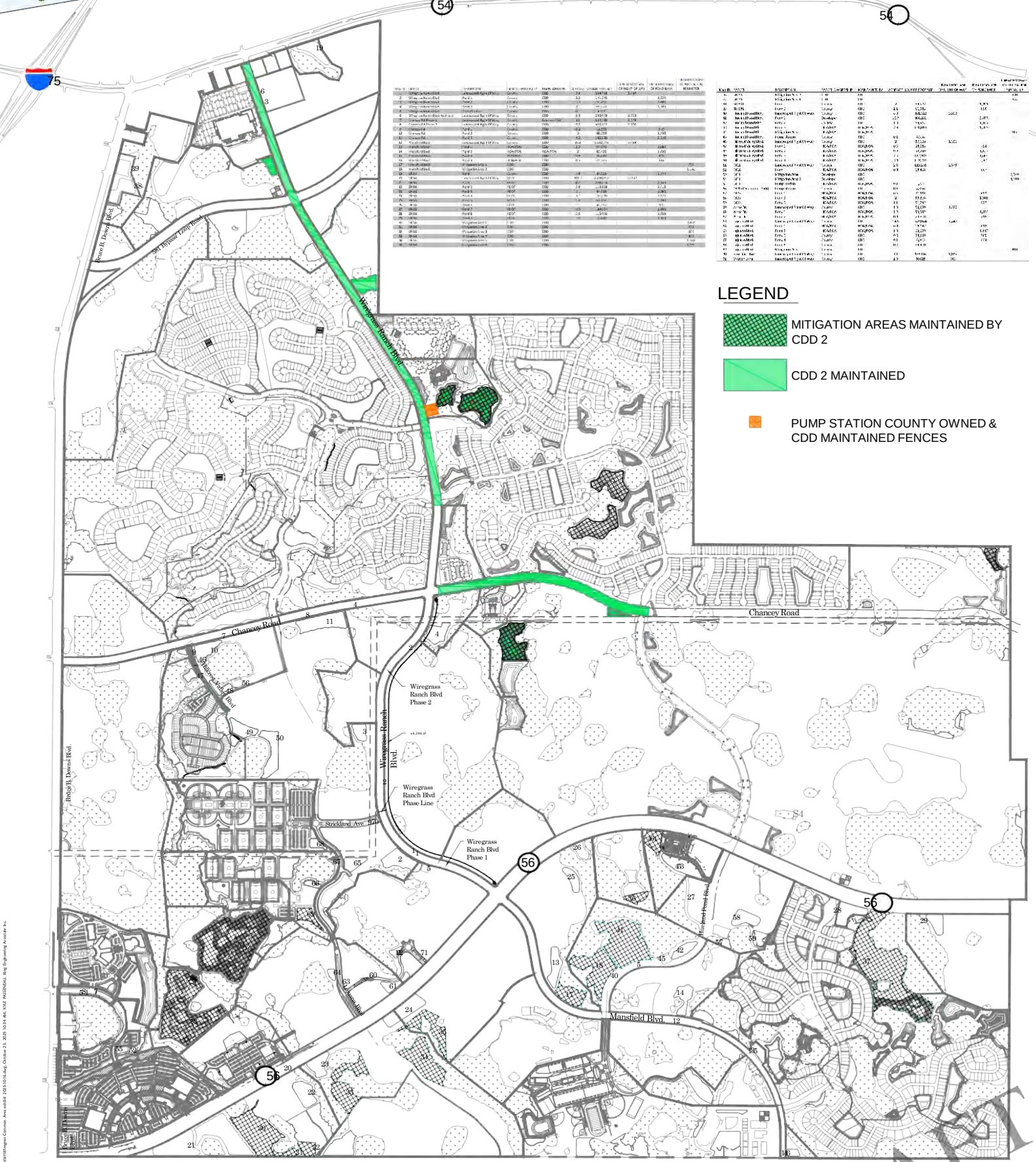
October 29, 2025

Rizzetta & Company

Amiee Brodeen – Landscape Specialist
Landscape Inspection Services



Rizzetta & Company
Professionals in Community Management



Parcel ID	Owner	Area (Acres)	Notes
1	Wiregrass Ranch	1.2	
2	Wiregrass Ranch	1.5	
3	Wiregrass Ranch	1.8	
4	Wiregrass Ranch	2.1	
5	Wiregrass Ranch	2.4	
6	Wiregrass Ranch	2.7	
7	Wiregrass Ranch	3.0	
8	Wiregrass Ranch	3.3	
9	Wiregrass Ranch	3.6	
10	Wiregrass Ranch	3.9	
11	Wiregrass Ranch	4.2	
12	Wiregrass Ranch	4.5	
13	Wiregrass Ranch	4.8	
14	Wiregrass Ranch	5.1	
15	Wiregrass Ranch	5.4	
16	Wiregrass Ranch	5.7	
17	Wiregrass Ranch	6.0	
18	Wiregrass Ranch	6.3	
19	Wiregrass Ranch	6.6	
20	Wiregrass Ranch	6.9	
21	Wiregrass Ranch	7.2	
22	Wiregrass Ranch	7.5	
23	Wiregrass Ranch	7.8	
24	Wiregrass Ranch	8.1	
25	Wiregrass Ranch	8.4	
26	Wiregrass Ranch	8.7	
27	Wiregrass Ranch	9.0	
28	Wiregrass Ranch	9.3	
29	Wiregrass Ranch	9.6	
30	Wiregrass Ranch	9.9	
31	Wiregrass Ranch	10.2	
32	Wiregrass Ranch	10.5	
33	Wiregrass Ranch	10.8	
34	Wiregrass Ranch	11.1	
35	Wiregrass Ranch	11.4	
36	Wiregrass Ranch	11.7	
37	Wiregrass Ranch	12.0	
38	Wiregrass Ranch	12.3	
39	Wiregrass Ranch	12.6	
40	Wiregrass Ranch	12.9	
41	Wiregrass Ranch	13.2	
42	Wiregrass Ranch	13.5	
43	Wiregrass Ranch	13.8	
44	Wiregrass Ranch	14.1	
45	Wiregrass Ranch	14.4	
46	Wiregrass Ranch	14.7	
47	Wiregrass Ranch	15.0	
48	Wiregrass Ranch	15.3	
49	Wiregrass Ranch	15.6	
50	Wiregrass Ranch	15.9	
51	Wiregrass Ranch	16.2	
52	Wiregrass Ranch	16.5	
53	Wiregrass Ranch	16.8	
54	Wiregrass Ranch	17.1	
55	Wiregrass Ranch	17.4	
56	Wiregrass Ranch	17.7	
57	Wiregrass Ranch	18.0	
58	Wiregrass Ranch	18.3	
59	Wiregrass Ranch	18.6	
60	Wiregrass Ranch	18.9	
61	Wiregrass Ranch	19.2	
62	Wiregrass Ranch	19.5	
63	Wiregrass Ranch	19.8	
64	Wiregrass Ranch	20.1	
65	Wiregrass Ranch	20.4	
66	Wiregrass Ranch	20.7	
67	Wiregrass Ranch	21.0	
68	Wiregrass Ranch	21.3	
69	Wiregrass Ranch	21.6	
70	Wiregrass Ranch	21.9	
71	Wiregrass Ranch	22.2	
72	Wiregrass Ranch	22.5	
73	Wiregrass Ranch	22.8	
74	Wiregrass Ranch	23.1	
75	Wiregrass Ranch	23.4	
76	Wiregrass Ranch	23.7	
77	Wiregrass Ranch	24.0	
78	Wiregrass Ranch	24.3	
79	Wiregrass Ranch	24.6	
80	Wiregrass Ranch	24.9	
81	Wiregrass Ranch	25.2	
82	Wiregrass Ranch	25.5	
83	Wiregrass Ranch	25.8	
84	Wiregrass Ranch	26.1	
85	Wiregrass Ranch	26.4	
86	Wiregrass Ranch	26.7	
87	Wiregrass Ranch	27.0	
88	Wiregrass Ranch	27.3	
89	Wiregrass Ranch	27.6	
90	Wiregrass Ranch	27.9	
91	Wiregrass Ranch	28.2	
92	Wiregrass Ranch	28.5	
93	Wiregrass Ranch	28.8	
94	Wiregrass Ranch	29.1	
95	Wiregrass Ranch	29.4	
96	Wiregrass Ranch	29.7	
97	Wiregrass Ranch	30.0	
98	Wiregrass Ranch	30.3	
99	Wiregrass Ranch	30.6	
100	Wiregrass Ranch	30.9	

LEGEND



MITIGATION AREAS MAINTAINED BY CDD 2



CDD 2 MAINTAINED



PUMP STATION COUNTY OWNED & CDD MAINTAINED FENCES

Summary, Wiregrass Ranch Blvd

General Updates, Recent & Upcoming Maintenance

- Please continue pulling weeds throughout the planting beds along Wiregrass Ranch, ensuring this is addressed during each visit to maintain consistency. Many weeds are going to seed and need immediate attention.
- Trash and debris: Please ensure that all trash and debris are picked up and removed throughout the property each visit. I observed someone mowing past trash debris left in the beds—this should not be happening.
- Tree Support Straps: I documented over 24 trees with issues, including broken straps tied to new ones, straps flapping in the wind, multiple straps choking trunks, and trees leaning in the opposite direction of their supports. Please walk the entire Boulevard, assess whether the trees still need staking, and either remove unnecessary straps or replace and properly secure those that are required.

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. In this bed there are several issues that need to be addressed: the mulch has been blown back so frequently that there is now little to no mulch along the bed edge, several shrubs have either died or contain significant dead material, and the tree is leaning while the support straps are no longer providing adequate stabilization. Please assess and correct these issues during the next visit. (Pic 1)



2. The turf is being overtaken by a variety of weeds. Please treat the affected areas accordingly and take steps to restore and thicken the turf back to its original condition. (Pic 2)



3. The median beds are overrun with various types of weedy growth. What steps are the crews taking to prevent further spread, and is there a maintenance or treatment plan in place for the upcoming cooler months? I recommend starting the weeding process and then propose a mulch installation to help cover all bare spots throughout the property.

Wiregrass Ranch Blvd

4. Throughout Wiregrass Ranch Blvd, the mulch has significantly diminished and needs replenishment. Please provide a proposal for a full mulch installation throughout all mulched beds, as this will help suppress weed growth and improve overall appearance. (Pic 4a, 4b>)



8. During these cooler temperatures, I recommend trimming out the dead material throughout the Blvd. I noticed several Wax Myrtles that need pruning, Walter's viburnum with dead stems, and grasses.... (nxt pg)



5. Throughout the Blvd, I recommend that the maintenance team communicate directly with the irrigation manager whenever they notice a broken irrigation head. During my inspection, I observed several missing pop-up heads and noticeable runoff. Please address these issues and provide a proposal to repair all identified irrigation breaks.
6. There are large, 2-foot wax myrtles growing within the Fakahatchee grasses. These should have never been allowed to reach this height. The beds need to be better detailed and maintained moving forward.
7. In this photo, it's unclear whether the shrubs are being trampled or if animals are feeding on them. However, it's evident that several shrubs have been lost, and many of the remaining ones appear stressed and are beginning to lose their leaves. What measures are both Sunrise and Hughes taking to help preserve and restore the remaining plant material? (Pic 7a>, 7b>)

Wiregrass Ranch Blvd

(cont.)..... beginning to lay over. Let's get these areas cleaned up and the property looking its best.

9. On the east side of the walkway, I noticed tire tracks along the bed edges. I hope these are not from the mowers I observed riding on the sidewalks. When the crews notice these issues, why are they not being communicated to the crew lead? If they are, why are these areas not being raked out to alleviate soil compaction?

10. A major concern I've been observing is that several plants have been uprooted and left lying on their sides, out of the ground. Why are the crews not replanting or properly reburying these affected plants?

11. Why are the crews trimming the grasses so low to the ground? This is clearly not a good practice—many of the grasses failed to regrow, and those that did are now growing abnormally. This needs to be corrected to promote healthy, normal growth. (Pic 11)



12. This is a perfect example of why trash should be picked up before mowing. Now, several pieces of debris are strewn across the turf. Additionally, the area no longer resembles healthy turf—why are there so many weeds present? I've been reporting on this issue since July, yet there has been no noticeable improvement. (Pic 12>)

13. What is happening here? We are losing Junipers on the left side, and it appears they are being run over. The opposite side shows healthy plants, but the left side has at least two sets of tracks crushing the Junipers. I recommend sending the account manager on site to investigate why this property is losing so much plant material and implement corrective measures. (Pic 13)



14. Additionally, in photo #13, there is still a significant amount of trash in the beds, even though I observed at least one person picking up debris while on site. How is so much trash continuing to be missed during maintenance?

15. In the next median bed over, I am again seeing tire tracks within the planting beds. I will continue to monitor this area for...(nxt pg)



Wiregrass Ranch Blvd

(cont.)... mowers running over plants. If this continues and is documented, I will recommend that Sunrise replace the damaged plant material at their expense. This is unacceptable and very concerning. (Pic 15)



18. Another area shows tire tracks within the planting bed. When the crew encounters these tracks, please have them rake the soil to relieve compaction. Once mulch is installed, this will also help suppress future weed growth. (Pic 18)



16. As noted in my summary, the tree straps need to be evaluated to determine whether they should be replaced or removed. In this case, I recommend proposing new straps, straightening the tree, and checking the roots to ensure they are properly establishing. (Pic 16)



19. These Junipers have broken stems, browning leaves, and are thinning out. Hughes, please send someone to investigate the cause of the plant decline and provide a report with your findings. Additionally, I am concerned about a tree with its root ball partially out of the ground that has not yet been straightened or removed. Judging by the stem growth, this has been in this condition for quite some time. I recommend replanting the oak to give it a proper chance to establish and grow correctly. (Pic 19a>, 19b>)



17. Another planting bed is experiencing Juniper loss. Please send a team to inspect whether the soil is too compacted and to verify that the irrigation system is functioning properly. (Pic 17>)



Wiregrass Ranch Blvd

20. Just south of the uprooted root ball, there are two irrigation valve box lids that appear to have been shredded by a mower. Sunrise, please identify the damaged boxes and replace the lids immediately. (Pic 20)



21. Another oak tree on the east side of Wiregrass Ranch needs to be straightened. During the next site visit, please assess how many trees throughout the area require adjustment and propose re-staking where necessary. (Pic 21)



22. A few items to note: the dwarf viburnums contain dead branching that needs to be trimmed out, the bed edge has disappeared and requires redefining, an edging blade is rusting within the planting bed and should be removed, and the soil along the edge appears compacted. Please locate this area on the east side of Wiregrass and address each of these issues accordingly. (Pic 22)



23. On the west side of Wiregrass Ranch, there is a section of declining dwarf viburnum that needs to be evaluated to determine the cause. Are these plants salvageable? Has Hughes identified this issue, and if so, what.... (nxt pg)



Wiregrass Ranch Blvd

(cont.).... corrective actions are being taken — such as treatment or fertilization? (Pic 23)



24. This tree appears to be declining, and the growth pattern suggests potential root stress. Sunrise, please have your staff arborist assess the root system and determine whether selective pruning or other corrective measures are needed to help stimulate new growth. (Pic 24)



25. On the west side of Wiregrass, the Texas sage plants are declining, with several dead or missing entirely. What caused this loss? Additionally, I noticed a few plants leaning and partially uprooted — why have these not been corrected yet? Please have the area assessed and provide feedback on the cause and next steps for replacement or recovery. (Pic 25a>, 25b>, 25c>)

26. This is not the first instance of dead plant debris being left in the beds after trimming. Please remind the crew that all clippings and debris must be collected and removed from site at the time of service. This should be standard practice on every visit. (Pic 26>)



Wiregrass Ranch Blvd



27. There is an area within the Fakahatchee bed where several grasses have declined, and there appears to be evidence of water runoff. I strongly recommend having an irrigation technician walk the entire Boulevard to identify any breaks, leaks, or malfunctioning heads. Proper assessment and repair will help prevent further plant loss.

28. Another irrigation lid has been damaged by a mower. This reinforces the importance of properly line-trimming around all irrigation lids and electrical boxes to ensure visibility and prevent avoidable damage. Please identify and replace the lid, and remind the crew of this practice moving forward. (Pic 28)



29. Low-growing weeds are spreading throughout the beds, and this particular area has several concerns that need to be addressed: declining plant material, trash debris within the shrubs, broken tree support straps hanging loosely, and makeshift stakes attempting to support the tree. Please have the crew fully detail this bed during the next visit—remove weeds and debris, assess the declining plants, and either properly re-stake or remove the straps as needed. (Pic 29a, 29b)



30. There is another section within the Fakahatchee bed that is heavily weedy and has volunteer trees growing through the grasses. Additionally, following the last trim, the Fakahatchee grasses have not recovered. Please have the crew hand-pull all weeds (as they are exceeding 3" in height) and remove the volunteer trees. Also, assess.... (nxt pg)

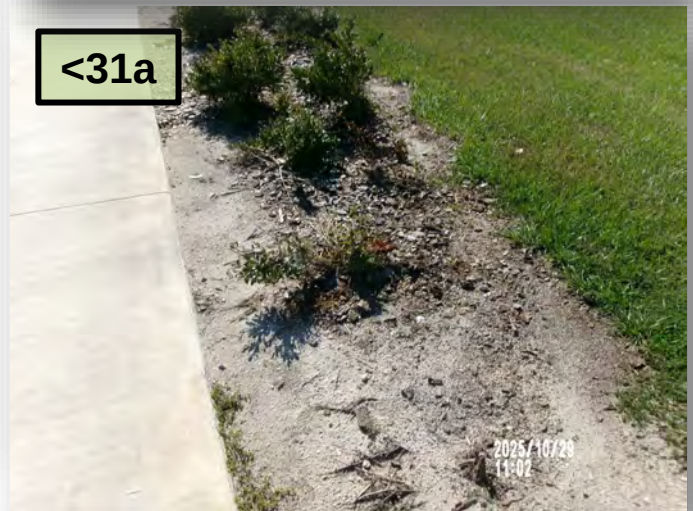


Wiregrass Ranch Blvd

(cont.).... the condition of the Fakahatchee to determine whether they will recover or if replacement should be recommended. (Pic 30a, 30b)



33. In the median bed, the tree straps are broken and need to be removed, trim the water sprouts at the base, and the Podocarpus shrubs have dead material please clean them out. This should have been addressed already. (Pic 33)



31. There are several dead dwarf viburnums that have been in decline for some time and have not yet been addressed. Could you please advise why these have not been replaced, and why proposals for replacement have not been provided? Additionally, can you provide an update on the scheduling and status of the mulch installation? As the mulch will help with the weed suppression. (Pic 31a>, 31b>)

32. In the median beds, the Liriope is beginning to be overtaken by various turf grasses. Please have this area treated to control the encroachment before it becomes more widespread.



Wiregrass Ranch Blvd

34. Here is a clear example of why the tree straps need to be adjusted or removed. As you can see here the straps are starting to grow into the branch collar. Please provide a proposal to either replace the straps properly or remove them entirely if they are no longer needed. (Pic 34)



37. While walking the boulevard to note the broken straps, please add these two pine trees to the list. Straighten the trees, remove the broken bamboo and metal rods, and make any necessary adjustments. (Pic 37a, 37b)



35. There is an ant hill in the median beds, and this is not the only one observed during my inspection. Hughes, please identify all affected areas within the median and treat accordingly, as the nests are displacing the shrubs from the ground. (Pic 35)



36. A few items need to be addressed here. We are continuing to lose plant material — can you confirm why this is happening? Have the underlying issues in these areas been identified and addressed? (Pic 36>)



Wiregrass Ranch Blvd

38. On the east side of the boulevard, there is an oak tree that is not properly rooted. Please assess the tree to determine if it can be saved by making selective root cuts, adding support straps, and clearing any debris around the base. (Pic 38)



41. During my inspection, I discovered a leak in one of the city's pumps. A ticket has been submitted for repair, and I will provide more information once I hear back. I am surprised this issue was not noted by the Sunrise team while they were picking up trash, as they drove by this leak. (Pic 41)



39. Plant debris has been left behind again, and also, these grasses do not belong in this area. This bed should be primarily planted with dwarf viburnums. That said, why have we lost additional plants? Has the Sunrise team conducted any soil testing? (Pic 39)



42. There is a large dead patch that appears to be caused by chemical overspray. What products are being used to treat the beds, and has this issue been addressed yet? (Pic 42)



40. During my inspection, I noticed several trees that are not properly rooted, yet they have not been adjusted, or assessed. I recommend that the Account Manager walk the property to identify trees that are not rooting properly, check for irrigation breaks, and assess how many plants may need to be replaced.

43. Please verify, but I believe the supports for the palm are ready to be removed. Additionally, there are more dying dwarf viburnums; I recommend having the soil tested to determine if the shrubs are experiencing nutrient deficiencies. (Pic 43>)

Wiregrass Ranch Blvd

44. At this point, it is becoming redundant to keep noting all the uprooted plants. Sunrise, during the detailing days, the crew should be addressing these issues. This must be corrected promptly to prevent further plant loss. (Pic 44)



45. This median is in poor condition. Even though Liriope is extremely hardy, it is dying out in spots throughout the property. This issue should have been addressed sooner, and a proposal should have been submitted to replace the affected plants. (Pic 45>)

46. I have several photos showing ornamental grass clippings left in the planting beds. Why are the crews not removing this debris? The beds now appear unfinished and unruly. Please correct this issue and ensure the crews do not continue this practice.



47. Another section of Texas sage is dying and has been uprooted, and we are also losing mulch along the bed edge. Please address these issues and provide feedback on when this area will be assessed and fixed. (Pic 47)



48. As shown here, a few of the Fakahatchee grasses are not bouncing back. I highly recommend training the crew to never trim below 6 inches, as cutting lower can cause stress and dieback. (Pic 48>)

49. This area is no longer turf grass. Why has this occurred? This needs to be corrected and restored to its original appearance from when the vendors initially took over. This is unacceptable, please address the issue and causes. (Pic 49>)

Wiregrass Ranch Blvd

50. What is causing this decline? Sunrise and Hughes, please visit the site to determine the cause. The plants appear stunted and not growing as fully as others. Please investigate whether this is due to irrigation, pests, soil conditions, or other factors. (Pic 50a, 50b>)



51. In the median bed, we have lost all but two oleanders. What caused this—caterpillars, disease, drought, or another factor? Given how bare this area is, the crew lead should have notified the Account Manager so a proposal for replacement could be prepared. This situation is unacceptable and needs immediate attention. (Pic 51)



Proposals

1. Please provide a proposal for either #1 or #2 of my recommendations; 1.) remove the palm and flush cut, or 2.) remove the sabal palm, stump grind the roots and replace with same size palm. (Pic 1)



3. Please provide a proposal to remove all sun-bleached/broken tree straps, replace them as needed and straighten all trees that are leaning, and restake any trees that require support along Wiregrass Ranch Blvd. (Pic 3)



2. To prevent further damage to the understory plant material, propose limbing up and cleaning the canopies of the existing palms. This maintenance will reduce the risk of falling debris, improve air circulation, and enhance overall plant health and appearance. (Pic 2)



Tab 7

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.

WIREGRASS II COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors meeting of the Wiregrass II Community Development District was held on **Friday, August 22nd, 2025, at 11:50 a.m.** at the offices of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544.

Present and Constituting a Quorum were:

Bill Porter	Board Supervisor, Chairman
Colby Chandler	Board Supervisor, Vice-Chairman
Quinn Porter	Board Supervisor, Assistant Secretary
Haley Porter	Board Supervisor, Assistant Secretary
Kyle Larsen	Board Supervisor, Assistant Secretary

Also Present were:

Sean Craft	District Manager, Rizzetta & Company, Inc.
Tucker MacKey	District Counsel, Kutak Rock LLC <i>(via call)</i>
Kubra Metin	District Counsel, Kutak Rock LLC <i>(via call)</i>
Scott Sheridan	Developer, Locust Branch <i>(via call)</i>
Victor Barbosa	District Engineer, Atwell LLC <i>(via call)</i>
Amiee Brodeen	LIS, Rizzetta & Company

FIRST ORDER OF BUSINESS

Call to Order

Mr. Craft called the meeting to order and conducted roll call, confirming that a quorum was present.

SECOND ORDER OF BUSINESS

Audience Comments

There were no comments from audience members present.

THIRD ORDER OF BUSINESS

**Consideration of Audit Committee
Recommendation**

The Board of Supervisors accepted the Audit Committee recommendations to have DiBartolomeo, McBee, Hartley & Barnes complete their financial auditing services beginning in fiscal year 2025 and continuing through fiscal year 2029, for the Wiregrass II Community Development District.

FOURTH ORDER OF BUSINESS

Public Hearing on Fiscal Year 2025-2026 Final Budget

Mr. Craft reviewed the fiscal year 2025-2026 Final Budget with the Board.

On a motion by Mr. Chandler, and seconded by Ms. Quinn Porter, with all in favor, the Board of Supervisors opened the Public Hearing for the fiscal year 2025-2026 Final Budget, for the Wiregrass II Community Development District.

There were several comments from the audience related to the proposed operations and maintenance assessment increase as well as questions regarding the breakdown of irrigation invoicing.

On a motion by Mr. Bill Porter, and seconded by Ms. Quinn Porter, with all in favor, the Board of Supervisors closed the Public Hearing for the fiscal year 2025-2026 Final Budget, for the Wiregrass II Community Development District.

i. Consideration of Resolution 2025-06; Adopting Fiscal Year 2025-2026 Final Budget

On a motion by Ms. Quinn Porter, and seconded by Mr. Bill Porter, with all in favor, the Board of Supervisors approved Resolution 2025-06; Adopting fiscal year 2025-2026 final budget, for the Wiregrass II Community Development District.

FIFTH ORDER OF BUSINESS

Public Hearing on Fiscal Year 2025/2026 Assessments

On a motion by Mr. Chandler, and seconded by Ms. Haley Porter, with all in favor, the Board of Supervisors opened the Public Hearing for the fiscal year 2025-2026 Assessments, for the Wiregrass II Community Development District.

There were no comments.

On a motion by Ms. Quinn Porter, and seconded by Mr. Chandler, with all in favor, the Board of Supervisors closed the Public Hearing for the fiscal year 2025-2026 Assessments, for the Wiregrass II Community Development District.

i. Consideration of Resolution 2025-07; Levying O & M and Irrigation Assessments for Fiscal Year 2025-2026

On a motion by Mr. Bill Porter, and seconded by Ms. Quinn Porter, with all in favor, the Board of Supervisors approved Resolution 2025-07; Levying O & M and Irrigation Assessments for fiscal year 2025-2026, for the Wiregrass II Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-08; Setting the Meeting Schedule for Fiscal Year 2025-2026

Mr. Craft presented the resolution, noting the meeting dates will follow the Board's regular meeting schedule for the fourth Friday of the month.

On a motion by Mr. Larsen, and seconded by Ms. Haley Porter, with all in favor, the Board of Supervisors approved Resolution 2025-08; Setting the Meeting Schedule for fiscal year 2025-2026, for the Wiregrass II Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Fifth Addendum to the Contract for Professional District Services

On a motion by Mr. Chandler, and seconded by Ms. Quinn Porter, with all in favor, the Board of Supervisors approved the Fifth Addendum to the Contract for Professional District Services, for the Wiregrass II Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Second Addendum to the Contract for Professional Technology Services

On a motion by Mr. Larsen, and seconded by Mr. Chandler, with all in favor, the Board of Supervisors approved the Second Addendum to the Contract for Professional Technology Services, for the Wiregrass II Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Fiscal Year 2025-2026 Direct
Collection Agreement**

On a motion by Ms. Quinn Porter, and seconded by Ms. Haley Porter, with all in favor, the Board of Supervisors approved the Fiscal Year 2025-2026 Direct Collection Agreement, for the Wiregrass II Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Fiscal Year 2024-2025 Goals
& Objectives Report**

On a motion by Ms. Quinn Porter, and seconded by Mr. Larsen, with all in favor, the Board of Supervisors approved the Fiscal Year 2024-2025 Goals & Objectives Report, for the Wiregrass II Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Proposal for Dog Waste
Stations**

On a motion by Mr. Chandler, and seconded by Ms. Quinn Porter, with all in favor, the Board of Supervisors approved the Resolution from Jayman Enterprises, LLC for the addition of four dog waste stations in the amount of \$4,600.00/year (\$1,600 for the stations, \$3,000 for weekly service) for the Wiregrass II Community Development District.

TWELFTH ORDER OF BUSINESS

**Consideration of Proposal for Plant
Replacements**

The Board tabled this proposal, directing Ms. Brodeen, to obtain competing proposals.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel
No report

B. District Engineer
No report.

C. Construction Manager
Mr. Scott Sheridan informed the Board that the county is in process of obtaining a permit to install a traffic light at Chancey Road and Wiregrass Boulevard.

D. District Manager

Mr. Craft presented the District Manager's report to the Board of Supervisors and announced that the next meeting is scheduled to be held on September 26, 2025, at 11:30 a.m. at the offices of Rizzetta & Company, 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544.

Mr. Craft presented the 2nd Quarter Website Compliance Report to the Board stating that the report showed no negative findings.

E. Landscape Inspection Services Report

Ms. Brodeen shared her report with the Board. Mr. Sheridan stated that he would provide a site enhancement plan to the District Engineer for the purpose of updating the maintenance exhibit map.

i. Contractor Response to Landscape Inspection Services Report

The Board reviewed the report.

FOURTEENTH ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors Meeting held
on May 30, 2025**

On a motion by Mr. Bill Porter, and seconded by Mr. Chandler, with all in favor, the Board of Supervisors approved the May 30, 2025, Board of Supervisors Regular Meeting Minutes, as presented, for the Wiregrass II Community Development District.

FIFTEENTH ORDER OF BUSINESS

**Consideration of the Minutes of the
Audit Committee Meeting held
on May 30, 2025**

On a motion by Ms. Quinn Porter, and seconded by Ms. Haley Porter, with all in favor, the Board of Supervisors approved the May 30, 2025, Audit Committee Meeting Minutes, as presented, for the Wiregrass II Community Development District.

SIXTEENTH ORDER OF BUSINESS

**Consideration of the Operation and
Maintenance Expenditures for May, June
and July 2025**

On a motion by Mr. Chandlerr and seconded by Ms. Larsen, with all in favor, the Board of Supervisors approved the May (\$54,836.67), June (\$62,948.41) and July 2025 (\$ 98,974.15) Operation and Maintenance Expenditures, for the Wiregrass II Community Development District.

SEVENTEENTH ORDER OF BUSINESS

Supervisors Requests

There were no requests.

EIGHTEENTH ORDER OF BUSINESS

Adjournment

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

On a motion by Mr. Larsen and seconded by Ms. Quinn Porter, with all in favor, the Board of Supervisors adjourned the meeting at 12:44 p.m., for the Wiregrass II Community Development District.

Assistant Secretary/Secretary

Chair/Vice Chair

Tab 8

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.

WIREGRASS II COMMUNITY DEVELOPMENT DISTRICT

The audit committee meeting of the Board of Supervisors meeting of the Wiregrass II Community Development District was held on **Friday, August 22, 2025, at 11:45 a.m.** at the offices of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544.

Present and Constituting a Quorum were:

Bill Porter	Audit Committee Member
Colby Chandler	Audit Committee Member
Quinn Porter	Audit Committee Member
Haley Porter	Audit Committee Member
Kyle Larsen	Audit Committee Member

Also Present were:

Sean Craft	District Manager, Rizzetta & Company, Inc.
Tucker MacKey	District Counsel, Kutak Rock LLC <i>(via call)</i>
Kubra Metin	District Counsel, Kutak Rock LLC <i>(via call)</i>
Victor Barbosa	District Engineer, Atwell LLC <i>(via call)</i>
Scott Sheridan	Developer, Locust Branch <i>(via call)</i>
Amiee Brodeen	LIS, Rizzetta & Company

FIRST ORDER OF BUSINESS

Call to Order

The Audit Committee Meeting was called to order and Mr. Craft conducted roll call, confirming that a quorum was present.

SECOND ORDER OF BUSINESS

Consideration of Audit Proposals

The Audit Committee Members considered the audit services proposals for DiBartolomeo, McBee, Hartley & Barnes, P.A. and Grau & Associates. The Audit Committee Members scored the proposals according to the weighted criteria.

DiBartolomeo, McBee, Hartley & Barnes, P.A. received the highest total score of 459 points and was ranked as the number one (1) proposer. Grau & Associates was ranked number two (2) with 403 points.

On a Motion by Mr. Bill Porter, seconded by Mr. Chandler, with all in favor, the Audit Committee unanimously recommended DiBartolomeo, McBee, Hartley & Barnes, P.A. to the Wiregrass CDD Board of Supervisors as the highest ranked proposer for auditing services.
--

THIRD ORDER OF BUSINESS

Adjournment

On a motion by Mr. Bill Porter and seconded by Mr. Chandler, with all in favor, the Audit Committee adjourned the meeting at 11:50 a.m., for the Wiregrass II Community Development District.

Assistant Secretary/Secretary

Chair/Vice Chair

Tab 9

Wiregrass II Community Development District

District Office · Wesley Chapel, Florida · (813) 994-1001

Mailing Address · 3434 Colwell Avenue, Suite 200 · Tampa, Florida 33614

www.wiregrassiicdd.org

Operations and Maintenance Expenditures

August 2025

For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from August 1, 2025 through August 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$60,884.32**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Wiregrass II Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2025 Through August 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Hughes Exterminators	300050	60907013	Landscape Treatment 03/25	\$ 2,300.00
Hughes Exterminators	300050	61397039	Landscape Treatment 04/25	\$ 2,300.00
Hughes Exterminators	300050	61397040	Landscape Treatment - Ornamentals 04/25	\$ 800.00
Hughes Exterminators	300050	62299723	Landscape Treatment 06/25	\$ 2,300.00
Hughes Exterminators	300050	62746519	Landscape Treatment - Ornamentals 07/25	\$ 800.00
Rizzetta & Company, Inc.	300048	INV0000101225	District Management Services 08/25	\$ 4,236.50
Rizzetta & Company, Inc.	600012	INV0000101225 IRR	District Management Services 08/25	\$ 551.25
Rizzetta & Company, Inc.	300049	INV0000101332	Mass Mailing 08/25	\$ 1,249.44
Terra Crafters Environmental LLC	300051	1200	Monthly Mitigation Maintenance 07/25	\$ 3,995.00
The Observer Group, Inc.	300052	25-01528P	Legal Advertising 07/25/25 & 08/01/25	\$ 875.00
The Observer Group, Inc.	300052	25-01667P	Legal Advertising 08/08/25	\$ 65.63
U.S. Bank	300053	7833156	Trustee Fees S2022 07/01/25-06/30/26	\$ 4,256.13

Wiregrass II Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2025 Through August 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Wiregrass Irrigation, LLC	600011	58 7/25	Irrigation Fees 07/25	\$ 33,557.81
Withlacoochee River Electric Cooperative, Inc.	20250829-1	Area Lighting 08/25	Area Lighting 08/25	<u>\$ 3,597.56</u>
Total				<u>\$ 60,884.32</u>

From: gzito@hughes-exterminators.com
To: [CDD Invoice](#)
Subject: Wiregrass II [EXTERNAL] Invoice for Service
Date: Wednesday, July 30, 2025 9:45:10 AM
Attachments: [image159945.png](#)

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Hughes Exterminators
15534 US-301
Dade City, FL 33523
352-567-2395

INVOICE

Bill To [3136103]

Wiregrass II CDD
5844 Old Pasco Rd
Suite 100
Wesley Chapel, FL 33544-4025

Service Address [3136103]

Wiregrass II CDD
5844 Old Pasco Rd
Suite 100
Wesley Chapel, FL 33544-4025

Invoice # 60907013
Invoice Date 03/14/25
Service Date 03/14/25

Technician James Cutting
License # JE94582
Target Pest
Purchase Order

Service	Description	Price
LC-PREMIUM	Premium Lawn Service	\$2,300.00
Subtotal		\$2,300.00
Tax		\$0.00
Total		\$2,300.00
Amount Paid		\$0.00
Balance		\$2,300.00

Click this [link](#) to pay your bill online.

Please note: Link will expire after 60 days.

Thank you for your business! If you have any questions, please call us.

Order/Service
Instructions

ESW TREAT ALL SOD AREAS, FERT, FUNG, INS, HERB. MIX OF ST AUG AND
BAHIA



Geraldine Zito

Customer Care Specialist

P 352-567-2395

15534 US-301, Dade City, FL 33523

hughes-exterminators.com

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Hughes Exterminators
15534 US-301
Dade City, FL 33523
352-567-2395

INVOICE

Bill To [3136103]
Wiregrass II CDD
5844 Old Pasco Rd
Suite 100
Wesley Chapel, FL 33544-4025

Service Address [3136103]
Wiregrass II CDD
5844 Old Pasco Rd
Suite 100
Wesley Chapel, FL 33544-4025

Invoice # 61397039
Invoice Date 04/30/25
Service Date 04/30/25

Technician James Cutting
License # JE94582
Target Pest
Purchase Order

Service	Description	Price
LC-PREMIUM	Premium Lawn Service	\$2,300.00
Subtotal		\$2,300.00
Tax		\$0.00
Total		\$2,300.00
Amount Paid		\$0.00
Balance		\$2,300.00

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Order/Service
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AUG AND BAHIA



Geraldine Zito

Customer Care Specialist

P 352-567-2395

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hughes-exterminators.com

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Subject: Wiregrass II [EXTERNAL] Invoice for Service
Date: Wednesday, July 30, 2025 9:50:00 AM
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Hughes Exterminators
15534 US-301
Dade City, FL 33523
352-567-2395

INVOICE

Bill To [3136103]

Wiregrass II CDD
5844 Old Pasco Rd
Suite 100
Wesley Chapel, FL 33544-4025

Service Address [3136103]

Wiregrass II CDD
5844 Old Pasco Rd
Suite 100
Wesley Chapel, FL 33544-4025

Invoice # 61397040
Invoice Date 04/30/25
Service Date 04/30/25

Technician James Cutting
License # JE94582
Target Pest
Purchase Order

Service	Description	Price
LC-ORNAMENTAL	Ornamental Service	\$800.00
Subtotal		\$800.00
Tax		\$0.00
Total		\$800.00
Amount Paid		\$0.00
Balance		\$800.00

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Order/Service
Instructions

QUARTERLY ORNAMENTALS. FERT, FUNG, INSECT



Geraldine Zito

Customer Care Specialist

P 352-567-2395

15534 US-301, Dade City, FL 33523

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Hughes Exterminators
15534 US-301
Dade City, FL 33523
352-567-2395

INVOICE

Bill To [3136103]

Wiregrass II CDD
5844 Old Pasco Rd
Suite 100
Wesley Chapel, FL 33544-4025

Service Address [3136103]

Wiregrass II CDD
5844 Old Pasco Rd
Suite 100
Wesley Chapel, FL 33544-4025

Invoice # 62299723
Invoice Date 06/28/25
Service Date 06/28/25

Technician James Cutting
License # JE94582
Target Pest
Purchase Order

Service	Description	Price
LC-PREMIUM	Premium Lawn Service	\$2,300.00
Subtotal		\$2,300.00
Tax		\$0.00
Total		\$2,300.00
Amount Paid		\$0.00
Balance		\$2,300.00

Click this [link](#) to pay your bill online.

Please note: Link will expire after 60 days.

Thank you for your business! If you have any questions, please call us.

Order/Service
Instructions

ESW-LC-PREMIUM/TREAT ALL SOD AREAS, FERT, FUNG, INS, HERB. MIX OF ST
AUG AND BAHIA



Geraldine Zito

Customer Care Specialist

P 352-567-2395

15534 US-301, Dade City, FL 33523

hughes-exterminators.com

Voted Top 10 USA Workplace 4 Years in a Row

From: gzito@hughes-exterminators.com
To: [CDD Invoice](#)
Subject: Wiregrass II [EXTERNAL] Invoice for Service
Date: Wednesday, July 30, 2025 9:46:33 AM
Attachments: [image311621.png](#)

NOTICE: This email originated from outside of the organization.
Do not click links or open attachments unless you recognize the sender and know the content is safe.
Please use the Phish Alert! button to report suspicious messages.



Hughes Exterminators
15534 US-301
Dade City, FL 33523
352-567-2395

INVOICE

Bill To [3136103]

Wiregrass II CDD
5844 Old Pasco Rd
Suite 100
Wesley Chapel, FL 33544-4025

Service Address [3136103]

Wiregrass II CDD
5844 Old Pasco Rd
Suite 100
Wesley Chapel, FL 33544-4025

Invoice # 62746519
Invoice Date 07/19/25
Service Date 07/19/25

Technician Jeffrey Brixius
License # JE337137
Target Pest
Purchase Order

Service	Description	Price
LC-ORNAMENTAL	Ornamental Service	\$800.00
Subtotal		\$800.00
Tax		\$0.00
Total		\$800.00
Amount Paid		\$0.00
Balance		\$800.00

Click this [link](#) to pay your bill online.

Please note: Link will expire after 60 days.

Thank you for your business! If you have any questions, please call us.

Order/Service
Instructions

QUARTERLY ORNAMENTALS. FERT, FUNG, INSECT



Geraldine Zito

Customer Care Specialist

P 352-567-2395

15534 US-301, Dade City, FL 33523

hughes-exterminators.com

Voted Top 10 USA Workplace 4 Years in a Row

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

Invoice

Date	Invoice #
8/2/2025	INV0000101225

Bill To:

Wiregrass II CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

INV0000101225 \$4,236.50
INV0000101225 IRR \$551.25

Services for the month of	Terms	Client Number
August	Upon Receipt	00508

[illegible]

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

Invoice

Date	Invoice #
8/1/2025	INV0000101332

Bill To:

Wiregrass II CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
July	Upon Receipt	00508

[illegible]

INVOICE

Terra Crafters Environmental LLC

2220 Springrain Dr

Clearwater, FL 33763

justin@terrecraftersenvironmental.com

m

+1 (727) 643-1562



Wiregrass CDD c/o Rizetta & Company, Inc.

Bill to

Wiregrass CDD II c/o Rizetta & Company, Inc.

5844 Old Pasco Road, Suite 100

Wesley Chapel, Florida 33544

United States

Ship to

Wiregrass CDD c/o Rizetta & Company, Inc.

5844 Old Pasco Road, Suite 100

Wesley Chapel, Florida 33544

United States

Invoice details

Invoice no.: 1200
Terms: Due on receipt
Invoice date: 07/31/2025
Due date: 07/31/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Mitigation Maintenance	Task 2: Monthly Mitigation Maintenance (July Event)	1	\$3,995.00	\$3,995.00

Total

\$3,995.00

Ways to pay



View and pay

Business Observer

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

INVOICE

Legal Advertising

Invoice # 25-01528P

Date 07/25/2025

Attn:
Wiregrass II 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 # 25-01528P

\$875.00

Notice of Public Hearing

RE: Wiregrass II Board of Supervisors Meeting on August 22, 2025

Published: 7/25/2025, 8/1/2025

Important Message

Please include our Serial #
on your check

Pay by credit card online:
[https://legals.
businessobserverfl.
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid

()

Total

\$875.00

Payment is expected within 30 days of the
first publication date of your notice.

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

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Serial Number
25-01528P



Published Weekly
New Port Richey , Pasco County, Florida

COUNTY OF PASCO

STATE OF FLORIDA

Before the undersigned authority personally appeared Lindsey Padgett who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at New Port Richey , Pasco County, Florida; that the attached copy of advertisement,

being a Notice of Public Hearing

in the matter of Wiregrass II Board of Supervisors Meeting on August 22, 2025

in the Court, was published in said newspaper by print in the

issues of 7/25/2025, 8/1/2025

See Attached

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.

A handwritten signature of Lindsey Padgett in black ink, written over a horizontal line. Below the signature, the name "Lindsey Padgett" is printed in a small, black, sans-serif font.

Lindsey Padgett

Sworn to and subscribed, and personally appeared by physical presence before me,

1st day of August, 2025 A.D.

by Lindsey Padgett who is personally known to me.

WIREFRASS II COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025/2026 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF IRRIGATION SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.

Upcoming Public Hearings and Regular Meeting

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

DATE: August 22, 2025
 TIME: 11:30 a.m.
 LOCATION: Ruetz & Company
 5844 Old Pasco Road, Suite 100
 Wesley Chapel, Florida 33544

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("Fiscal Year 2025/2026"). The second public hearing is being held pursuant to Chapters 170, 190, and 192, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the general administrative, operations, and maintenance portion of the Proposed Budget for Fiscal Year 2025/2026, to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. The third public hearing is being held pursuant to Chapters 170, 190, and 192, Florida Statutes, to consider the imposition of irrigation special assessments ("Irrigation Assessments," and together with the O&M Assessments, the "FY 26 Assessments") upon the lands located within the District, to fund the irrigation program administration portion of the Proposed Budget for Fiscal Year 2025/2026; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of such assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments and levy Irrigation Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of the FY 26 Assessments

The District imposes O&M Assessments on benefited property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units / Acres	Equivalent Assessment Unit Factor ¹	Proposed O&M Assessment (including collection costs / unit payment discount)
Explanade - AA1			
Single Family 45	150	0.37	\$400.32
Single Family 52	156	1.00	\$460.37
Single Family 62	59	1.19	\$547.84
Single Family 76	30	1.46	\$72.14
Explanade - AA2			
Single Family 45	154	.87	\$400.32
Single Family 53	177	1.00	\$460.37
Single Family 62	135	1.19	\$547.84
Single Family 76	10	1.46	\$672.14

The District imposes Irrigation Assessments on benefited property within the District for the purpose of funding the irrigation program administration budget. A geographic depiction of the property potentially subject to the proposed Irrigation Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed Irrigation Assessments, which are subject to change at the hearing:

Land Use	Total # of Units / Acres	Irrigation Factor ²	Proposed Irrigation Assessment (collection costs / unit payment discount)
SF 41 - 50	227	41 - 50	\$734.52
SF 51 - 60	320	51 - 60	\$767.34
SF 61 - 70	315	61 - 70	\$803.56
SF 71 - 80	59	71 - 80	\$852.01
SF 80 PLUS	41	80 Plus	\$896.66

¹ Based on unit type. For more information, please contact the District Manager's Office.

² Based on unit type - common area acreage. For more information, please contact the District Manager's Office.

The proposed FY 26 Assessments as stated include collection costs and/or early payment discounts, which Pasco County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the law amount shall serve as the "maximum rate" authorized by law for such assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met.

For Fiscal Year 2025/2026, the District intends to have the County tax collector collect the FY 26 Assessments imposed on certain developed property and will directly collect the FY 26 Assessments imposed on the remaining benefited property by sending out a bill prior to, or during, November 2025. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax bill or by direct billing does not preclude the District from later deciding to collect those or other assessments in a different manner at a future time.

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment rolls, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544, Ph: (813) 994-1091 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

Sean Craft
 District Manager



Business Observer

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

INVOICE

Legal Advertising

Invoice # 25-01667P

Date 08/08/2025

Attn:
Wiregrass II 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 # 25-01667P

\$65.63

Notice of Public Hearing

RE: Wiregrass II Board of Supervisors Meeting on August 22, 2025

Published: 8/8/2025

RECEIVED
08/07/2025

Important Message

Please include our Serial #
on your check

Pay by credit card online:
[https://legals.
businessobserverfl.
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid

()

Total

\$65.63

Payment is expected within 30 days of the
first publication date of your notice.

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Business Observer

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

INVOICE

Legal Advertising

NOTICE OF AUDIT COMMITTEE MEETING AND NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS OF WIREGRASS II COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Wiregrass II Community Development District will hold an Audit Committee Meeting and its regular meeting of the Board of Supervisors on Friday August 22, 2025 at 11:30 a.m. at the offices of Rizzetta & Company, located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544. The Audit Committee will review proposals, discuss and recommend an auditor to provide audit services to the District. Immediately following the Audit Committee meeting, the Board of Supervisors of the District will hold its regular meeting to consider any business that properly comes before it.

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. One or both meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager, c/o Rizzetta and Company, Inc. at 3434 Colwell Avenue, Suite 200, Tampa, FL 33634. There may be an occasion where one or more supervisors will participate by speaker telephone.

Pursuant to provisions of the American with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 994-1001, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 or 711 for aid in contacting the District Office.

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

Sean Craft
District Manager
Run Date: August 8, 2025
August 8, 2025

25-01667P

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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Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 7833156
Account Number: 236225000
Invoice Date: 07/25/2025
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Wiregrass II Community Development District
ATTN District Manager
3434 Colwell Avenue Suite 200
Tampa, FL 33614
United States

**WIREGRASS II COMMUNITY DEVELOPMENT DISTRICT CAPITAL IMPROVEMENT REVENUE BONDS,
SERIES 2022 REVENUE FUND**

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE

\$4,256.13

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

**WIREGRASS II COMMUNITY DEVELOPMENT DISTRICT
CAPITAL IMPROVEMENT REVENUE BONDS, SERIES
2022 REVENUE FUND**

Invoice Number:	7833156
Account Number:	236225000
Current Due:	\$4,256.13
Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 7833156
Invoice Date: 07/25/2025
Account Number: 236225000
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

WIREGRASS II COMMUNITY DEVELOPMENT DISTRICT
CAPITAL IMPROVEMENT REVENUE BONDS, SERIES
2022 REVENUE FUND

Accounts Included 236225000 236225001 236225002 236225003 236225004 236225005
In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP				
Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04111 Paying Agent / Regist / Trustee Agent	1.00	3,950.00	100.00%	\$3,950.00
Subtotal Administration Fees - In Advance 07/01/2025 - 06/30/2026				\$3,950.00
Incidental Expenses 07/01/2025 to 06/30/2026	3,950.00	0.0775		\$306.13
Subtotal Incidental Expenses				\$306.13
TOTAL AMOUNT DUE				\$4,256.13





3717 Turman Loop, Suite 102
Wesley Chapel, FL 33544
P: 813-973-7491

INVOICE

Invoice No. 58
Invoice Date: 8/1/25

BILL TO:

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

DESCRIPTION	AMOUNT
Esplanade July 2025 Trim Invoice	\$33,557.81
TOTAL	\$33,557.81

Make all checks payable to WIREGRASS IRRIGATION, LLC

INVOICE
ESPLANADE
WIREGRASS IRRIGATION TO CDD II

7/29/2025

PARCEL	LOT	LOT SIZE	ADDRESS	STREET NAME	BASE MONTHLY RATE	COMMON AREA PER MONTH	MONTHLY RATE
17-26-20-0080-0000-0010	1	41' - 50'	4217	CAIROLI COURT	\$ 35.73	\$ 19.23	\$ 54.96
17-26-20-0080-0000-0020	2	41' - 50'	4225	CAIROLI COURT	\$ 35.73	\$ 19.23	\$ 54.96
17-26-20-0080-0000-0030	3	51' - 60'	4233	CAIROLI COURT	\$ 39.00	\$ 19.23	\$ 58.23
17-26-20-0080-0000-0040	4	51' - 60'	4249	CAIROLI COURT	\$ 39.00	\$ 19.23	\$ 58.23
17-26-20-0080-0000-0050	5	51' - 60'	4257	CAIROLI COURT	\$ 35.73	\$ 19.23	\$ 54.96
17-26-20-0080-0000-0060	6	41' - 50'	4271	CAIROLI COURT	\$ 35.73	\$ 19.23	\$ 54.96
17-26-20-0080-0000-0070	7	41' - 50'	4279	CAIROLI COURT	\$ 35.73	\$ 19.23	\$ 54.96
17-26-20-0080-0000-0080	8	41' - 50'	4287	CAIROLI COURT	\$ 35.73	\$ 19.23	\$ 54.96
17-26-20-0080-0000-0090	9	41' - 50'	4295	CAIROLI COURT	\$ 35.73	\$ 19.23	\$ 54.96
17-26-20-0080-0000-0100	10	51' - 60'	4303	CAIROLI COURT	\$ 39.00	\$ 19.23	\$ 58.23
17-26-20-0080-0000-0110	11	41' - 50'	4311	CAIROLI COURT	\$ 35.73	\$ 19.23	\$ 54.96
17-26-20-0080-0000-0120	12	41' - 50'	4319	CAIROLI COURT	\$ 35.73	\$ 19.23	\$ 54.96
17-26-20-0080-0000-0130	13	51' - 60'	4333	CAIROLI COURT	\$ 39.00	\$ 19.23	\$ 58.23
17-26-20-0080-0000-0140	14	51' - 60'	4341	CAIROLI COURT	\$ 39.00	\$ 19.23	\$ 58.23
17-26-20-0080-0000-0150	15	41' - 50'	4349	CAIROLI COURT	\$ 35.73	\$ 19.23	\$ 54.96
17-26-20-0080-0000-0160	16	41' - 50'	4357	CAIROLI COURT	\$ 35.73	\$ 19.23	\$ 54.96
17-26-20-0080-0000-0170	17	41' - 50'	4363	CAIROLI COURT	\$ 35.73	\$ 19.23	\$ 54.96
17-26-20-0080-0000-0180	18	41' - 50'	4389	CAIROLI COURT	\$ 35.73	\$ 19.23	\$ 54.96
17-26-20-0080-0000-0190	19	41' - 50'	4352	CAIROLI COURT	\$ 35.73	\$ 19.23	\$ 54.96
17-26-20-0080-0000-0200	20	51' - 60'	4344	CAIROLI COURT	\$ 39.00	\$ 19.23	\$ 58.23
17-26-20-0080-0000-0210	21	51' - 60'	4338	CAIROLI COURT	\$ 39.00	\$ 19.23	\$ 58.23
17-26-20-0080-0000-0220	22	51' - 60'	4316	CAIROLI COURT	\$ 39.00	\$ 19.23	\$ 58.23
17-26-20-0080-0000-0230	23	51' - 60'	4308	CAIROLI COURT	\$ 39.00	\$ 19.23	\$ 58.23
17-26-20-0080-0000-0240	24	51' - 60'	4294	CAIROLI COURT	\$ 39.00	\$ 19.23	\$ 58.23
17-26-20-0080-0000-0250	25	41' - 50'	4286	CAIROLI COURT	\$ 35.73	\$ 19.23	\$ 54.96
17-26-20-0080-0000-0260	26	41' - 50'	4278	CAIROLI COURT	\$ 35.73	\$ 19.23	\$ 54.96
17-26-20-0080-0000-0270	27	41' - 50'	4270	CAIROLI COURT	\$ 35.73	\$ 19.23	\$ 54.96
17-26-20-0080-0000-0280	28	51' - 60'	4256	CAIROLI COURT	\$ 39.00	\$ 19.23	\$ 58.23
17-26-20-0080-0000-0290	29	51' - 60'	4248	CAIROLI COURT	\$ 39.00	\$ 19.23	\$ 58.23
17-26-20-0080-0000-0300	30	41' - 50'	4232	CAIROLI COURT	\$ 35.73	\$ 19.23	\$ 54.96
17-26-20-0080-0000-0310	31	41' - 50'	4224	CAIROLI COURT	\$ 35.73	\$ 19.23	\$ 54.96
17-26-20-0080-0000-0320	32	51' - 60'	4216	CAIROLI COURT	\$ 39.00	\$ 19.23	\$ 58.23
17-26-20-0080-0000-0330	33	51' - 60'	4239	ROSATTI ROAD	\$ 39.00	\$ 19.23	\$ 58.23
17-26-20-0080-0000-0340	34	41' - 50'	4251	ROSATTI ROAD	\$ 35.73	\$ 19.23	\$ 54.96
17-26-20-0080-0000-0350	35	41' - 50'	4257	ROSATTI ROAD	\$ 35.73	\$ 19.23	\$ 54.96
17-26-20-0080-0000-0360	36	41' - 50'	4263	ROSATTI ROAD	\$ 35.73	\$ 19.23	\$ 54.96
17-26-20-0080-0000-0370	37	41' - 50'	4279	ROSATTI ROAD	\$ 35.73	\$ 19.23	\$ 54.96
17-26-20-0080-0000-0380	38	41' - 50'	4293	ROSATTI ROAD	\$ 35.73	\$ 19.23	\$ 54.96
17-26-20-0080-0000-0390	39	41' - 50'	4305	ROSATTI ROAD	\$ 35.73	\$ 19.23	\$ 54.96
17-26-20-0080-0000-0400	40	41' - 50'	4309	ROSATTI ROAD	\$ 35.73	\$ 19.23	\$ 54.96
17-26-20-0080-0000-0410	41	41' - 50'	4313	ROSATTI ROAD	\$ 35.73	\$ 19.23	\$ 54.96
17-26-20-0080-0000-0420	42	41' - 50'	4325	ROSATTI ROAD	\$ 35.73	\$ 19.23	\$ 54.96
17-26-20-0080-0000-0430	43	71' - 80'	4331	ROSATTI ROAD	\$ 45.55	\$ 19.23	\$ 64.78
17-26-20-0080-0000-0440	44	51' - 60'	4234	ROSATTI ROAD	\$ 39.00	\$ 19.23	\$ 58.23
17-26-20-0080-0000-0450	45	41' - 50'	4246	ROSATTI ROAD	\$ 35.73	\$ 19.23	\$ 54.96
17-26-20-0080-0000-0460	46	51' - 60'	4268	ROSATTI ROAD	\$ 39.00	\$ 19.23	\$ 58.23
17-26-20-0080-0000-0470	47	51' - 60'	4280	ROSATTI ROAD	\$ 39.00	\$ 19.23	\$ 58.23
17-26-20-0080-0000-0480	48	51' - 60'	4292	ROSATTI ROAD	\$ 39.00	\$ 19.23	\$ 58.23
17-26-20-0080-0000-0490	49	61' - 70'	4304	ROSATTI ROAD	\$ 42.27	\$ 19.23	\$ 61.50
17-26-20-0080-0000-0500	50	71' - 80'	4316	ROSATTI ROAD	\$ 45.55	\$ 19.23	\$ 64.78
17-26-20-0080-0000-0510	51	61' - 70'	4322	ROSATTI ROAD	\$ 42.27	\$ 19.23	\$ 61.50
17-26-20-0080-0000-0520	52	71' - 80'	4337	ROSATTI ROAD	\$ 45.55	\$ 19.23	\$ 64.78
17-26-20-0080-0000-0530	53	41' - 50'	4361	ROSATTI ROAD	\$ 35.73	\$ 19.23	\$ 54.96
17-26-20-0080-0000-0540	54	41' - 50'	4373	ROSATTI ROAD	\$ 35.73	\$ 19.23	\$ 54.96
17-26-20-0080-0000-0550	55	41' - 50'	4385	ROSATTI ROAD	\$ 35.73	\$ 19.23	\$ 54.96
	467		4294	CAIROLI COURT	\$		
17-26-20-0080-0000-4680	468	51' - 60'	4264	ISONZO WAY	\$ 39.00	\$ 19.23	\$ 58.23
17-26-20-0080-0000-4690	469	51' - 60'	4250	ISONZO WAY	\$ 39.00	\$ 19.23	\$ 58.23
17-26-20-0080-0000-4700	470	51' - 60'	4242	ISONZO WAY	\$ 39.00	\$ 19.23	\$ 58.23
17-26-20-0080-0000-4710	471	51' - 60'	4228	ISONZO WAY	\$ 39.00	\$ 19.23	\$ 58.23
17-26-20-0080-0000-4720	472	51' - 60'	4220	ISONZO WAY	\$ 39.00	\$ 19.23	\$ 58.23
17-26-20-0080-0000-4730	473	51' - 60'	4206	ISONZO WAY	\$ 39.00	\$ 19.23	\$ 58.23
17-26-20-0080-0000-4740	474	51' - 60'	4198	ISONZO WAY	\$ 39.00	\$ 19.23	\$ 58.23
17-26-20-0080-0000-4750	475	51' - 60'	4263	ISONZO WAY	\$ 39.00	\$ 19.23	\$ 58.23
17-26-20-0080-0000-4760	476	51' - 60'	4251	ISONZO WAY	\$ 39.00	\$ 19.23	\$ 58.23
17-26-20-0080-0000-4770	477	51' - 60'	4239	ISONZO WAY	\$ 39.00	\$ 19.23	\$ 58.23
17-26-20-0080-0000-4780	478	51' - 60'	4227	ISONZO WAY	\$ 39.00	\$ 19.23	\$ 58.23
17-26-20-0080-0000-4790	479	51' - 60'	4221	ISONZO WAY	\$ 39.00	\$ 19.23	\$ 58.23
17-26-20-0080-0000-4800	480	51' - 60'	4209	ISONZO WAY	\$ 39.00	\$ 19.23	\$ 58.23
17-26-20-0080-0000-4810	481	51' - 60'	4197	ISONZO WAY	\$ 39.00	\$ 19.23	\$ 58.23
17-26-20-0080-0000-4820	482	51' - 60'	4191	ISONZO WAY	\$ 39.00	\$ 19.23	\$ 58.23
17-26-20-0080-0000-4830	483	41' - 50'	4179	ISONZO WAY	\$ 35.73	\$ 19.23	\$ 54.96
17-26-20-0080-0000-4840	484	51' - 60'	4167	ISONZO WAY	\$ 39.00	\$ 19.23	\$ 58.23
17-26-20-0080-0000-4850	485	51' - 60'	4155	ISONZO WAY	\$ 39.00	\$ 19.23	\$ 58.23
17-26-20-0080-0000-4860	486	51' - 60'	4143	ISONZO WAY	\$ 39.00	\$ 19.23	\$ 58.23
17-26-20-0080-0000-4870	487	51' - 60'	4230	SAN SEVERO ROAD	\$ 39.00	\$ 19.23	\$ 58.23
17-26-20-0080-0000-4880	488	51' - 60'	4222	SAN SEVERO ROAD	\$ 39.00	\$ 19.23	\$ 58.23
17-26-20-0080-0000-4890	489	61' - 70'	4210	SAN SEVERO ROAD	\$ 42.27	\$ 19.23	\$ 61.50
17-26-20-0080-0000-4900	490	61' - 70'	4198	SAN SEVERO ROAD	\$ 42.27	\$ 19.23	\$ 61.50
17-26-20-0080-0000-4910	491	51' - 60'	4186	SAN SEVERO ROAD	\$ 39.00	\$ 19.23	\$ 58.23
17-26-20-0080-0000-4920	492	51' - 60'	4174	SAN SEVERO ROAD	\$ 39.00	\$ 19.23	\$ 58.23
17-26-20-0080-0000-4930	493	51' - 60'	4168	SAN SEVERO ROAD	\$ 39.00	\$ 19.23	\$ 58.23
17-26-20-0080-0000-4940	494	51' - 60'	4156	SAN SEVERO ROAD	\$ 39.00	\$ 19.23	\$ 58.23
17-26-20-0080-0000-4950	495	51' - 60'	4148	SAN SEVERO ROAD	\$ 39.00	\$ 19.23	\$ 58.23
17-26-20-0080-0000-4960	496	51' - 60'	4134	SAN SEVERO ROAD	\$ 39.00	\$ 19.23	\$ 58.23
17-26-20-0080-0000-4970	497	61' - 70'	4126	SAN SEVERO ROAD	\$ 42.27	\$ 19.23	\$ 61.50
17-26-20-0080-0000-4980	498	51' - 60'	4231	SAN SEVERO ROAD	\$ 39.00	\$ 19.23	\$ 58.23
17-26-20-0080-0000-4990	499	51' - 60'	4219	SAN SEVERO ROAD	\$ 39.00	\$ 19.23	\$ 58.23
17-26-20-0080-0000-5000	500	61' - 70'	4213	SAN SEVERO ROAD	\$ 42.27	\$ 19.23	\$ 61.50
17-26-20-0080-0000-5010	501	61' - 70'	4201	SAN SEVERO ROAD	\$ 42.27	\$ 19.23	\$ 61.50
17-26-20-0080-0000-5020	502	51' - 60'	4189	SAN SEVERO ROAD	\$ 39.00	\$ 19.23	\$ 58.23
17-26-20-0080-0000-5030	503	51' - 60'	4177	SAN SEVERO ROAD	\$ 39.00	\$ 19.23	\$ 58.23
17-26-20-0080-0000-5040	504	51' - 60'	4165	SAN SEVERO ROAD	\$ 39.00	\$ 19.23	\$ 58.23
17-26-20-0080-0000-5050	505	51' - 60'	4159	SAN SEVERO ROAD	\$ 39.00	\$ 19.23	\$ 58.23
17-26-20-0080-0000-5060	506	51' - 60'	4147	SAN SEVERO ROAD	\$ 39.00	\$ 19.23	\$ 58.23
17-26-20-0080-0000-5070	507	51' - 60'	4133	SAN SEVERO ROAD	\$ 39.00	\$ 19.23	\$ 58.23
17-26-20-0080-0000-5080	508	61' - 70'	4125	SAN SEVERO ROAD	\$ 42.27	\$ 19.23	\$ 61.50
17-26-20-0080-0000-5090	509	41' - 50'	4218	MONTTEGRAPPA WAY	\$ 35.73	\$ 19.23	\$ 54.96
17-26-20-0080-0000-5100	510	41' - 50'	4210	MONTTEGRAPPA WAY	\$ 35.73	\$ 19.23	\$ 54.96
17-26-20-0080-0000-5110	511	41' - 50'	4204	MONTTEGRAPPA WAY	\$ 35.73	\$ 19.23	\$ 54.96
17-26-20-0080-0000-5120	512	41' - 50'	4192	MONTTEGRAPPA WAY	\$ 35.73	\$ 19.23	\$ 54.96
17-26-20-0080-0000-5130	513	41' - 50'	4186	MONTTEGRAPPA WAY	\$ 35.73	\$ 19.23	\$ 54.96
17-26-20-0080-0000-5140	514	41' - 50'	4174	MONTTEGRAPPA WAY	\$ 35.73	\$ 19.23	\$ 54.96
17-26-20-0080-0000-5150	515	41' - 50'	4166	MONTTEGRAPPA WAY	\$ 35.73	\$ 19.23	\$ 54.96
17-26-20-0080-0000-5160	516	41' - 50'	4158	MONTTEGRAPPA WAY	\$ 35.73	\$ 19.23	\$ 54.96
17-26-20-0080-0000-5170	517	41' - 50'	4150	MONTTEGRAPPA WAY	\$ 35.73	\$ 19.23	\$ 54.96
17-26-20-0080-0000-5180	518	41' - 50'	4142	MONTTEGRAPPA WAY	\$ 35.73	\$ 19.23	\$ 54.96
17-26-20-0080-0000-5190	519	41' - 50'	4134	MONTTEGRAPPA WAY	\$ 35.73	\$ 19.23	\$ 54.96
17-26-20-0080-0000-5200	520	41' - 50'	4122	MONTTEGRAPPA WAY	\$ 35.73	\$ 19.23	\$ 54.96
17-26-20-0080-0000-5210	521	51' - 60'	4110	MONTTEGRAPPA WAY	\$ 39.00	\$ 19.23	\$ 58.23
17-26-20-0080-0000-5220	522	41' - 50'	4219	MONTTEGRAPPA WAY	\$ 35.73	\$ 19.23	\$ 54.96
17-26-20-0080-0000-5230	523	41' - 50'	4211	MONTTEGRAPPA WAY	\$ 35.73	\$ 19.23	\$ 54.96
17-26-20-0080-0000-5240	524	41' - 50'	4203	MONTTEGRAPPA WAY	\$ 35.73	\$ 19.23	\$ 54.96
17-26-20-0080-0000-5250	525	51' - 60'	4195	MONTTEGRAPPA WAY	\$ 39.00	\$ 19.23	\$ 58.23
17-26-20-0080-0000-5260	526	51' - 60'	4183	MONTTEGRAPPA WAY	\$ 39.00	\$ 19.23	\$ 58.23
17-26-20-0080-0000-5270	527	41' - 50'	4169	MONTTEGRAPPA WAY	\$ 35.73	\$ 19.23	\$ 54.96
17-26-20-0080-0000-5280	528	41' - 50'	4161	MONTTEGRAPPA WAY	\$ 35.73	\$ 19.23	\$ 54.96
17-26-20-0080-0000-5290	529	41' - 50'	4153	MONTTEGRAPPA WAY	\$ 35.73	\$ 19.23	\$ 54.96
17-26-20-0080-0000-5300	530	51' - 60'	29447	GINNETTO DRIVE	\$ 39.00	\$ 19.23	\$ 58.23
17-26-20-0080-0000-5310	531						

PARCEL	LOT	LOT SIZE	ADDRESS	STREET NAME	BASE MONTHLY RATE	COMMON AREA PER MONTH	MONTHLY RATE
17-26-20-0080-00000-5370	537	61'- 70'	29450	GINNETTO DRIVE	\$ 42.27	\$ 19.23	\$ 61.50
17-26-20-0080-00000-5380	538	61'- 70'	29466	GINNETTO DRIVE	\$ 42.27	\$ 19.23	\$ 61.50
17-26-20-0080-00000-5390	539	61'- 70'	29488	GINNETTO DRIVE	\$ 42.27	\$ 19.23	\$ 61.50
17-26-20-0080-00000-5400	540	51'- 60'	29510	GINNETTO DRIVE	\$ 39.00	\$ 19.23	\$ 58.23
17-26-20-0080-00000-5410	541	61'- 70'	29522	GINNETTO DRIVE	\$ 42.27	\$ 19.23	\$ 61.50
17-26-20-0080-00000-5420	542	51'- 60'	29534	GINNETTO DRIVE	\$ 39.00	\$ 19.23	\$ 58.23
17-26-20-0080-00000-5430	543	51'- 60'	29546	GINNETTO DRIVE	\$ 39.00	\$ 19.23	\$ 58.23
17-26-20-0080-00000-5440	544	51'- 60'	29552	GINNETTO DRIVE	\$ 39.00	\$ 19.23	\$ 58.23
17-26-20-0080-00000-5450	545	51'- 60'	29568	GINNETTO DRIVE	\$ 39.00	\$ 19.23	\$ 58.23
17-26-20-0080-00000-5460	546	51'- 60'	29576	GINNETTO DRIVE	\$ 39.00	\$ 19.23	\$ 58.23
17-26-20-0080-00000-5470	547	61'- 70'	29584	GINNETTO DRIVE	\$ 42.27	\$ 19.23	\$ 61.50
17-26-20-0080-00000-5480	548	61'- 70'	29598	GINNETTO DRIVE	\$ 42.27	\$ 19.23	\$ 61.50
17-26-20-0080-00000-5490	549	51'- 60'	29610	GINNETTO DRIVE	\$ 39.00	\$ 19.23	\$ 58.23
17-26-20-0080-00000-5500	550	51'- 60'	29622	GINNETTO DRIVE	\$ 39.00	\$ 19.23	\$ 58.23
17-26-20-0080-00000-5510	551	61'- 70'	29630	GINNETTO DRIVE	\$ 42.27	\$ 19.23	\$ 61.50
17-26-20-0080-00000-5520	552	61'- 70'	29644	GINNETTO DRIVE	\$ 42.27	\$ 19.23	\$ 61.50
17-26-20-0080-00000-5530	553	80+	29656	GINNETTO DRIVE	\$ 49.00	\$ 19.23	\$ 68.23
17-26-20-0080-00000-5540	554	80+	29670	GINNETTO DRIVE	\$ 49.00	\$ 19.23	\$ 68.23
17-26-20-0080-00000-5550	555	61'- 70'	29686	GINNETTO DRIVE	\$ 42.27	\$ 19.23	\$ 61.50
17-26-20-0080-00000-5560	556	80+	29690	GINNETTO DRIVE	\$ 49.00	\$ 19.23	\$ 68.23
17-26-20-0080-00000-5570	557	71'- 80'	29171	GINNETTO DRIVE	\$ 45.55	\$ 19.23	\$ 64.78
17-26-20-0080-00000-5580	558	80+	29175	GINNETTO DRIVE	\$ 49.00	\$ 19.23	\$ 68.23
17-26-20-0080-00000-5590	559	71'- 80'	29183	GINNETTO DRIVE	\$ 45.55	\$ 19.23	\$ 64.78
17-26-20-0080-00000-5600	560	71'- 80'	29197	GINNETTO DRIVE	\$ 45.55	\$ 19.23	\$ 64.78
17-26-20-0080-00000-5610	561	80+	29211	GINNETTO DRIVE	\$ 49.00	\$ 19.23	\$ 68.23
17-26-20-0080-00000-5620	562	80+	29235	GINNETTO DRIVE	\$ 49.00	\$ 19.23	\$ 68.23
20-26-20-0080-00000-5630	563	71'- 80'	29257	GINNETTO DRIVE	\$ 45.55	\$ 19.23	\$ 64.78
20-26-20-0080-00000-5640	564	61'- 70'	29271	GINNETTO DRIVE	\$ 42.27	\$ 19.23	\$ 61.50
17-26-20-0080-00000-5650	565	71'- 80'	29196	GINNETTO DRIVE	\$ 45.55	\$ 19.23	\$ 64.78
17-26-20-0080-00000-5660	566	80+	29212	GINNETTO DRIVE	\$ 49.00	\$ 19.23	\$ 68.23
17-26-20-0080-00000-5670	567	80+	29226	GINNETTO DRIVE	\$ 49.00	\$ 19.23	\$ 68.23
20-26-20-0080-00000-5680	568	80+	29238	GINNETTO DRIVE	\$ 49.00	\$ 19.23	\$ 68.23
20-26-20-0080-00000-5690	569	61'- 70'	29250	GINNETTO DRIVE	\$ 42.27	\$ 19.23	\$ 61.50
20-26-20-0080-00000-5700	570	61'- 70'	29262	GINNETTO DRIVE	\$ 42.27	\$ 19.23	\$ 61.50
20-26-20-0080-00000-5710	571	61'- 70'	29276	GINNETTO DRIVE	\$ 42.27	\$ 19.23	\$ 61.50
20-26-20-0080-00000-5720	572	80+	29286	GINNETTO DRIVE	\$ 49.00	\$ 19.23	\$ 68.23
20-26-20-0080-00000-5730	573	80+	29290	GINNETTO DRIVE	\$ 49.00	\$ 19.23	\$ 68.23
20-26-20-0080-00000-5740	574	71'- 80'	29298	GINNETTO DRIVE	\$ 45.55	\$ 19.23	\$ 64.78
20-26-20-0080-00000-5750	575	61'- 70'	29306	GINNETTO DRIVE	\$ 42.27	\$ 19.23	\$ 61.50
20-26-20-0080-00000-5760	576	71'- 80'	29322	GINNETTO DRIVE	\$ 45.55	\$ 19.23	\$ 64.78
20-26-20-0080-00000-5770	577	80+	29330	GINNETTO DRIVE	\$ 49.00	\$ 19.23	\$ 68.23
20-26-20-0080-00000-5780	578	71'- 80'	29344	GINNETTO DRIVE	\$ 45.55	\$ 19.23	\$ 64.78
20-26-20-0080-00000-5790	579	61'- 70'	29356	GINNETTO DRIVE	\$ 42.27	\$ 19.23	\$ 61.50
20-26-20-0080-00000-5800	580	61'- 70'	29368	GINNETTO DRIVE	\$ 42.27	\$ 19.23	\$ 61.50
17 26 20 0090 00000 1100	110	71'-80'	4644	CARELLA ROAD	\$ 45.55	\$ 19.23	\$ 64.78
17 26 20 0090 00000 1090	109	71'-80'	4647	CARELLA ROAD	\$ 45.55	\$ 19.23	\$ 64.78
17 26 20 0090 00000 1180	118	71'-80'	4660	CARELLA ROAD	\$ 45.55	\$ 19.23	\$ 64.78
17 26 20 0090 00000 1100	110	71'-80'	4661	CARELLA ROAD	\$ 45.55	\$ 19.23	\$ 64.78
17 26 20 0090 00000 1110	111	71'-80'	4675	CARELLA ROAD	\$ 45.55	\$ 19.23	\$ 64.78
17 26 20 0090 00000 1170	117	80+	4676	CARELLA ROAD	\$ 49.00	\$ 19.23	\$ 68.23
17 26 20 0090 00000 1160	116	80+	4692	CARELLA ROAD	\$ 49.00	\$ 19.23	\$ 68.23
17 26 20 0090 00000 1120	112	80+	4693	CARELLA ROAD	\$ 49.00	\$ 19.23	\$ 68.23
17 26 20 0090 00000 1130	113	80+	4707	CARELLA ROAD	\$ 49.00	\$ 19.23	\$ 68.23
17 26 20 0090 00000 1150	115	80+	4710	CARELLA ROAD	\$ 49.00	\$ 19.23	\$ 68.23
17 26 20 0090 00000 1140	114	80+	4738	CARELLA ROAD	\$ 49.00	\$ 19.23	\$ 68.23
17 26 20 0090 00000 2000	200	51'-60'	29634	CASSINO COURT	\$ 39.00	\$ 19.23	\$ 58.23
17 26 20 0090 00000 1960	196	51'-60'	29635	CASSINO COURT	\$ 39.00	\$ 19.23	\$ 58.23
17 26 20 0090 00000 2190	219	51'-60'	29646	CASSINO COURT	\$ 39.00	\$ 19.23	\$ 58.23
17 26 20 0090 00000 1970	197	51'-60'	29647	CASSINO COURT	\$ 39.00	\$ 19.23	\$ 58.23
17 26 20 0090 00000 1980	198	51'-60'	29655	CASSINO COURT	\$ 39.00	\$ 19.23	\$ 58.23
17 26 20 0090 00000 2180	218	51'-60'	29658	CASSINO COURT	\$ 39.00	\$ 19.23	\$ 58.23
17 26 20 0090 00000 2170	217	51'-60'	29664	CASSINO COURT	\$ 39.00	\$ 19.23	\$ 58.23
17 26 20 0090 00000 1990	199	51'-60'	29667	CASSINO COURT	\$ 39.00	\$ 19.23	\$ 58.23
17 26 20 0090 00000 2160	216	61'-70'	29678	CASSINO COURT	\$ 42.27	\$ 19.23	\$ 61.50
17 26 20 0090 00000 2000	200	61'-70'	29679	CASSINO COURT	\$ 42.27	\$ 19.23	\$ 61.50
17 26 20 0090 00000 2010	201	51'-60'	29691	CASSINO COURT	\$ 39.00	\$ 19.23	\$ 58.23
17 26 20 0090 00000 2150	215	61'-70'	29692	CASSINO COURT	\$ 42.27	\$ 19.23	\$ 61.50
17 26 20 0090 00000 2020	202	51'-60'	29703	CASSINO COURT	\$ 39.00	\$ 19.23	\$ 58.23
17 26 20 0090 00000 2140	214	71'-80'	29706	CASSINO COURT	\$ 45.55	\$ 19.23	\$ 64.78
17 26 20 0090 00000 2030	203	51'-60'	29711	CASSINO COURT	\$ 39.00	\$ 19.23	\$ 58.23
17 26 20 0090 00000 2040	204	51'-60'	29719	CASSINO COURT	\$ 39.00	\$ 19.23	\$ 58.23
17 26 20 0090 00000 2050	205	51'-60'	29727	CASSINO COURT	\$ 39.00	\$ 19.23	\$ 58.23
17 26 20 0090 00000 2130	213	71'-80'	29728	CASSINO COURT	\$ 45.55	\$ 19.23	\$ 64.78
17 26 20 0090 00000 2060	206	61'-70'	29735	CASSINO COURT	\$ 42.27	\$ 19.23	\$ 61.50
17 26 20 0090 00000 2070	207	61'-70'	29749	CASSINO COURT	\$ 42.27	\$ 19.23	\$ 61.50
17 26 20 0090 00000 2120	212	71'-80'	29750	CASSINO COURT	\$ 45.55	\$ 19.23	\$ 64.78
17 26 20 0090 00000 2110	211	71'-80'	29766	CASSINO COURT	\$ 45.55	\$ 19.23	\$ 64.78
17 26 20 0090 00000 2100	210	61'-70'	29778	CASSINO COURT	\$ 39.00	\$ 19.23	\$ 58.23
17 26 20 0090 00000 2090	209	51'-60'	29786	CASSINO COURT	\$ 39.00	\$ 19.23	\$ 58.23
17 26 20 0090 00000 2080	208	61'-70'	29800	CASSINO COURT	\$ 42.27	\$ 19.23	\$ 61.50
17 26 20 0090 00000 2870	287	51'-60'	4513	FRECCIA LOOP	\$ 39.00	\$ 19.23	\$ 58.23
17 26 20 0090 00000 3510	351	51'-60'	4520	FRECCIA LOOP	\$ 39.00	\$ 19.23	\$ 58.23
17 26 20 0090 00000 2880	288	51'-60'	4525	FRECCIA LOOP	\$ 39.00	\$ 19.23	\$ 58.23
17 26 20 0090 00000 2890	289	51'-60'	4531	FRECCIA LOOP	\$ 39.00	\$ 19.23	\$ 58.23
17 26 20 0090 00000 3500	350	51'-60'	4532	FRECCIA LOOP	\$ 39.00	\$ 19.23	\$ 58.23
17 26 20 0090 00000 3490	349	51'-60'	4540	FRECCIA LOOP	\$ 39.00	\$ 19.23	\$ 58.23
17 26 20 0090 00000 2900	290	51'-60'	4545	FRECCIA LOOP	\$ 39.00	\$ 19.23	\$ 58.23
17 26 20 0090 00000 3480	348	51'-60'	4548	FRECCIA LOOP	\$ 39.00	\$ 19.23	\$ 58.23
17 26 20 0090 00000 2910	291	51'-60'	4553	FRECCIA LOOP	\$ 39.00	\$ 19.23	\$ 58.23
17 26 20 0090 00000 3470	347	61'-70'	4560	FRECCIA LOOP	\$ 42.27	\$ 19.23	\$ 61.50
17 26 20 0090 00000 2920	292	51'-60'	4565	FRECCIA LOOP	\$ 39.00	\$ 19.23	\$ 58.23
17 26 20 0090 00000 3460	346	61'-70'	4574	FRECCIA LOOP	\$ 42.27	\$ 19.23	\$ 61.50
17 26 20 0090 00000 2930	293	51'-60'	4577	FRECCIA LOOP	\$ 39.00	\$ 19.23	\$ 58.23
17 26 20 0090 00000 2940	294	51'-60'	4585	FRECCIA LOOP	\$ 39.00	\$ 19.23	\$ 58.23
17 26 20 0090 00000 3450	345	51'-60'	4586	FRECCIA LOOP	\$ 39.00	\$ 19.23	\$ 58.23
17 26 20 0090 00000 3440	344	51'-60'	4598	FRECCIA LOOP	\$ 39.00	\$ 19.23	\$ 58.23
17 26 20 0090 00000 3430	343	51'-60'	4606	FRECCIA LOOP	\$ 39.00	\$ 19.23	\$ 58.23
17 26 20 0090 00000 3420	342	51'-60'	4614	FRECCIA LOOP	\$ 39.00	\$ 19.23	\$ 58.23
17 26 20 0090 00000 3410	341	51'-60'	4628	FRECCIA LOOP	\$ 39.00	\$ 19.23	\$ 58.23
17 26 20 0090 00000 3400	340	51'-60'	4636	FRECCIA LOOP	\$ 39.00	\$ 19.23	\$ 58.23
17 26 20 0090 00000 3390	339	51'-60'	4644	FRECCIA LOOP	\$ 39.00	\$ 19.23	\$ 58.23
17 26 20 0090 00000 3380	338	51'-60'	4658	FRECCIA LOOP	\$ 39.00	\$ 19.23	\$ 58.23
17 26 20 0090 00000 3370	337	51'-60'	4670	FRECCIA LOOP	\$ 39.00	\$ 19.23	\$ 58.23
17 26 20 0090 00000 3360	336	61'-70'	4678	FRECCIA LOOP	\$ 42.27	\$ 19.23	\$ 61.50
17 26 20 0090 00000 3350	335	61'-70'	4686	FRECCIA LOOP	\$ 42.27	\$ 19.23	\$ 61.50
17 26 20 0090 00000 3340	334	61'-70'	4692	FRECCIA LOOP	\$ 42.27	\$ 19.23	\$ 61.50
17 26 20 0090 00000 3150	315	61'-70'	4705	FRECCIA LOOP	\$ 42.27	\$ 19.23	\$ 61.50
17 26 20 0090 00000 3160	316	61'-70'	4727	FRECCIA LOOP	\$ 42.27	\$ 19.23	\$ 61.50
17 26 20 0090 00000 3170	317	61'-70'	4739	FRECCIA LOOP	\$ 42.27	\$ 19.23	\$ 61.50
17 26 20 0090 00000 3180	318	61'-70'	4747	FRECCIA LOOP	\$ 42.27	\$ 19.23	\$ 61.50
17 26 20 0090 00000 3330	333	80+	4748	FRECCIA LOOP	\$ 49.00	\$ 19.23	\$ 68.23
17 26 20 0090 00000 3190	319	61'-70'	4759	FRECCIA LOOP	\$ 42.27	\$ 19.23	\$ 61.50
17 26 20 0090 00000 3320	332	80+	4770	FRECCIA LOOP	\$ 49.00	\$ 19.23	\$ 68.23
17 26 20 0090 00000 3200	320	61'-70'	4771	FRECCIA LOOP	\$ 42.27	\$ 19.23	\$ 61.50
17 26 20 0090 00000 3210	321	61'-70'	4783	FRECCIA LOOP	\$ 42.27	\$ 19.23	\$ 61.50
17 26 20 0090 00000 3310	331	71'-80'	4784	FRECCIA LOOP	\$ 45.55	\$ 19.23	\$ 64.78
17 26 20 0090 00000 3220	322	61'-70'	4795	FRECCIA LOOP	\$ 42.27	\$ 19.23	\$ 61.50
17 26 20 0090 00000 3300	330	71'-80'	4798	FRECCIA LOOP	\$ 45.55	\$ 19.23	\$ 64.78
17 26 20 0090 00000 3230	323	61'-70'	4807	FRECCIA LOOP	\$ 42.27	\$ 19.23	\$ 61.50
17 26 20 0090 00000 3290	329	71'-80'	48				

PARCEL	LOT	LOT SIZE	ADDRESS	STREET NAME	BASE MOTHLY RATE	COMMON AREA PER MONTH	MONTHLY RATE	
17 26 20 0090 00000 3050	305	61'-70'	4894	FRECCIA LOOP	\$	42.27	19.23	61.50
17 26 20 0090 00000 3060	306	61'-70'	4899	FRECCIA LOOP	\$	42.27	19.23	61.50
17 26 20 0090 00000 3040	304	61'-70'	4908	FRECCIA LOOP	\$	42.27	19.23	61.50
17 26 20 0090 00000 3070	307	61'-70'	4911	FRECCIA LOOP	\$	42.27	19.23	61.50
17 26 20 0090 00000 3030	303	61'-70'	4920	FRECCIA LOOP	\$	42.27	19.23	61.50
17 26 20 0090 00000 3080	308	61'-70'	4923	FRECCIA LOOP	\$	42.27	19.23	61.50
17 26 20 0090 00000 3020	302	61'-70'	4932	FRECCIA LOOP	\$	42.27	19.23	61.50
17 26 20 0090 00000 3090	309	61'-70'	4937	FRECCIA LOOP	\$	42.27	19.23	61.50
17 26 20 0090 00000 3010	301	61'-70'	4944	FRECCIA LOOP	\$	42.27	19.23	61.50
17 26 20 0090 00000 3100	310	71'-80'	4951	FRECCIA LOOP	\$	45.55	19.23	64.78
17 26 20 0090 00000 3000	300	61'-70'	4956	FRECCIA LOOP	\$	42.27	19.23	61.50
17 26 20 0090 00000 2990	299	61'-70'	4968	FRECCIA LOOP	\$	42.27	19.23	61.50
17 26 20 0090 00000 3110	311	71'-80'	4969	FRECCIA LOOP	\$	45.55	19.23	64.78
17 26 20 0090 00000 2980	298	61'-70'	4976	FRECCIA LOOP	\$	42.27	19.23	61.50
17 26 20 0090 00000 3120	312	61'-70'	4985	FRECCIA LOOP	\$	42.27	19.23	61.50
17 26 20 0090 00000 2970	297	61'-70'	4988	FRECCIA LOOP	\$	42.27	19.23	61.50
17 26 20 0090 00000 3130	313	61'-70'	4997	FRECCIA LOOP	\$	42.27	19.23	61.50
17 26 20 0090 00000 2960	296	61'-70'	5002	FRECCIA LOOP	\$	42.27	19.23	61.50
17 26 20 0090 00000 3140	314	61'-70'	5009	FRECCIA LOOP	\$	42.27	19.23	61.50
17 26 20 0090 00000 2950	295	61'-70'	5014	FRECCIA LOOP	\$	42.27	19.23	61.50
17 26 20 0090 00000 4150	415	51'-60'	4391	GAROFALO ROAD	\$	39.00	19.23	58.23
17 26 20 0090 00000 4160	416	51'-60'	4399	GAROFALO ROAD	\$	39.00	19.23	58.23
17 26 20 0090 00000 4130	413	41'-50'	4400	GAROFALO ROAD	\$	35.73	19.23	54.96
17 26 20 0090 00000 4120	412	41'-50'	4406	GAROFALO ROAD	\$	35.73	19.23	54.96
17 26 20 0090 00000 4170	417	51'-60'	4407	GAROFALO ROAD	\$	39.00	19.23	58.23
17 26 20 0090 00000 4110	411	41'-50'	4418	GAROFALO ROAD	\$	35.73	19.23	54.96
17 26 20 0090 00000 4180	418	51'-60'	4419	GAROFALO ROAD	\$	39.00	19.23	58.23
17 26 20 0090 00000 4190	419	41'-50'	4424	GAROFALO ROAD	\$	35.73	19.23	54.96
17 26 20 0090 00000 4100	410	41'-50'	4431	GAROFALO ROAD	\$	35.73	19.23	54.96
17 26 20 0090 00000 4090	409	51'-60'	4436	GAROFALO ROAD	\$	39.00	19.23	58.23
17 26 20 0090 00000 4200	420	61'-70'	4443	GAROFALO ROAD	\$	42.27	19.23	61.50
17 26 20 0090 00000 4080	408	51'-60'	4448	GAROFALO ROAD	\$	39.00	19.23	58.23
17 26 20 0090 00000 4210	421	51'-60'	4455	GAROFALO ROAD	\$	39.00	19.23	58.23
17 26 20 0090 00000 4070	407	41'-50'	4456	GAROFALO ROAD	\$	35.73	19.23	54.96
17 26 20 0090 00000 4060	406	41'-50'	4464	GAROFALO ROAD	\$	35.73	19.23	54.96
17 26 20 0090 00000 4220	422	51'-60'	4467	GAROFALO ROAD	\$	39.00	19.23	58.23
17 26 20 0090 00000 4050	405	41'-50'	4472	GAROFALO ROAD	\$	35.73	19.23	54.96
17 26 20 0090 00000 4230	423	51'-60'	4475	GAROFALO ROAD	\$	39.00	19.23	58.23
17 26 20 0090 00000 4040	404	41'-50'	4480	GAROFALO ROAD	\$	35.73	19.23	54.96
17 26 20 0090 00000 4240	424	41'-50'	4483	GAROFALO ROAD	\$	35.73	19.23	54.96
17 26 20 0090 00000 4030	403	41'-50'	4494	GAROFALO ROAD	\$	35.73	19.23	54.96
17 26 20 0090 00000 4020	402	41'-50'	4502	GAROFALO ROAD	\$	35.73	19.23	54.96
17 26 20 0090 00000 4010	401	41'-50'	4510	GAROFALO ROAD	\$	35.73	19.23	54.96
17 26 20 0090 00000 3520	352	41'-50'	4513	GAROFALO ROAD	\$	35.73	19.23	54.96
17 26 20 0090 00000 4000	400	41'-50'	4518	GAROFALO ROAD	\$	35.73	19.23	54.96
17 26 20 0090 00000 3530	353	41'-50'	4521	GAROFALO ROAD	\$	35.73	19.23	54.96
17 26 20 0090 00000 3990	399	41'-50'	4526	GAROFALO ROAD	\$	35.73	19.23	54.96
17 26 20 0090 00000 3540	354	41'-50'	4529	GAROFALO ROAD	\$	35.73	19.23	54.96
17 26 20 0090 00000 3980	398	41'-50'	4534	GAROFALO ROAD	\$	35.73	19.23	54.96
17 26 20 0090 00000 3550	355	41'-50'	4537	GAROFALO ROAD	\$	35.73	19.23	54.96
17 26 20 0090 00000 3970	397	51'-60'	4548	GAROFALO ROAD	\$	39.00	19.23	58.23
17 26 20 0090 00000 3560	356	51'-60'	4551	GAROFALO ROAD	\$	39.00	19.23	58.23
17 26 20 0090 00000 3570	357	51'-60'	4559	GAROFALO ROAD	\$	39.00	19.23	58.23
17 26 20 0090 00000 3960	396	51'-60'	4560	GAROFALO ROAD	\$	39.00	19.23	58.23
17 26 20 0090 00000 3580	358	41'-50'	4567	GAROFALO ROAD	\$	35.73	19.23	54.96
17 26 20 0090 00000 3950	395	41'-50'	4568	GAROFALO ROAD	\$	35.73	19.23	54.96
17 26 20 0090 00000 3590	359	41'-50'	4575	GAROFALO ROAD	\$	35.73	19.23	54.96
17 26 20 0090 00000 3940	394	41'-50'	4576	GAROFALO ROAD	\$	35.73	19.23	54.96
17 26 20 0090 00000 3930	393	41'-50'	4584	GAROFALO ROAD	\$	35.73	19.23	54.96
17 26 20 0090 00000 3600	360	41'-50'	4587	GAROFALO ROAD	\$	35.73	19.23	54.96
17 26 20 0090 00000 3920	392	41'-50'	4592	GAROFALO ROAD	\$	35.73	19.23	54.96
17 26 20 0090 00000 3610	361	41'-50'	4595	GAROFALO ROAD	\$	35.73	19.23	54.96
17 26 20 0090 00000 3620	362	41'-50'	4603	GAROFALO ROAD	\$	35.73	19.23	54.96
17 26 20 0090 00000 3910	391	41'-50'	4610	GAROFALO ROAD	\$	35.73	19.23	54.96
17 26 20 0090 00000 3630	363	41'-50'	4611	GAROFALO ROAD	\$	35.73	19.23	54.96
17 26 20 0090 00000 3900	390	41'-50'	4618	GAROFALO ROAD	\$	35.73	19.23	54.96
17 26 20 0090 00000 3640	364	41'-50'	4619	GAROFALO ROAD	\$	35.73	19.23	54.96
17 26 20 0090 00000 3650	365	41'-50'	4627	GAROFALO ROAD	\$	35.73	19.23	54.96
17 26 20 0090 00000 3990	389	41'-50'	4630	GAROFALO ROAD	\$	35.73	19.23	54.96
17 26 20 0090 00000 3880	388	41'-50'	4638	GAROFALO ROAD	\$	35.73	19.23	54.96
17 26 20 0090 00000 3660	366	41'-50'	4639	GAROFALO ROAD	\$	35.73	19.23	54.96
17 26 20 0090 00000 3870	387	41'-50'	4646	GAROFALO ROAD	\$	35.73	19.23	54.96
17 26 20 0090 00000 3670	367	41'-50'	4647	GAROFALO ROAD	\$	35.73	19.23	54.96
17 26 20 0090 00000 3860	386	41'-50'	4654	GAROFALO ROAD	\$	35.73	19.23	54.96
17 26 20 0090 00000 3680	368	41'-50'	4655	GAROFALO ROAD	\$	35.73	19.23	54.96
17 26 20 0090 00000 3850	385	51'-60'	4668	GAROFALO ROAD	\$	39.00	19.23	58.23
17 26 20 0090 00000 3690	369	51'-60'	4669	GAROFALO ROAD	\$	39.00	19.23	58.23
17 26 20 0090 00000 3840	384	51'-60'	4676	GAROFALO ROAD	\$	39.00	19.23	58.23
17 26 20 0090 00000 3700	370	51'-60'	4677	GAROFALO ROAD	\$	39.00	19.23	58.23
17 26 20 0090 00000 3830	383	41'-50'	4684	GAROFALO ROAD	\$	35.73	19.23	54.96
17 26 20 0090 00000 3710	371	41'-50'	4685	GAROFALO ROAD	\$	35.73	19.23	54.96
17 26 20 0090 00000 3820	382	41'-50'	4692	GAROFALO ROAD	\$	35.73	19.23	54.96
17 26 20 0090 00000 3720	372	41'-50'	4693	GAROFALO ROAD	\$	35.73	19.23	54.96
17 26 20 0090 00000 3810	381	41'-50'	4704	GAROFALO ROAD	\$	39.00	19.23	58.23
17 26 20 0090 00000 3730	373	51'-60'	4707	GAROFALO ROAD	\$	39.00	19.23	58.23
17 26 20 0090 00000 3800	380	41'-50'	4712	GAROFALO ROAD	\$	39.00	19.23	58.23
17 26 20 0090 00000 3740	374	51'-60'	4715	GAROFALO ROAD	\$	39.00	19.23	58.23
17 26 20 0090 00000 3790	379	41'-50'	4718	GAROFALO ROAD	\$	39.00	19.23	58.23
17 26 20 0090 00000 3870	378	41'-50'	4724	GAROFALO ROAD	\$	39.00	19.23	58.23
17 26 20 0090 00000 3770	377	51'-60'	4732	GAROFALO ROAD	\$	39.00	19.23	58.23
17 26 20 0090 00000 3750	375	51'-60'	4733	GAROFALO ROAD	\$	39.00	19.23	58.23
17 26 20 0090 00000 3760	376	51'-60'	4739	GAROFALO ROAD	\$	39.00	19.23	58.23
17 26 20 0090 00000 4440	444	51'-60'	4272	GRATICOLA ROAD	\$	39.00	19.23	58.23
17 26 20 0090 00000 4430	443	51'-60'	4284	GRATICOLA ROAD	\$	39.00	19.23	58.23
17 26 20 0090 00000 4420	442	51'-60'	4292	GRATICOLA ROAD	\$	39.00	19.23	58.23
17 26 20 0090 00000 4410	441	51'-60'	4300	GRATICOLA ROAD	\$	39.00	19.23	58.23
17 26 20 0090 00000 2730	273	71'-80'	4313	GRATICOLA ROAD	\$	45.55	19.23	64.78
17 26 20 0090 00000 4400	440	61'-70'	4314	GRATICOLA ROAD	\$	42.27	19.23	61.50
17 26 20 0090 00000 4390	439	61'-70'	4326	GRATICOLA ROAD	\$	42.27	19.23	61.50
17 26 20 0090 00000 2740	274	71'-80'	4331	GRATICOLA ROAD	\$	45.55	19.23	64.78
17 26 20 0090 00000 4380	438	51'-60'	4338	GRATICOLA ROAD	\$	39.00	19.23	58.23
17 26 20 0090 00000 4370	437	51'-60'	4344	GRATICOLA ROAD	\$	39.00	19.23	58.23
17 26 20 0090 00000 2750	275	61'-70'	4347	GRATICOLA ROAD	\$	42.27	19.23	61.50
17 26 20 0090 00000 4360	436	51'-60'	4356	GRATICOLA ROAD	\$	39.00	19.23	58.23
17 26 20 0090 00000 4350	435	51'-60'	4362	GRATICOLA ROAD	\$	39.00	19.23	58.23
17 26 20 0090 00000 2760	276	61'-70'	4363	GRATICOLA ROAD	\$	42.27	19.23	61.50
17 26 20 0090 00000 2770	277	51'-60'	4371	GRATICOLA ROAD	\$	39.00	19.23	58.23
17 26 20 0090 00000 4340	434	51'-60'	4374	GRATICOLA ROAD	\$	39.00	19.23	58.23
17 26 20 0090 00000 4330	433	51'-60'	4382	GRATICOLA ROAD	\$	39.00	19.23	58.23
17 26 20 0090 00000 2780	278	51'-60'	4385	GRATICOLA ROAD	\$	39.00	19.23	58.23
17 26 20 0090 00000 2790	279	51'-60'	4393	GRATICOLA ROAD	\$	39.00	19.23	58.23
17 26 20 0090 00000 4320	432	51'-60'	4396	GRATICOLA ROAD	\$	39.00	19.23	58.23
17 26 20 0090 00000 4140	414	80'	4386	GAROFALO ROAD	\$	49.00	19.23	68.23
17 26 20 0090 00000 4310	431	51'-60'	4404	GRATICOLA ROAD	\$	39.00	19.23	58.23
17 26 20 0090 00000 2800	280	51'-60'	4405	GRATICOLA ROAD	\$	39.00	19.23	58.23
17 26 20 0090 00000 4300	430	51'-60'	4412	GRATICOLA ROAD	\$	39.00	19.23	58.23
17 26 20 0090 00000 2810	281	51'-60'	4413	GRATICOLA ROAD	\$	39.00	19.23	58.23
17 26 20 0090 00000 2820	282	51'-60'	4425	GRATICOLA ROAD	\$	39.00	19.23	58.23
17 26 20 0090 00000 4290	429	61'-70'						

INVOICE
ESPLANADE
WIREGRASS IRRIGATION TO CDD II

7/29/2025

PARCEL	LOT	LOT SIZE	ADDRESS	STREET NAME	BASE MONTHLY RATE	COMMON AREA PER MONTH	MONTHLY RATE
17 26 20 0090 83300 0000			4481	GRATICOLA ROAD		\$	-
17 26 20 0090 00000 4260	426	71'-80'	4492	GRATICOLA ROAD	\$ 45.55	\$ 19.23	\$ 64.78
17 26 20 0090 00000 4250	425	71'-80'	4514	GRATICOLA ROAD	\$ 45.55	\$ 19.23	\$ 64.78
17 26 20 0090 00000 2320	232	51'-60'	4408	ISONZO WAY	\$ 39.00	\$ 19.23	\$ 58.23
17 26 20 0090 00000 2310	231	61'-70'	4420	ISONZO WAY	\$ 42.27	\$ 19.23	\$ 61.50
17 26 20 0090 00000 2300	230	51'-60'	4428	ISONZO WAY	\$ 39.00	\$ 19.23	\$ 58.23
17 26 20 0090 00000 2290	229	51'-60'	4436	ISONZO WAY	\$ 39.00	\$ 19.23	\$ 58.23
17 26 20 0090 00000 2280	228	51'-60'	4448	ISONZO WAY	\$ 39.00	\$ 19.23	\$ 58.23
17 26 20 0090 00000 2270	227	51'-60'	4460	ISONZO WAY	\$ 39.00	\$ 19.23	\$ 58.23
17 26 20 0090 00000 2260	226	51'-60'	4468	ISONZO WAY	\$ 39.00	\$ 19.23	\$ 58.23
17 26 20 0090 00000 2250	225	51'-60'	4476	ISONZO WAY	\$ 39.00	\$ 19.23	\$ 58.23
17 26 20 0090 00000 2240	224	51'-60'	4488	ISONZO WAY		\$ 19.23	\$ 19.23
17 26 20 0090 00000 1840	184	51'-60'	4503	ISONZO WAY	\$ 39.00	\$ 19.23	\$ 58.23
17 26 20 0090 00000 2230	223	61'-70'	4504	ISONZO WAY		\$ 19.23	\$ 19.23
17 26 20 0090 00000 1850	185	51'-60'	4511	ISONZO WAY	\$ 39.00	\$ 19.23	\$ 58.23
17 26 20 0090 00000 2220	222	61'-70'	4516	ISONZO WAY	\$ 42.27	\$ 19.23	\$ 61.50
17 26 20 0090 00000 1860	186	51'-60'	4519	ISONZO WAY	\$ 39.00	\$ 19.23	\$ 58.23
17 26 20 0090 00000 2210	221	61'-70'	4532	ISONZO WAY	\$ 42.27	\$ 19.23	\$ 61.50
17 26 20 0090 00000 1870	187	61'-70'	4533	ISONZO WAY	\$ 42.27	\$ 19.23	\$ 61.50
17 26 20 0090 00000 1880	188	51'-60'	4545	ISONZO WAY	\$ 39.00	\$ 19.23	\$ 58.23
17 26 20 0090 00000 1890	189	51'-60'	4557	ISONZO WAY	\$ 39.00	\$ 19.23	\$ 58.23
17 26 20 0090 00000 1900	190	51'-60'	4563	ISONZO WAY	\$ 39.00	\$ 19.23	\$ 58.23
17 26 20 0090 00000 1910	191	51'-60'	4575	ISONZO WAY	\$ 39.00	\$ 19.23	\$ 58.23
17 26 20 0090 00000 1920	192	51'-60'	4587	ISONZO WAY	\$ 39.00	\$ 19.23	\$ 58.23
17 26 20 0090 00000 1930	193	51'-60'	4593	ISONZO WAY		\$ 19.23	\$ 19.23
17 26 20 0090 00000 1940	194	51'-60'	4605	ISONZO WAY	\$ 39.00	\$ 19.23	\$ 58.23
17 26 20 0090 00000 1950	195	51'-60'	4617	ISONZO WAY		\$ 19.23	\$ 19.23
17 26 20 0090 00000 1440	144	51'-60'	4618	ISONZO WAY		\$ 19.23	\$ 19.23
17 26 20 0090 00000 1430	143	51'-60'	4626	ISONZO WAY		\$ 19.23	\$ 19.23
17 26 20 0090 00000 1420	142	51'-60'	4640	ISONZO WAY		\$ 19.23	\$ 19.23
17 26 20 0090 00000 1410	141	61'-70'	4652	ISONZO WAY		\$ 19.23	\$ 19.23
17 26 20 0090 00000 1400	140	61'-70'	4668	ISONZO WAY		\$ 19.23	\$ 19.23
17 26 20 0090 00000 1200	120	51'-60'	4671	ISONZO WAY		\$ 19.23	\$ 19.23
17 26 20 0090 00000 1210	121	51'-60'	4679	ISONZO WAY		\$ 19.23	\$ 19.23
17 26 20 0090 00000 1380	139	61'-70'	4684	ISONZO WAY		\$ 19.23	\$ 19.23
17 26 20 0090 00000 1220	122	61'-70'	4687	ISONZO WAY		\$ 19.23	\$ 19.23
17 26 20 0090 00000 1380	138	51'-60'	4696	ISONZO WAY		\$ 19.23	\$ 19.23
17 26 20 0090 00000 1370	137	51'-60'	4704	ISONZO WAY		\$ 19.23	\$ 19.23
17 26 20 0090 00000 1230	123	80+	4709	ISONZO WAY		\$ 19.23	\$ 19.23
17 26 20 0090 00000 1360	136	61'-70'	4712	ISONZO WAY		\$ 19.23	\$ 19.23
17 26 20 0090 00000 1350	135	71'-80'	4724	ISONZO WAY		\$ 19.23	\$ 19.23
17 26 20 0090 00000 1240	124	80+	4733	ISONZO WAY		\$ 19.23	\$ 19.23
17 26 20 0090 00000 1340	134	51'-60'	4736	ISONZO WAY		\$ 19.23	\$ 19.23
17 26 20 0090 00000 1330	133	51'-60'	4742	ISONZO WAY		\$ 19.23	\$ 19.23
17 26 20 0090 00000 1250	125	51'-60'	4751	ISONZO WAY		\$ 19.23	\$ 19.23
17 26 20 0090 00000 1320	132	51'-60'	4754	ISONZO WAY		\$ 19.23	\$ 19.23
17 26 20 0090 00000 1260	126	51'-60'	4759	ISONZO WAY		\$ 19.23	\$ 19.23
17 26 20 0090 00000 1310	131	51'-60'	4762	ISONZO WAY		\$ 19.23	\$ 19.23
17 26 20 0090 00000 1270	127	51'-60'	4771	ISONZO WAY		\$ 19.23	\$ 19.23
17 26 20 0090 00000 1300	130	51'-60'	4774	ISONZO WAY		\$ 19.23	\$ 19.23
17 26 20 0090 00000 1290	129	51'-60'	4782	ISONZO WAY		\$ 19.23	\$ 19.23
17 26 20 0090 00000 1280	128	51'-60'	4783	ISONZO WAY	\$ 39.00	\$ 19.23	\$ 58.23
17 26 20 0090 00000 0560	56	41'-50'	4391	ROSATTI ROAD	\$ 35.73	\$ 19.23	\$ 54.96
17 26 20 0090 00000 0570	57	41'-50'	4399	ROSATTI ROAD	\$ 35.73	\$ 19.23	\$ 54.96
17 26 20 0090 00000 0580	58	41'-50'	4407	ROSATTI ROAD	\$ 35.73	\$ 19.23	\$ 54.96
17 26 20 0090 00000 0590	59	41'-50'	4415	ROSATTI ROAD	\$ 35.73	\$ 19.23	\$ 54.96
17 26 20 0090 00000 0600	60	41'-50'	4423	ROSATTI ROAD	\$ 35.73	\$ 19.23	\$ 54.96
17 26 20 0090 00000 0610	61	41'-50'	4431	ROSATTI ROAD	\$ 35.73	\$ 19.23	\$ 54.96
17 26 20 0090 00000 0620	62	41'-50'	4439	ROSATTI ROAD	\$ 35.73	\$ 19.23	\$ 54.96
17 26 20 0090 00000 0630	63	41'-50'	4447	ROSATTI ROAD	\$ 35.73	\$ 19.23	\$ 54.96
17 26 20 0090 00000 0640	64	41'-50'	4455	ROSATTI ROAD	\$ 35.73	\$ 19.23	\$ 54.96
17 26 20 0090 00000 0650	65	61'-70'	4469	ROSATTI ROAD	\$ 42.27	\$ 19.23	\$ 61.50
17 26 20 0090 00000 0660	66	80+	4487	ROSATTI ROAD	\$ 49.00	\$ 19.23	\$ 68.23
17 26 20 0090 00000 0670	67	80+	4515	ROSATTI ROAD	\$ 49.00	\$ 19.23	\$ 68.23
17 26 20 0090 00000 0680	68	41'-50'	4537	ROSATTI ROAD	\$ 35.73	\$ 19.23	\$ 54.96
17 26 20 0090 00000 0690	69	41'-50'	4549	ROSATTI ROAD	\$ 35.73	\$ 19.23	\$ 54.96
17 26 20 0090 00000 1750	175	41'-50'	4550	ROSATTI ROAD	\$ 35.73	\$ 19.23	\$ 54.96
17 26 20 0090 00000 1740	174	51'-60'	4558	ROSATTI ROAD	\$ 39.00	\$ 19.23	\$ 58.23
17 26 20 0090 00000 0700	70	61'-70'	4561	ROSATTI ROAD	\$ 42.27	\$ 19.23	\$ 61.50
17 26 20 0090 00000 1730	173	51'-60'	4570	ROSATTI ROAD	\$ 39.00	\$ 19.23	\$ 58.23
17 26 20 0090 00000 1720	172	51'-60'	4578	ROSATTI ROAD	\$ 39.00	\$ 19.23	\$ 58.23
17 26 20 0090 00000 0710	71	61'-70'	4579	ROSATTI ROAD	\$ 42.27	\$ 19.23	\$ 61.50
17 26 20 0090 00000 1710	171	41'-50'	4586	ROSATTI ROAD	\$ 35.73	\$ 19.23	\$ 54.96
17 26 20 0090 00000 0720	72	41'-50'	4593	ROSATTI ROAD	\$ 35.73	\$ 19.23	\$ 54.96
17 26 20 0090 00000 1700	170	41'-50'	4594	ROSATTI ROAD	\$ 35.73	\$ 19.23	\$ 54.96
17 26 20 0090 00000 1690	169	41'-50'	4602	ROSATTI ROAD		\$ 19.23	\$ 19.23
17 26 20 0090 00000 0730	73	41'-50'	4605	ROSATTI ROAD	\$ 35.73	\$ 19.23	\$ 54.96
17 26 20 0090 00000 1680	168	41'-50'	4610	ROSATTI ROAD	\$ 35.73	\$ 19.23	\$ 54.96
17 26 20 0090 00000 0740	74	41'-50'	4611	ROSATTI ROAD	\$ 35.73	\$ 19.23	\$ 54.96
17 26 20 0090 00000 1670	167	41'-50'	4618	ROSATTI ROAD	\$ 35.73	\$ 19.23	\$ 54.96
17 26 20 0090 00000 0750	75	41'-50'	4619	ROSATTI ROAD	\$ 35.73	\$ 19.23	\$ 54.96
17 26 20 0090 00000 0760	76	41'-50'	4627	ROSATTI ROAD	\$ 35.73	\$ 19.23	\$ 54.96
17 26 20 0090 00000 1660	166	61'-70'	4632	ROSATTI ROAD	\$ 42.27	\$ 19.23	\$ 61.50
17 26 20 0090 00000 0770	77	51'-60'	4635	ROSATTI ROAD	\$ 39.00	\$ 19.23	\$ 58.23
17 26 20 0090 00000 0780	78	61'-70'	4643	ROSATTI ROAD	\$ 42.27	\$ 19.23	\$ 61.50
17 26 20 0090 00000 1650	165	80+	4650	ROSATTI ROAD	\$ 49.00	\$ 19.23	\$ 68.23
17 26 20 0090 00000 0790	79	61'-70'	4651	ROSATTI ROAD	\$ 42.27	\$ 19.23	\$ 61.50
17 26 20 0090 00000 0800	80	61'-70'	4659	ROSATTI ROAD	\$ 42.27	\$ 19.23	\$ 61.50
17 26 20 0090 00000 0810	81	61'-70'	4671	ROSATTI ROAD	\$ 42.27	\$ 19.23	\$ 61.50
17 26 20 0090 00000 1640	164	80+	4672	ROSATTI ROAD	\$ 49.00	\$ 19.23	\$ 68.23
17 26 20 0090 00000 0820	82	71'-80'	4683	ROSATTI ROAD	\$ 45.55	\$ 19.23	\$ 64.78
17 26 20 0090 00000 1630	163	51'-60'	4690	ROSATTI ROAD	\$ 39.00	\$ 19.23	\$ 58.23
17 26 20 0090 00000 0830	83	61'-70'	4691	ROSATTI ROAD	\$ 42.27	\$ 19.23	\$ 61.50
17 26 20 0090 00000 0840	84	61'-70'	4703	ROSATTI ROAD	\$ 42.27	\$ 19.23	\$ 61.50
17 26 20 0090 00000 1620	162	51'-60'	4704	ROSATTI ROAD	\$ 39.00	\$ 19.23	\$ 58.23
17 26 20 0090 00000 0850	85	51'-60'	4717	ROSATTI ROAD	\$ 39.00	\$ 19.23	\$ 58.23
17 26 20 0090 00000 0860	86	51'-60'	4731	ROSATTI ROAD	\$ 39.00	\$ 19.23	\$ 58.23
17 26 20 0090 00000 0870	87	51'-60'	4743	ROSATTI ROAD	\$ 39.00	\$ 19.23	\$ 58.23
17 26 20 0090 00000 0880	88	51'-60'	4755	ROSATTI ROAD	\$ 39.00	\$ 19.23	\$ 58.23
17 26 20 0090 00000 0890	89	71'-80'	4767	ROSATTI ROAD	\$ 45.55	\$ 19.23	\$ 64.78
17 26 20 0090 00000 0900	90	61'-70'	4781	ROSATTI ROAD	\$ 42.27	\$ 19.23	\$ 61.50
17 26 20 0090 00000 1000	100	61'-70'	4786	ROSATTI ROAD	\$ 42.27	\$ 19.23	\$ 61.50
17 26 20 0090 00000 0910	91	61'-70'	4795	ROSATTI ROAD	\$ 42.27	\$ 19.23	\$ 61.50
17 26 20 0090 00000 0990	99	61'-70'	4798	ROSATTI ROAD	\$ 42.27	\$ 19.23	\$ 61.50
17 26 20 0090 00000 0920	92	61'-70'	4807	ROSATTI ROAD	\$ 42.27	\$ 19.23	\$ 61.50
17 26 20 0090 00000 0980	98	61'-70'	4810	ROSATTI ROAD	\$ 42.27	\$ 19.23	\$ 61.50
17 26 20 0090 00000 0930	93	61'-70'	4819	ROSATTI ROAD	\$ 42.27	\$ 19.23	\$ 61.50
17 26 20 0090 00000 0970	97	61'-70'	4822	ROSATTI ROAD	\$ 42.27	\$ 19.23	\$ 61.50
17 26 20 0090 00000 0940	94	71'-80'	4831	ROSATTI ROAD	\$ 45.55	\$ 19.23	\$ 64.78
17 26 20 0090 00000 0950	95	61'-70'	4837	ROSATTI ROAD	\$ 42.27	\$ 19.23	\$ 61.50

PARCEL	LOT	LOT SIZE	ADDRESS	STREET NAME	BASE MONTHLY RATE	COMMON AREA PER MONTH	MONTHLY RATE
17-26-20-0090-00000-0960	96	61'-70"	4848	ROSATTI ROAD	\$ 42.27	\$	19.23
17-26-20-0090-00000-1010	101	61'-70"	29423	TORICELLI ROAD	\$ 42.27	\$	19.23
17-26-20-0090-00000-1610	161	61'-70"	29426	TORICELLI ROAD	\$ 42.27	\$	19.23
17-26-20-0090-00000-1020	102	61'-70"	29435	TORICELLI ROAD	\$		19.23
17-26-20-0090-00000-1600	106	61'-70"	29444	TORICELLI ROAD	\$		19.23
17-26-20-0090-00000-1030	103	61'-70"	29447	TORICELLI ROAD	\$		19.23
17-26-20-0090-00000-1040	104	61'-70"	29459	TORICELLI ROAD	\$ 42.27	\$	19.23
17-26-20-0090-00000-1590	159	61'-70"	29460	TORICELLI ROAD	\$ 42.27	\$	19.23
17-26-20-0090-00000-1580	158	71'-80"	29468	TORICELLI ROAD	\$ 45.55	\$	64.78
17-26-20-0090-00000-1050	105	61'-70"	29471	TORICELLI ROAD	\$ 42.27	\$	19.23
17-26-20-0090-00000-1570	157	61'-70"	29484	TORICELLI ROAD	\$ 42.27	\$	19.23
17-26-20-0090-00000-1060	106	61'-70"	29485	TORICELLI ROAD	\$ 42.27	\$	19.23
17-26-20-0090-00000-1560	156	61'-70"	29498	TORICELLI ROAD	\$ 42.27	\$	19.23
17-26-20-0090-00000-1070	107	61'-70"	29499	TORICELLI ROAD	\$ 42.27	\$	19.23
17-26-20-0090-00000-1550	155	61'-70"	29510	TORICELLI ROAD	\$ 42.27	\$	19.23
17-26-20-0090-00000-1080	108	61'-70"	29513	TORICELLI ROAD	\$ 42.27	\$	19.23
17-26-20-0090-00000-1540	154	61'-70"	29522	TORICELLI ROAD	\$ 42.27	\$	19.23
17-26-20-0090-00000-1530	153	61'-70"	29534	TORICELLI ROAD	\$ 42.27	\$	19.23
17-26-20-0090-00000-1520	152	61'-70"	29546	TORICELLI ROAD	\$ 42.27	\$	19.23
17-26-20-0090-00000-1510	151	61'-70"	29558	TORICELLI ROAD	\$ 42.27	\$	19.23
17-26-20-0090-00000-1500	150	61'-70"	29572	TORICELLI ROAD	\$ 42.27	\$	19.23
17-26-20-0090-00000-1490	149	61'-70"	29584	TORICELLI ROAD	\$ 42.27	\$	19.23
17-26-20-0090-00000-1480	148	61'-70"	29596	TORICELLI ROAD	\$ 42.27	\$	19.23
17-26-20-0090-00000-1470	147	51'-60"	29608	TORICELLI ROAD	\$ 39.00	\$	58.23
17-26-20-0090-00000-1460	146	51'-60"	29620	TORICELLI ROAD	\$ 39.00	\$	58.23
17-26-20-0090-00000-1450	145	51'-60"	29622	TORICELLI ROAD	\$ 39.00	\$	58.23
17-26-20-0090-00000-2450	245	41'-50"	29455	VELLETRI LANE	\$ 35.73	\$	54.96
17-26-20-0090-00000-2720	272	41'-50"	29456	VELLETRI LANE	\$ 35.73	\$	54.96
17-26-20-0090-00000-2460	246	41'-50"	29463	VELLETRI LANE	\$		19.23
17-26-20-0090-00000-2710	271	41'-50"	29464	VELLETRI LANE	\$		19.23
17-26-20-0090-00000-2700	270	41'-50"	29472	VELLETRI LANE	\$		19.23
17-26-20-0090-00000-2470	247	51'-60"	29477	VELLETRI LANE	\$		19.23
17-26-20-0090-00000-2690	269	41'-50"	29484	VELLETRI LANE	\$ 35.73	\$	54.96
17-26-20-0090-00000-2480	248	51'-60"	29485	VELLETRI LANE	\$		19.23
17-26-20-0090-00000-2680	268	41'-50"	29492	VELLETRI LANE	\$		19.23
17-26-20-0090-00000-2490	249	41'-50"	29493	VELLETRI LANE	\$		19.23
17-26-20-0090-00000-2670	267	41'-50"	29500	VELLETRI LANE	\$		19.23
17-26-20-0090-00000-2500	250	41'-50"	29505	VELLETRI LANE	\$		19.23
17-26-20-0090-00000-2660	266	41'-50"	29508	VELLETRI LANE	\$		19.23
17-26-20-0090-00000-2510	251	41'-50"	29513	VELLETRI LANE	\$		19.23
17-26-20-0090-00000-2650	265	41'-50"	29520	VELLETRI LANE	\$		19.23
17-26-20-0090-00000-2520	252	51'-60"	29525	VELLETRI LANE	\$		19.23
17-26-20-0090-00000-2640	264	41'-50"	29528	VELLETRI LANE	\$		19.23
17-26-20-0090-00000-2630	263	51'-60"	29536	VELLETRI LANE	\$		19.23
17-26-20-0090-00000-2530	253	51'-60"	29537	VELLETRI LANE	\$		19.23
17-26-20-0090-00000-2620	262	51'-60"	29544	VELLETRI LANE	\$ 39.00	\$	58.23
17-26-20-0090-00000-2540	254	41'-50"	29551	VELLETRI LANE	\$		19.23
17-26-20-0090-00000-2610	261	41'-50"	29558	VELLETRI LANE	\$		19.23
17-26-20-0090-00000-2550	255	41'-50"	29563	VELLETRI LANE	\$		19.23
17-26-20-0090-00000-2600	260	41'-50"	29566	VELLETRI LANE	\$		19.23
17-26-20-0090-00000-2560	256	41'-50"	29571	VELLETRI LANE	\$		19.23
17-26-20-0090-00000-2590	259	41'-50"	29574	VELLETRI LANE	\$		19.23
17-26-20-0090-00000-2570	257	41'-50"	29579	VELLETRI LANE	\$		19.23
17-26-20-0090-00000-2580	258	41'-50"	29582	VELLETRI LANE	\$ 35.73	\$	54.96
17-26-20-0090-00000-2440	244	41'-50"	0	ZUPETTA LANE	\$		19.23
17-26-20-0090-00000-1760	176	41'-50"	29507	ZUPETTA LANE	\$		19.23
17-26-20-0090-00000-2430	243	41'-50"	29508	ZUPETTA LANE	\$		19.23
17-26-20-0090-00000-1770	177	41'-50"	29515	ZUPETTA LANE	\$		19.23
17-26-20-0090-00000-2420	242	41'-50"	29516	ZUPETTA LANE	\$		19.23
17-26-20-0090-00000-1780	178	51'-60"	29523	ZUPETTA LANE	\$		19.23
17-26-20-0090-00000-2410	241	51'-60"	29524	ZUPETTA LANE	\$		19.23
17-26-20-0090-00000-2400	240	51'-60"	29536	ZUPETTA LANE	\$		19.23
17-26-20-0090-00000-1790	179	51'-60"	29537	ZUPETTA LANE	\$		19.23
17-26-20-0090-00000-2390	239	41'-50"	29548	ZUPETTA LANE	\$		19.23
17-26-20-0090-00000-1800	180	41'-50"	29549	ZUPETTA LANE	\$		19.23
17-26-20-0090-00000-2380	238	41'-50"	29554	ZUPETTA LANE	\$		19.23
17-26-20-0090-00000-1810	181	41'-50"	29555	ZUPETTA LANE	\$		19.23
17-26-20-0090-00000-2370	273	41'-50"	29566	ZUPETTA LANE	\$		19.23
17-26-20-0090-00000-1820	182	51'-60"	29567	ZUPETTA LANE	\$		19.23
17-26-20-0090-00000-2360	236	41'-50"	29570	ZUPETTA LANE	\$		19.23
17-26-20-0090-00000-2350	235	41'-50"	29578	ZUPETTA LANE	\$		19.23
17-26-20-0090-00000-1830	183	71'-80"	29583	ZUPETTA LANE	\$		19.23
17-26-20-0090-00000-2340	234	41'-50"	29586	ZUPETTA LANE	\$		19.23
17-26-20-0090-00000-2330	233	51'-60"	29594	ZUPETTA LANE	\$		19.23
17-26-20-0100-00000-4450	445	61'-70"	29875	RUSCO COURT	\$ 42.27	\$	61.50
17-26-20-0100-00000-4460	446	61'-70"	29889	RUSCO COURT	\$ 42.27	\$	61.50
17-26-20-0100-00000-4470	447	61'-70"	29901	RUSCO COURT	\$ 42.27	\$	61.50
17-26-20-0100-00000-4480	448	71'-80"	29917	RUSCO COURT	\$ 45.55	\$	64.78
17-26-20-0100-00000-4490	449	71'-80"	29933	RUSCO COURT	\$ 45.55	\$	64.78
17-26-20-0100-00000-4500	450	61'-70"	29947	RUSCO COURT	\$ 42.27	\$	61.50
17-26-20-0100-00000-4510	451	61'-70"	29959	RUSCO COURT	\$ 42.27	\$	61.50
17-26-20-0100-00000-4520	452	71'-80"	29965	RUSCO COURT	\$ 45.55	\$	64.78
17-26-20-0100-00000-4530	453	80+	29977	RUSCO COURT	\$ 49.00	\$	68.23
17-26-20-0100-00000-4540	454	61'-70"	29874	RUSCO COURT	\$ 42.27	\$	61.50
17-26-20-0100-00000-4550	455	61'-70"	29886	RUSCO COURT	\$ 42.27	\$	61.50
17-26-20-0100-00000-4560	456	61'-70"	29900	RUSCO COURT	\$ 42.27	\$	61.50
17-26-20-0100-00000-4570	457	61'-70"	29912	RUSCO COURT	\$ 42.27	\$	61.50
17-26-20-0100-00000-4580	458	61'-70"	29924	RUSCO COURT	\$ 42.27	\$	61.50
17-26-20-0100-00000-4590	459	61'-70"	29936	RUSCO COURT	\$ 42.27	\$	61.50
17-26-20-0100-00000-4600	460	61'-70"	29950	RUSCO COURT	\$ 42.27	\$	61.50
17-26-20-0100-00000-4610	461	61'-70"	29899	RADICE COURT	\$ 42.27	\$	61.50
17-26-20-0100-00000-4620	462	61'-70"	29913	RADICE COURT	\$ 42.27	\$	61.50
17-26-20-0100-00000-4630	463	61'-70"	29929	RADICE COURT	\$ 42.27	\$	61.50
17-26-20-0100-00000-4640	464	71'-80"	29945	RADICE COURT	\$ 45.55	\$	64.78
17-26-20-0100-00000-4650	465	61'-70"	29957	RADICE COURT	\$ 42.27	\$	61.50
17-26-20-0100-00000-4730	473	61'-70"	29894	RADICE COURT	\$ 42.27	\$	61.50
17-26-20-0100-00000-4720	472	61'-70"	29906	RADICE COURT	\$ 42.27	\$	61.50
17-26-20-0100-00000-4710	471	61'-70"	29918	RADICE COURT	\$ 42.27	\$	61.50
17-26-20-0100-00000-4700	470	61'-70"	29930	RADICE COURT	\$ 42.27	\$	61.50
17-26-20-0100-00000-4690	469	71'-80"	29946	RADICE COURT	\$ 45.55	\$	64.78
17-26-20-0100-00000-4680	468	61'-70"	29958	RADICE COURT	\$ 42.27	\$	61.50
17-26-20-0100-00000-4670	467	61'-70"	29970	RADICE COURT	\$ 42.27	\$	61.50
17-26-20-0100-00000-4660	466	61'-70"	29976	RADICE COURT	\$ 42.27	\$	61.50
17-26-20-0000-00100-00W1			COMMON	WRB - 1			
17-26-20-0000-00100-00W0			COMMON	WRB - 2			
17-26-20-0000-00100-0000			COMMON	WRB - 3			
17-26-20-0000-00100-0000			COMMON	WRB - 4			
07-26-20-0000-00200-00S0			COMMON	WRB - 5			
17-26-20-0000-49900-0010			COMMON	WRB-6			
17-26-20-0000-49900-0010			COMMON	WRB - 7			
17-26-20-0080-01200-0000			COMMON	PROVINCIALE GATE 1			
17-26-20-0080-01200-0000			COMMON	PROVINCIALE GATE 2			
17-26-20-0080-01200-0000			COMMON	PROVINCIALE GATE 3			
17-26-20-0080-08100-0000			COMMON	PROVINCIALE A			
17-26-20-0080-08100-0000			COMMON	PROVINCIALE B			
17-26-20-0080-08100-0000			COMMON	PROVINCIALE C			
17-26-20-0080-0A100-0000			COMMON	AMENITY A			
17-26-20-0080-0A100-0000			COMMON	AMENITY B			
17-26-20-0080-L1800-0000			COMMON	GINNETTO A			
17-26-20-0080-P1000-0000			COMMON	GINNETTO B			
17-26-20-0080-0P900-0000			COMMON	GINNETTO C			
17-26-20-0080-P1300-0000			COMMON	GINNETTO D			
17-26-20-0080-0L800-0000			COMMON	ROSATTI A			
17-26-20-0090-08200-0000			COMMON	ROSATTI B			
17-26-20-0090-08600-0000			COMMON	ROSATTI C			

PARCEL	LOT	LOT SIZE	ADDRESS	STREET NAME	BASE MONTHLY RATE	COMMON AREA PER MONTH	MONTHLY RATE
17-26-20-0090-08900-0000			COMMON	ISONZO WAY A			
17-26-20-0090-81600-0000			COMMON	ISONZO WAY B			
17-26-20-0090-81200-0000			COMMON	TORICELLI ROAD A			
17-26-20-0090-82000-0000			COMMON	CASSINO COURT			
17-26-20-0090-82700-0000			COMMON	GAROFALO ROAD A			
17-26-20-0090-83000-0000			COMMON	GAROFALO ROAD B			
17-26-20-0090-83200-0000			COMMON	GRATICOLA ROAD A			
17-26-20-0090-83300-0000			COMMON	GRATICOLA ROAD B			
17-26-20-0090-82300-0000			COMMON	FRECCIA LOOP			

Invoice Date: 8/1/25

VOLUME CHARGES CALCULATIONS							
METER NUMBER	PREVIOUS METER READ	NEW METER READ	AMOUNT USED	PRE-TRIM CREDIT (GALLONS)	SUBTOTAL (GALLONS)/1000	OPERATIONAL RATE	SUBTOTAL
1	1,439,500	1,518,200	78,700	0	923.262	\$ 2.75	\$ 2,538.97
2	213,900	224,000	10,100				
3	1,462,300	1,508,500	46,200				
4	1,035,400	1,052,900	17,500				
5	1,007,300	1,035,900	28,600				
6	7,428,005	7,549,477	121,472				
7	623,000	623,000	0				
8	564,200	600,500	36,300				
9	6,072,000	6,114,000	42,000				
10	4,551,000	4,568,000	17,000				
11	8,290,000	8,349,000	59,000				
12	1,333,300	1,359,700	26,400				
13	394,400	401,400	7,000				
14	1,612,700	1,612,700	0				
15	1,579,100	1,583,800	4,700				
16	1,838,400	1,891,900	53,500				
17	960,400	980,200	19,800				
18	973,300	973,300	0				
19	1,654,600	1,688,300	33,700				
20	728,200	768,600	40,400				
21	1,449,800	1,456,700	6,900				
22	1,810,200	1,832,700	22,500				
23	5,517,000	5,548,000	31,000				
24	227,600	257,800	30,200				
25	415,000	438,800	23,800				
26	5,508,000	5,543,000	35,000				
27	707,000	818,490	111,490				

EXISTING ACCOUNTS	\$ 31,018.84
VOLUME CHARGES	\$ 2,538.97
TOTAL DUE	\$ 33,557.81

Wiregrass II CDD
Withlacoochee Summary
8/26/2025

<u>Account</u>	<u>Billing Date</u>	<u>Rate</u>	<u>Code</u>	<u>Amount</u>	
2167077	8/26/2025	Public Lighting	001-53100-4307	\$ 598.88	Street Lights
2227047	8/26/2025	Public Lighting	001-53100-4307	\$ 2,794.76	Street Lights
2259613	8/26/2025	Irrigation	001-53100-4310	\$ 40.59	Utility - Reclaimed
2259615	8/26/2025	Irrigation	001-53100-4310	\$ 40.70	Utility - Reclaimed
2259617	8/26/2025	Irrigation	001-53100-4310	\$ 40.59	Utility - Reclaimed
2259618	8/26/2025	Irrigation	001-53100-4310	\$ 40.70	Utility - Reclaimed
2259619	8/26/2025	Irrigation	001-53100-4310	\$ 41.34	Utility - Reclaimed
TOTAL				\$ 3,597.56	

Summary			
Street Lights	001-53100-4307	\$ 3,393.64	
Recreation	001-53100-4310	\$ 203.92	
TOTAL		\$ 3,597.56	Due by 09/18/2025

RECEIVED
08-28-2025



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **2167077** Cycle **17**
Meter Number
Customer Number 20098410
Customer Name **WIREGRASS II CDD**

Bill Date **08/26/2025**
Amount Due **598.88**
Current Charges Due **09/18/2025**

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						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used

Comparative Usage Information
Average kWh

Period	Days	Per Day
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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.



2 0 0 9 8 4 1 0

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.

Previous Balance	598.88
Payment	598.88CR
Balance Forward	0.00

Light Energy Charge	5.04
Light Support Charge	10.98
Light Maintenance Charge	167.04
Light Fixture Charge	206.10
Light Fuel Adj 450 KWH @ 0.04400	19.80
Poles (QTY 18)	189.00
FL Gross Receipts Tax	0.92

Total Current Charges	598.88
Total Due	Please Pay 598.88

Lights/Poles	Type/Qty	Type/Qty
	212 18	960 18



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 08/26/2025

Use above space for address change ONLY.

District: OP17

2167077 **OP17**
WIREGRASS II CDD
C/O RIZZETTA & COMPANY
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	09/18/2025
TOTAL CHARGES DUE	598.88
Total Charges Due After Due Date	607.86

000216707700005988800006078602



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **2227047** Cycle **17**
Meter Number
Customer Number 20098410
Customer Name **WIREGRASS II CDD**

Bill Date **08/26/2025**
Amount Due **2,794.76**
Current Charges Due **09/18/2025**

District Office Serving You
One Pasco Center

Service Address PUBLIC LIGHTING
Service Description PUBLIC LIGHTING
Service Classification Public Lighting

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	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.



2 0 0 9 8 4 1 0

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.

Previous Balance 2,794.76
Payment 2,794.76CR
Balance Forward 0.00

Light Energy Charge	23.52
Light Support Charge	51.24
Light Maintenance Charge	779.52
Light Fixture Charge	961.80
Light Fuel Adj 2,100 KWH @ 0.04400	92.40
Poles (QTY 84)	882.00
FL Gross Receipts Tax	4.28

Total Current Charges	2,794.76
Total Due	Please Pay 2,794.76

Lights/Poles	Type/Qty	Type/Qty
	212 84	960 84



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 08/26/2025

District: OP17

2227047 OP17
WIREGRASS II CDD
C/O RIZZETTA & COMPANY
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	09/18/2025
TOTAL CHARGES DUE	2,794.76
Total Charges Due After Due Date	2,836.68

000222704700027947600028366806



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **2259613** Cycle **17**
Meter Number **342994945**
Customer Number **20098410**
Customer Name **WIREGRASS II CDD**

Bill Date **08/26/2025**
Amount Due **40.59**
Current Charges Due **09/18/2025**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address 5242 WIREGRASS RANCH BLVD
Service Description IRRIGATION
Service Classification General Service Non-Demand

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
07/22	98	08/21	102				4

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2025	30	0
Jul 2025	32	0
Aug 2024	31	0

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.



2 0 0 9 8 4 1 0

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.

Previous Balance 40.59
Payment 40.59CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 4 KWH @ 0.06090 0.24
Fuel Adjustment 4 KWH @ 0.04400 0.18
FL Gross Receipts Tax 1.01

Total Current Charges 40.59
Total Due Please Pay 40.59



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 08/26/2025

District: OP17

Use above space for address change ONLY.

2259613 OP17
WIREGRASS II CDD
C/O RIZZETTA & COMPANY
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	09/18/2025
TOTAL CHARGES DUE	40.59
Total Charges Due After Due Date	45.59

000225961300000405900000455909



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **2259615** Cycle **17**
Meter Number **342994943**
Customer Number **20098410**
Customer Name **WIREGRASS II CDD**

Bill Date **08/26/2025**
Amount Due **40.70**
Current Charges Due **09/18/2025**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address 4844 WIREGRASS RANCH BLVD
Service Description IRRIGATION
Service Classification General Service Non-Demand

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2025	30	0
Jul 2025	32	0
Aug 2024	31	0

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.



2 0 0 9 8 4 1 0

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ELECTRIC SERVICE							
From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
07/22	89	08/21	94				5

Previous Balance 40.59
Payment 40.59CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 5 KWH @ 0.06090 0.30
Fuel Adjustment 5 KWH @ 0.04400 0.22
FL Gross Receipts Tax 1.02

Total Current Charges 40.70
Total Due Please Pay 40.70



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 08/26/2025

District: OP17

2259615 OP17
WIREGRASS II CDD
C/O RIZZETTA & COMPANY
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	09/18/2025
TOTAL CHARGES DUE	40.70
Total Charges Due After Due Date	45.70

000225961500000407000000457000



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **2259617** Cycle **17**
Meter Number **342994946**
Customer Number **20098410**
Customer Name **WIREGRASS II CDD**

Bill Date **08/26/2025**
Amount Due **40.59**
Current Charges Due **09/18/2025**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address 5176 WIREGRASS RANCH BLVD
Service Description IRRIGATION
Service Classification General Service Non-Demand

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
07/22	98	08/21	102				4

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2025	30	0
Jul 2025	32	0
Aug 2024	31	0

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.



2 0 0 9 8 4 1 0

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Previous Balance 40.59
Payment 40.59CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 4 KWH @ 0.06090 0.24
Fuel Adjustment 4 KWH @ 0.04400 0.18
FL Gross Receipts Tax 1.01

Total Current Charges 40.59
Total Due Please Pay 40.59



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 08/26/2025

District: OP17

Use above space for address change ONLY.

2259617 OP17
WIREGRASS II CDD
C/O RIZZETTA & COMPANY
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	09/18/2025
TOTAL CHARGES DUE	40.59
Total Charges Due After Due Date	45.59

000225961700000405900000455909



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **2259618** Cycle **17**
Meter Number 76859499
Customer Number 20098410
Customer Name WIREGRASS II CDD

Bill Date **08/26/2025**
Amount Due **40.70**
Current Charges Due **09/18/2025**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address 4390 WIREGRASS RANCH BLVD
Service Description IRRIGATION
Service Classification General Service Non-Demand

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
07/22	107	08/21	112				5

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2025	30	0
Jul 2025	32	0
Aug 2024	31	0

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.



2 0 0 9 8 4 1 0

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Previous Balance 40.70
Payment 40.70CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 5 KWH @ 0.06090 0.30
Fuel Adjustment 5 KWH @ 0.04400 0.22
FL Gross Receipts Tax 1.02

Total Current Charges 40.70
Total Due Please Pay 40.70



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 08/26/2025

District: OP17

Use above space for address change ONLY.

2259618 OP17
WIREGRASS II CDD
C/O RIZZETTA & COMPANY
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	09/18/2025
TOTAL CHARGES DUE	40.70
Total Charges Due After Due Date	45.70

000225961800000407000000457003



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **2259619** Cycle **17**
Meter Number **342994944**
Customer Number **20098410**
Customer Name **WIREGRASS II CDD**

Bill Date **08/26/2025**
Amount Due **41.34**
Current Charges Due **09/18/2025**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address 4690 WIREGRASS RANCH BLVD
Service Description IRRIGATION
Service Classification General Service Non-Demand

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2025	30	0
Jul 2025	32	0
Aug 2024	31	0

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.



2 0 0 9 8 4 1 0

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.

ELECTRIC SERVICE							
From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
07/22	226	08/21	237				11

Previous Balance 41.03
Payment 41.03CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 11 KWH @ 0.06090 0.67
Fuel Adjustment 11 KWH @ 0.04400 0.48
FL Gross Receipts Tax 1.03

Total Current Charges 41.34
Total Due Please Pay 41.34



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 08/26/2025

District: OP17

2259619 OP17
WIREGRASS II CDD
C/O RIZZETTA & COMPANY
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	09/18/2025
TOTAL CHARGES DUE	41.34
Total Charges Due After Due Date	46.34

000225961900000413400000463405

Wiregrass II Community Development District

District Office · Wesley Chapel, Florida · (813) 994-1001

Mailing Address · 3434 Colwell Avenue, Suite 200 · Tampa, Florida 33614

www.wiregrassiicdd.org

Operations and Maintenance Expenditures

September 2025

For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from September 1, 2025 through September 30, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$29,606.30**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Wiregrass II Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Atwell, LLC	300055	0000418703	Engineering Services 07/25	\$ 120.00
Atwell, LLC	300058	0000422829	Engineering Services 08/25	\$ 2,285.00
Egis Insurance Advisors, LLC	300059	29406	Policy #100125407 10/01/2025-10/01/2026	\$ 6,795.00
Hughes Exterminators	300056	63197811	Landscape Treatment 08/25	\$ 2,300.00
Kutak Rock, LLP	300060	3627010	Legal Services 07/25 - 08/25	\$ 2,465.50
Rizzetta & Company, Inc.	300054	INV0000102270	District Management Services 09/25	\$ 4,236.50
Rizzetta & Company, Inc.	600013	INV0000102270 IRR	District Management Services 09/25	\$ 551.25
Sunrise Landscape	300057	11 42198	Landscape Maintenance - Chancey Rd. (Phase 3) 08/25	\$ 2,980.00
Sunrise Landscape	300061	11 42494	Irrigation Repairs 08/25	\$ 751.49
Sunrise Landscape	300061	11 43329	Landscape Maintenance - Chancey Rd. (Phase 3) 09/25	\$ 2,980.00
Terra Crafters Environmental LLC	300062	1211	Monthly Mitigation Maintenance 08/25	\$ 3,995.00

Wiregrass II Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
The Observer Group, Inc.	300063	25-01901P	Legal Advertising 09/25	\$ 85.31
The Observer Group, Inc.	300063	25-01971P	Legal Advertising 09/25	<u>\$ 61.25</u>
Total				<u>\$ 29,606.30</u>

**INVOICE**

Wiregrass II CDD
5844 Old Pasco Rd
Suite 100
Tampa, FL 33544

August 13, 2025

Project No: 21050780-500-01

Invoice No: 0000418703

Invoice Total **\$120.00**

Payment: [Atwell Online Payment Portal](#)

Reference #:

Project 21050780-500-01 Esp at Wiregrass CDD
Professional Services Rendered from July 1, 2025 to July 31, 2025

Task 010:00 Master Engineering Report

Professional Personnel

	Hours	Rate	Amount	
Project Manager II				
Barbosa, Victor	.50	240.00	120.00	
Total	.50		120.00	
Total Labor				120.00
		Total this Task		\$120.00
		Total this Invoice		\$120.00

RECEIVED
08-18-2025

Methods of Payment accepted:

- **ACH or Wire (Preferred)** — Remittance information available upon request.
- Check
- Credit Card

Check Payments to:

Atwell, LLC
Two Towne Square; Suite 700
Southfield, MI 48076
Phone: 248-447-2000

Payment due in accordance with terms of agreement. Accounts past due are subject to 1½% per month (18% annual) service charge.
Remittance notifications or questions can be directed to atwellar@atwell-group.com or by calling the phone number listed above.

**INVOICE**

Wiregrass II CDD
5844 Old Pasco Rd
Suite 100
Tampa, FL 33544

September 10, 2025

Project No: 21050780-500-01

Invoice No: 0000422829

Invoice Total **\$2,285.00**

Payment: [Atwell Online Payment Portal](#)

Reference #:

Project 21050780-500-01 Esp at Wiregrass CDD

Professional Services Rendered from August 1, 2025 to August 31, 2025

Task 010:00 Master Engineering Report

Professional Personnel

	Hours	Rate	Amount
Project Manager II			
Barbosa, Victor	2.00	240.00	480.00
Associate PM I			
He, Amy	9.50	190.00	1,805.00
Total	11.50		2,285.00
Total Labor			2,285.00
Total this Task			\$2,285.00
Total this Invoice			\$2,285.00

RECEIVED
09-17-2025

Methods of Payment accepted:

- **ACH or Wire (Preferred)** — Remittance information available upon request.
- Check
- Credit Card

Check Payments to:

Atwell, LLC
Two Towne Square; Suite 700
Southfield, MI 48076
Phone: 248-447-2000

Payment due in accordance with terms of agreement. Accounts past due are subject to 1½% per month (18% annual) service charge.
Remittance notifications or questions can be directed to atwellar@atwell-group.com or by calling the phone number listed above.



INVOICE

Customer	Wiregrass II Community Development District
Acct #	914
Date	09/16/2025
Customer Service	Yvette Nunez
Page	1 of 1

Wiregrass II Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Payment Information	
Invoice Summary	\$ 6,795.00
Payment Amount	\$6,795.00
Payment for:	Invoice#29406
100125407	

Thank You

Please detach and return with payment



Customer: Wiregrass II Community Development District

Invoice	Effective	Transaction	Description	Amount
29406	10/01/2025	Renew policy	Policy #100125407 10/01/2025-10/01/2026 Florida Insurance Alliance Package - Renew policy Due Date: 9/16/2025 General Liability \$3,737.00 Public Officials Liability \$3,058.00 Per Sean 09-24-25	6,795.00

Please Remit Payment To:
Egis Insurance and Risk Advisors
P.O. Box 748555

RECEIVED
09-19-2025

Total

\$ 6,795.00

Thank You

Remit Payment To: Egis Insurance Advisors

(321)233-9939

Date

P.O. Box 748555
Atlanta, GA 30374-8555

accounting@egisadvisors.com

09/16/2025



Hughes Exterminators
15534 US-301
Dade City, FL 33523
352-567-2395

Service Slip/Invoice

INVOICE: 63197811
DATE: 08/16/2025
ORDER: 63197811

Bill To: [3136103]
Wiregrass II CDD
5844 Old Pasco Rd
Suite 100
Wesley Chapel, FL 33544-4025

Work Location: [3136103] 813-994-1001
Wiregrass II CDD
5844 Old Pasco Rd
Suite 100
Wesley Chapel, FL 33544-4025

Work Date	Time	Target Pest	Technician	Time In
08/16/2025	07:11 AM		JCCUTTING	
Purchase Order	Terms	Last Service	Map Code	Time Out
		08/16/2025		

James Cutting

Lic:JE94582

Service	Description	Price
LC-PREMIUM	Premium Lawn Service	\$2,300.00
ESW-LC-PREMIUM/TREAT ALL SOD AREAS, FERT, FUNG, INS, HERB. MIX OF ST AUG AND BAHIA		
		SUBTOTAL \$2,300.00
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$2,300.00
		AMOUNT DUE \$2,300.00

RECEIVED
08-18-2025

* Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law.
Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE



Hughes Exterminators
15534 US-301
Dade City, FL 33523
352-567-2395

Service Inspection Report

ORDER #: 63197811

WORK DATE: 08/16/2025

BILL-TO 3136103

Wiregrass II CDD
5844 Old Pasco Rd
Suite 100
Wesley Chapel, FL 33544-4025
Email: cddinvoice@rizzetta.com;
Scraft@rizzetta.com

Phone: 813-994-1001
Alt. Phone: 813-994-1001

LOCATION 3136103

Wiregrass II CDD
5844 Old Pasco Rd
Suite 100
Wesley Chapel, FL 33544-4025
Email: Scraft@rizzetta.com

Phone: 813-994-1001
Alt. Phone: 813-994-1001

Time In: 08/16/2025 07:11:34 AM
Time Out: 08/16/2025 12:10:12 PM

Customer Signature

Customer Unavailable to Sign

Technician Signature

James Cutting

License #: FL - JE94582

Purchase Order	Terms	Service Description	Quantity
None	DUE UPON RECEIPT	Premium Lawn Service	1.00

GENERAL COMMENTS / INSTRUCTIONS

ESW-LC-PREMIUM/TREAT ALL SOD AREAS, FERT, FUNG, INS, HERB. MIX OF ST AUG AND BAHIA

CONDITIONS / OBSERVATIONS	Reported	Severity	Responsibility	Reviewed
---------------------------	----------	----------	----------------	----------

None Noted.

PRODUCTS APPLICATION SUMMARY

None Noted.

PEST ACTIVITY	# Areas	# Devices	Pest Totals
---------------	---------	-----------	-------------

None Noted.

DEVICE INSPECTION SUMMARY

AREA COMMENTS

None Noted.

DEVICE INSPECTION EXCEPTIONS

None Noted.



Hughes Exterminators
15534 US-301
Dade City, FL 33523
352-567-2395

Service Inspection Report

ORDER #: 63197811

WORK DATE: 08/16/2025

INSPECTION DETAIL

None Noted.

PRODUCTS APPLIED

None Noted.

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

September 23, 2025

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Lynn Hayes
Wiregrass II CDD
c/o Rizzetta & Company, Inc.
Suite 200
3434 Colwell Avenue
Tampa, FL 33614

Invoice No. 3627010
22723-1

Re: General Counsel

For Professional Legal Services Rendered

07/08/25	L. Whelan	0.10	32.00	Review June financial statements
07/09/25	L. Whelan	0.10	32.00	Review tentative agenda for July Board meeting
07/15/25	K. Metin	0.10	28.50	Review draft agenda
07/18/25	L. Whelan	0.10	32.00	Confer with staff regarding need for July Board meeting
07/21/25	L. Whelan	0.10	32.00	Review notice of cancellation of July Board meeting
08/06/25	L. Whelan	0.10	32.00	Review tentative agenda for August Board meeting
08/07/25	K. Metin	1.30	370.50	Prepare direct collect agreement and revise agreement for direct call
08/07/25	L. Whelan	0.10	32.00	Coordinate distribution of documents for August agenda package
08/11/25	L. Whelan	0.10	32.00	Review July financial statements
08/12/25	K. Metin	0.50	142.50	Confer with Brijmohan regarding status of miscellaneous district matters

KUTAK ROCK LLP

Wiregrass II CDD

September 23, 2025

Client Matter No. 22723-1

Invoice No. 3627010

Page 2

08/12/25	L. Whelan	0.20	64.00	Review documents for August agenda package; review research on workers compensation insurance matters
08/21/25	K. Metin	0.70	199.50	Prepare for August Board meeting
08/21/25	L. Whelan	0.40	128.00	Prepare for August Board meeting
08/22/25	T. Mackie	1.10	390.50	Prepare for and attend board meeting by phone; follow up from meeting
08/22/25	K. Metin	1.30	370.50	Follow-up from August Board meeting
08/25/25	J. Gillis	0.10	17.00	Follow up from board meeting
08/25/25	K. Metin	0.50	142.50	Review award letters for auditing services
08/25/25	L. Whelan	0.30	96.00	Review status of outstanding district matters
08/28/25	K. Metin	0.80	228.00	Review approved proposal for installation of pet waste stations and prepare short form addendum to same
08/29/25	L. Whelan	0.20	64.00	Review short form addendum for waste station proposal

TOTAL HOURS 8.20

TOTAL FOR SERVICES RENDERED \$2,465.50

TOTAL CURRENT AMOUNT DUE \$2,465.50**RECEIVED**
09-24-2025

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

Invoice

Date	Invoice #
9/2/2025	INV0000102270

Bill To:

Wiregrass II CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

INV0000102270 \$4,236.50
INV0000102270 IRR \$551.25

Services for the month of	Terms	Client Number
September	Upon Receipt	00508

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,686.83	\$1,686.83
Administrative Services	1.00	\$283.92	\$283.92
Dissemination Services	1.00	\$500.00	\$500.00
Financial & Revenue Collections	1.00	\$330.75	\$330.75
Landscape Consulting Services	1.00	\$600.00	\$600.00
Management Services	1.00	\$1,286.25	\$1,286.25
Website Compliance & Management	1.00	\$100.00	\$100.00
RECEIVED 08-28-2025	Subtotal		\$4,787.75
	Total		\$4,787.75



5100 W Kennedy Blvd
Ste 325
Tampa, FL 33609

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

Invoice 11 42198

PO#	Date
	08/04/2025
Sales Rep	Terms
Paul Vlna	Net 30

Property Address
Wiregrass II CDD Chancey Rd, Phase 3 Chancey Road Wesley Chapel, FL 33543

Item	Qty	Rate	Ext. Price	Amount
#26498 - Landscape Maintenance Contract -August August 2025				\$2,980.00

Total	\$2,980.00
Credits/Payments	(\$0.00)
Balance Due	\$2,980.00

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$2,980.00	\$0.00	\$0.00	\$0.00	\$0.00



5100 W Kennedy Blvd
Ste 325
Tampa, FL 33609

Invoice 11 42494

PO#	Date
	08/07/2025
Sales Rep	Terms
Paul Vlna	Net 30

Bill To
Wiregrass II CDD C/O Rizzetta & Company 3434 Colwell Avenue Suite 200 Tampa, FL 33614

Property Address
Wiregrass II CDD Wiregrass Ranch Blvd. 3B Wesley Chapel, FL 33544

Item	Qty	Rate	Ext. Price	Amount
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#26633 - service Irrigation Repairs August 2025

Mainline reappear

Irrigation Repairs - 08/05/2025				\$751.49
Labor - 08/04/25	1.13			
Labor - 08/01/25	3.48			
Labor - 08/02/25	3.77			
SLIP FIX 2" SXSP (Material)	1.00			
SLIP FIX 3" SXSP (Material)	1.00			
3" SCH 40 PVC TEE SLIP (Material)	1.00			
Christys PVC Glue (Material)	0.10			
3" x 2 1/2" Sch 40 PVC Reducer Bushing	1.00			
Flush (Material)				
2" Coupling (Material)	1.00			
2" Sch 40 PVC Tee Socket (Material)	1.00			
2" Sch 40 PVC Pipe Bell End (Material)	3.00			
Oatey Purple Primer/Cleaner 1 Gallon (Material)	0.10			

RECEIVED
08-11-2025

Total	\$751.49
Credits/Payments	(\$0.00)
Balance Due	\$751.49

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$751.49	\$0.00	\$0.00	\$0.00	\$0.00



5100 W Kennedy Blvd
Ste 325
Tampa, FL 33609

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

Invoice 11 43329

PO#	Date
	09/02/2025
Sales Rep	Terms
Paul Vlna	Net 30

Property Address
Wiregrass II CDD Chancey Rd, Phase 3 Chancey Road Wesley Chapel, FL 33543

Item	Qty	Rate	Ext. Price	Amount
#27664 - Landscape Maintenance Contract -September September 2025				\$2,980.00

RECEIVED
09-02-2025

Total	\$2,980.00
Credits/Payments	(\$0.00)
Balance Due	\$2,980.00

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$5,960.00	\$0.00	\$0.00	\$0.00	\$0.00

INVOICE

Terra Crafters Environmental LLC

2220 Springrain Dr

Clearwater, FL 33763-2237

justin@terrecraftersenvironmental.co

m

+1 (727) 643-1562



Bill to

Wiregrass II CDD c/o Rizetta & Company, Inc.

Wiregrass II CDD c/o Rizetta & Company, Inc.

Ship to

Wiregrass II CDD c/o Rizetta & Company, Inc.

Wiregrass II CDD c/o Rizetta & Company, Inc.

Invoice details

Invoice no.: 1211

Terms: Due on receipt

Invoice date: 08/29/2025

Due date: 08/29/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Mitigation Maintenance	Task 2: Monthly Mitigation Maintenance (August Event)	1	\$3,995.00	\$3,995.00
Total						\$3,995.00

RECEIVED

08-29-2025

Business Observer

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

INVOICE

Legal Advertising

Invoice # 25-01901P

Date 09/12/2025

Attn:
Wiregrass II 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 # 25-01901P Notice of Public Meeting Dates RE: Fiscal Year 2025-2026 Published: 9/12/2025	\$85.31
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Important Message

Please include our Serial #
on your check

Pay by credit card online:
[https://legals.
businessobserverfl.
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid	()
Total	\$85.31

Payment is expected within 30 days of the
first publication date of your notice.

RECEIVED
09-11-2025

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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

NOTICE OF PUBLIC MEETING DATES WIREFRASS II COMMUNITY DEVELOPMENT DISTRICT

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2025-2026, regular meetings of the Board of Supervisors of Wiregrass II Community Development District are scheduled to be held at 11:30 a.m. at the office of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544 on the following dates:

October 24, 2025
November 21, 2025
December 19, 2025
January 23, 2026
February 27, 2026
March 27, 2026
April 24, 2026
May 22, 2026
June 26, 2026
July 24, 2026
August 28, 2026
September 25, 2026

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. A copy of the agenda for the meetings listed above may be obtained from Rizzetta and Company, Inc., 3434 Colwell Avenue Suite 200, Tampa, FL 33614 or at (813) 994-1001, one week prior to the meeting. There may be occasions when one or more Supervisors will participate by telephone. Any meeting may be continued to a date, time, and place approved by the Board on the record at the meeting without additional publication of notice.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 994-1001, at least two (2) business days prior to the date of the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or (800) 955-8770, who can aid you in contacting the District Office.

Each person who decides to appeal any action taken at these meetings 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.

Wiregrass Community II Development District

Sean Craft

District Manager

September 12, 2025

25-01901P

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

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

INVOICE

Legal Advertising

Invoice # 25-01971P

Date 09/19/2025

Attn:
Wiregrass II 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 # 25-01971P

\$61.25

Public Board Meetings

RE: Wiregrass II Board of Supervisors Meeting on September 26, 2025

Published: 9/19/2025

Important Message

Please include our Serial #
on your check

Pay by credit card online:
[https://legals.
businessobserverfl.
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid

()

Total

\$61.25

Payment is expected within 30 days of the
first publication date of your notice.

RECEIVED
09-18-2025

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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 II COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Wiregrass II Community Development District will hold their regular monthly meeting on Friday, September 26, 2025, at 11:30 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
September 19, 2025

25-01971P

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