



Rizzetta & Company

# **Wiregrass II Community Development District**

---

**Board of Supervisors' Meeting  
January 23, 2026**

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

**[www.wiregrassllcdd.org](http://www.wiregrassllcdd.org)**

## **WIREGRASS II COMMUNITY DEVELOPMENT DISTRICT**

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

|                             |  |  |
|-----------------------------|--|--|
| <b>Board of Supervisors</b> | Bill Porter<br>Colby Chandler<br>Kyle Larsen<br>Haley Porter<br>Quinn Porter | Chair<br>Vice Chair<br>Assistant Secretary<br>Assistant Secretary<br>Assistant Secretary |
| <b>District Manager</b>     | Scott Brizendine   | Rizzetta & Company, Inc.   |
| <b>District Manager</b>     | Sean Craft   | Rizzetta & Company, Inc.   |
| <b>District Counsel</b>     | Lindsay Whelan   | Kutak Rock   |
| <b>District Engineer</b>    | 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.wiregrassicdd.org](http://www.wiregrassicdd.org)

---

January 15, 2026

**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, January 23, 2026 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 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 3<sup>rd</sup> Quarter Website Compliance Audit Report.....Tab 5
  - E.** Landscape Inspection Services Report with Landscaper Comments .....Tab 6
    - i. Consideration of Proposals for Plant Replacement .....Tab 7
    - ii. Consideration of Proposal for Tree Work.....Tab 8
  - F.** Chancey Road Mitigation Report.....Tab 9
- 5. BUSINESS ADMINISTRATION**
  - A.** Consideration of Minutes of Board of Supervisors Regular Meeting held on August 22, 2025..... Tab 10
  - B.** Consideration of the Audit Committee Meeting Minutes held on August 22, 2025..... Tab 11
  - C.** Ratification of Operation & Maintenance Expenditures August, September, October, November and December 2025..... Tab 12

**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](mailto: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:

Title:

Date:

*William H. Foster*  
*Chairman*  
*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](http://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**

| <b>COVERED PROPERTY</b>  |              |
|--|--------------|
| Total Insured Values –Building and Contents – Per Schedule on file totalling | Not Included |
| Loss of Business Income  | Not Included |
| Additional Expense   | Not Included |
| <b>Inland Marine</b>   |              |
| 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.

|               | <b>Valuation</b>  | <b>Coinsurance</b> |
|---------------|-------------------|--------------------|
| Property      | Replacement Cost  | None               |
| Inland Marine | Actual Cash Value | None               |

| <b>DEDUCTIBLES:</b> | 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   |

| <b>Special Property Coverages</b> |                    |              |
|-----------------------------------|--------------------|--------------|
| <b>Coverage</b>                   | <b>Deductibles</b> | <b>Limit</b> |
| 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<br>\$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,<br>Operation of Building<br>Laws and Increased Cost of<br>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<br>Shrubs  | \$50,000 in any one occurrence   |
|     | L    | Leasehold Interest  | Included   |
|     | M    | Air Conditioning Systems  | Included   |
|     | N    | New locations of current<br>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<br>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<br>Property   | Included   |
|     | V    | Preservation of Property  | \$250,000 in any one occurrence  |
|     | W    | Property at Miscellaneous<br>Unnamed Locations  | \$250,000 in any one occurrence  |
|     | X    | Piers, docs and wharves as<br>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.<br><br>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<br><br>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<br><br>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   |
| <b>TOTAL PREMIUM DUE</b>                            | <b>\$6,795</b> |

#### 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 23<sup>rd</sup> day of January, 2026.

**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:**  
February 27th, 2026 @  
11:30 AM

## District Manager's Report

January 23

# 2026

W  
I  
R  
E  
G  
R  
A  
S  
S  
  
I  
I  
  
C  
D  
D

**FINANCIAL SUMMARY****11/30/2025**

|  |                    |
|--|--------------------|
| General Fund Cash & Investment Balance:    | \$158,252          |
| Irrigation Fund Cash & Investment Balance: | \$230,218          |
| Debt Service Fund Investment Balance:      | <u>\$1,197,068</u> |
| <b>Total Cash and Investment Balances:</b> | <b>\$1,585,538</b> |

**General Fund Expense Variance:    \$12,640    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 | <b>Website errors*</b><br>0 WCAG 2.1 errors appear on website pages causing issues**                        |
| Passed | <b>Keyboard navigation</b><br>The ability to navigate website without using a mouse                         |
| Passed | <b>Website accessibility policy</b><br>A published policy and a vehicle to submit issues and resolve issues |
| Passed | <b>Color contrast</b><br>Colors provide enough contrast between elements                                    |
| Passed | <b>Video captioning</b><br>Closed-captioning and detailed descriptions                                      |
| Passed | <b>PDF accessibility</b><br>Formatting PDFs including embedded images and non-text elements                 |
| Passed | <b>Site map</b><br>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**

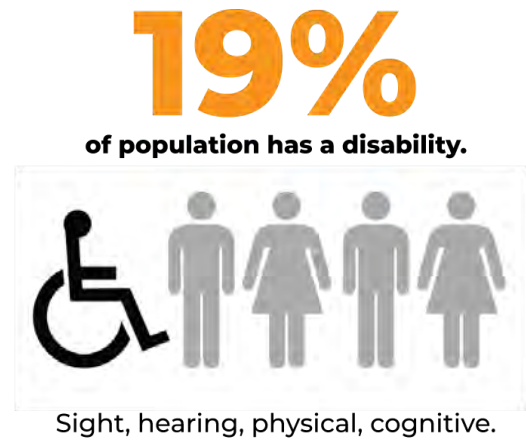
## Compliance Criteria

| 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](http://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



December 30, 2025

Rizzetta & Company

Amiee Brodeen – Landscape Specialist  
Landscape Inspection Services



Rizzetta & Company  
Professionals in Community Management

# Summary, Wiregrass Ranch Blvd

## General Updates, Recent & Upcoming Maintenance

- Irrigation Repairs: During each maintenance visit the crew lead should be noting all the broken irrigation heads, driplines, etc., for repair. Please be sure this is occurring.
- Trash and debris: Please ensure that all trash and debris are picked up and removed throughout the property each visit. I observed a pile of debris along the median—this should not be happening.
- Wiregrass Ranch Planting Beds: Please provide a proposal to mulch the planting beds along Wiregrass Ranch Blvd.

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. Starting at the northern end of Wiregrass Ranch Boulevard, please have the team begin hard edging all planting bed edges along the corridor. This will ensure the CDD is fully prepared for the upcoming mulching.
2. The muhly grasses have completed their pink bloom cycle. Please remove the spent flower stalks and lightly trim blade tips to maintain a clean, uniform, mound-shaped appearance. In late winter to early spring, prior to the onset of new growth, perform a hard prune by cutting back all dead foliage to approximately 10 inches above ground level. Following pruning, apply fertilizer and water thoroughly to support healthy and vigorous regrowth. Propose if need be. (Pic 2>)
3. The northern end of the boulevard turf and underlying soil are extremely dry. During my inspection, a Hughes technician provided a photo documenting the moisture meter readings from that same day. This condition should have been identified and addressed well before the turf reached its current dry and stressed state. Propose the time it will take to perform a 'Wet Check' and proceed with the repair. (Pic 3>)





# Wiregrass Ranch Blvd

4. Along the west side of Wiregrass Boulevard, just south of the Walmart southern entrance and adjacent to the fence line, this area should be detailed. It currently appears unfinished; at a minimum, please remove and knock down the dead plant debris along the fencing to improve overall appearance. (Pic 4)



5. During my inspection, I observed numerous ant mounds throughout the boulevard. Please treat these mounds as they are encountered by the crew, and once activity has dissipated, rake out the nests to restore a clean appearance.
6. I did take notice of the new tree straps and the repositioning of the trees—everything looks great. There are a few trees that will need additional soil brought in to help properly establish the root systems and backfill the compacted areas. Once backfilled, please reposition the dripline to ensure the trees are receiving adequate and consistent watering. (Pic 6>)
7. During the inspection, I observed a considerable amount of trash debris throughout the boulevard. Please ensure the crew removes all trash and debris during each service visit to maintain overall site cleanliness. I understand this will be an ongoing process, especially being a large strip that is getting more traffic.

8. I also identified several irrigation heads that are missing spray nozzles. Please walk the entire property to locate and document all affected areas, and repair or replace components on an as-needed basis to ensure proper coverage.
9. A large ant mound is present within the fakahatchee grasses. Please treat the ant mound and schedule a follow-up visit to rake out the debris once activity has subsided. After treatment, trim the fakahatchee grasses, maintaining a minimum height of 10 inches. (Pic 9>)
10. I am still noticing several viburnums that are uprooted with exposed roots. This condition can negatively impact the long-term health and longevity of the plants. During detailing, please trim out any dead material within the shrubs to improve appearance and plant health. (Pic 10a>, 10b>)
11. Sunrise, when the crews are detailing the planting beds, please have them remove the exposed wire baskets. This should help the tree roots expand and promote healthier growth. I mainly noticed the wire baskets along the median planting beds. This may require a Sawzall to cut through the metal and should be proposed for the debris/additional work not in the contract.





# Wiregrass Ranch Blvd



(cont.) .... in the soil and lightly tamp the ends to ensure proper contact and stability.  
(Pic 12a, 12b, 12c)



12. In the liriopce beds, I observed several plants that have been uprooted. It appears tire tracks in the planting beds may have displaced them. When the crew identifies these uprooted plants, please reposition them....



# Wiregrass Ranch Blvd

13. This property needs mulching. There are bare areas present in every planting bed, and many locations are beginning to experience soil runoff and minor erosion. Please provide a proposal to mulch the entire property to restore bed coverage and help prevent further erosion. I have numerous photos documenting the planting beds without mulch. While I do not feel it is necessary to include every photo to illustrate the issue, I have provided 6 areas below. (See Proposals) (Pic 13a, 13b, 13c, 13d, 13e, 13f)





# Wiregrass Ranch Blvd

14. There are large dead patches in the turf areas, with weeds now establishing in place of the grass. If the turf weeds are treated there will no longer be anything to keep the soil from being exposed. Please evaluate options for restoring these areas, including hydroseeding or, at a minimum, overseeding during the cooler months to promote healthy turf recovery.  
(Pic 14a, 14b, 14c, 14d, 14e, 14f)





# Wiregrass Ranch Blvd



15. We are continuing to lose an increasing number of plants with each monthly visit. These issues should be identified and reported so that appropriate plant replacements can be proposed. At this point, we may need to consider a larger-scale replacement in the spring.  
(Pic 15a, 15b, 15c, 15d, 15e, 15f)





# Wiregrass Ranch Blvd

16. I am noticing the same issues in the juniper beds, including tire tracks and even a broken driveshaft. Please ensure corrective actions are taken to repair the planting beds and restore conditions that will allow the plants to thrive. (Pic 16)



(cont.).... dead. I recommend marking each affected plant on the property maps by species and creating a comprehensive list of plants that need to be replaced.



17. During my inspection, I documented the newly constructed driveway within the development area. I will continue to monitor this location and ensure all observations are recorded accordingly. (17a, 17b>, 17c>)



18. Irrigation Breaks: I previously reported two irrigation breaks in the planting beds to Sunrise for repair. Can you provide an update on the status of these repairs? (Pic 18>)



19. We are continuing to lose juniper shrubs along the walkway. Several plants are browning, and one appears completely....



# Wiregrass Ranch Blvd

20. I observed a pile of weedy debris left in the median. When the crew visits, please ensure this debris is removed, as it is unclear how long it has been there. (Pic 20)



23. When visiting the property, please ensure that any plant material growing where it does not belong is removed. For example, muhly grasses are growing within the viburnums—these should have been removed previously, as noted in last month's report. (Pic 23>)



21. I am aware that ant mounds have been mentioned previously, but there is now an excessive number throughout the property. I am particularly noticing mounds around tree roots and beds. Please treat these areas as needed and rake away the nests once activity has subsided. (Pic 21a, 21b>, 21c>)



22. Several issues need attention on site, including the critical loss of bed edges, ant mounds 4–5 inches high, insufficient mulch, a construction sign lying in the turf, and very dry turf. When visiting, please move the construction sign as needed to prevent further turf damage and address the other issues accordingly. (Pic 22>)





# Wiregrass Ranch Blvd



(cont.).... struggling to establish. I recommend raking back the mulch, selectively prune the roots, backfilling with soil, fertilizing with a root stimulator, and then reapplying a fresh layer of mulch to support healthy root development.



24. Cool-season weeds are currently growing in the planting beds. Please remove them now to prevent further spread and before they become more established.

25. A few items to note from this photo include: large weedy plants growing in both the beds and turf, an irrigation break, areas where mulch needs to be replaced, and dead material that should be pruned from the junipers. (Pic 25)



28. Sunrise, has the team checked the soil moisture levels or tested the soil to determine why so much plant material is being lost? We need to take a more proactive approach and increase our efforts to protect and maintain this property.

29. The same issue is occurring in a different area, with numerous weeds present in the turf. As the warm-season weeds die off, the turf is browning and appearing unhealthy. Please treat these areas appropriately to restore turf health and appearance.



26. In the fakahatchee grasses, I have spotted a couples of areas that there are waist-high weeds present that need to be hand-pulled to maintain proper plant health and appearance. (Pic 26>)

27. When trees begin to show gaps, as seen in the photo, it indicates the roots are....





# Wiregrass Ranch Blvd

30. In one area of the property, there is a metal pole remaining in the ground, likely used as a tree stake. Since the tree is no longer present, please remove the pole



(cont.).... hand-pull the weeds, re-edge the bed, and trench along the curbside edges to help retain mulch within the planting beds. (Pic 33)



31. In one of the planting beds, several fakahatchee grasses were trimmed, but the debris was left behind. When trimming these grasses, please ensure all clippings and debris are removed to maintain a clean and finished appearance.



34. Please ensure the planting beds are being properly maintained. As shown in the photos, there are several areas with emerging weed growth. These should be easily addressed through hand-pulling, with care taken to remove the entire root system. (Pic 34a, 34b>)

35. If there are any broken or damaged branches within the shrubs, I highly recommend pruning them out to avoid placing additional stress on the plants.

36. There is a single saw palmetto that requires pruning. Several fronds can be.... (nxt pg)



32. The sewer structures were not line-trimmed. Please ensure these areas are consistently line-trimmed during every mowing event. (Pic 32>)

33. In the median, all plant material along the bed edge has been lost, and large weeds are now establishing in these areas. Please....





# Wiregrass Ranch Blvd

(cont.).... safely removed, and there may be underlying stress present. **Hughes** — please identify the specific plant and its location along the boulevard, then diagnose and treat the cause of the yellowing fronds. (Pic 36)



37. It appears that one of the irrigation valve box lids was damaged by a lawnmower. During your next site visit, please replace the lid. The location is on the east side of Wiregrass Ranch Blvd., approximately 1.25 miles south of SR 54. (Pic 37)



38. During my inspection, I reported an irrigation break on the west side of Wiregrass Ranch Blvd. Have any repair proposals been submitted, and what is the current status of the repair? (Pic 38a, 38b>, 38c>)



39. When can we expect the hard line trimming to be completed throughout the boulevard? I would like this work to be done now, during the slower, lighter mowing season, and ideally before the new mulch is installed on the property.





# Wiregrass Ranch Blvd

40. I may have mentioned this previously, but we should begin pruning dead material from the shrubs in January, while they are dormant, as they can recover quickly. Please ensure pruning is completed before any anticipated cold snaps.

41. Lastly, please ensure this situation does not recur. I am unsure whether these were intentionally placed or left by animals, but in any case, I would prefer to receive a proposal for their removal rather than encountering animal remains on the property. (Pic 41>)





# 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 1a, 1b>)

1a



<1b



3. Please provide a proposal to remove the flush cut B&B trees, as it is unlikely they will recover and return to a healthy condition. Provide a proposal including any associated disposal fees and proceed with removal. (Pic 3a, 3b)

3a



3b



2





# Proposals

4. Please provide a proposal for mulch installation throughout Wiregrass Ranch Blvd. The proposal should include application of a pre-emergent herbicide (PreM) to help prevent future weed growth, trenching along curb edges to contain the mulch and prevent overflow, removal of any debris currently outside the maintenance scope, all associated labor, and installation of pine bark nugget mulch. (Pic 4)



5. Please provide a proposal to backfill all impressions throughout the boulevard, as these sunken areas may be considered hazardous and could pose a fall risk. (Pic 5)



6. Please provide a proposal for a debris disposal and clean-up across the entire property. The proposal should include estimated labor hours, debris removal, and restoration or tidying of any areas disturbed by non-landscaping activities (i.e. car bumpers, animal bones, etc.). (Pic 6)



7. Please provide a proposal to trim the Fakahatchee grasses throughout the boulevard. The proposal should include, but not be limited to, trimming the grasses to no shorter than 10 inches, debris removal, and all associated labor. (Pic 7)



## **Tab 7**



**Client:** Wiregrass Ranch Blvd (Wiregrass II CDD)

**Phone:** 813.933.5571

**Fax:**

**Email:** [ABrodeen@rizzetta.com](mailto:ABrodeen@rizzetta.com)

**Attention:** Amiee Brodeen

**Project :** Plant Replacement from 54 to Esplanade entrance

**Plan :**

---

**Scope of Work:**

RedTree Landscape Systems proposes to furnish all necessary labor, materials and equipment to complete the above mentioned project.

---

**LANDSCAPE**

---

| <u>Qty</u> | <u>Description</u>          | <u>Size/Unit</u> | <u>Unit Cost</u> | <u>Total</u> |
|------------|-----------------------------|------------------|------------------|--------------|
| 450        | Densa Walter's Viburnum     | 3gal             | 28.00            | 12,600.00    |
| 75         | Pringle's Podocarpus        | 3gal             | 28.00            | 2,100.00     |
| 175        | Dwarf Yaupon Holly          | 3gal             | 28.00            | 4,900.00     |
| 45         | Parson Juniper              | 3gal             | 28.00            | 1,260.00     |
| 155        | Fakahatchee Grass           | 3gal             | 28.00            | 4,340.00     |
| 225        | Texas Sage                  | 3gal             | 28.00            | 6,300.00     |
| 45         | White Fountain Grass        | 3gal             | 28.00            | 1,260.00     |
| 35         | Dwarf Bottlebrush           | 3gal             | 35.00            | 1,225.00     |
| 150        | Dwarf Oleander              | 3gal             | 28.00            | 4,200.00     |
| 150        | Liriope                     | 1gal             | 12.00            | 1,800.00     |
| 3          | Sable Palm remove & replace | 16'oa            | 1250.00          | 3,750.00     |
| 1          | Sable Palm remove & replace | 14'oa            | 1250.00          | 1,250.00     |
| 1          | Sable Palm remove & replace | 12'oa            | 1250.00          | 1,250.00     |

**Total Landscape:**

**\$46,235.00**

Signed:\_\_\_\_\_ Date:\_\_\_\_\_

**Proposal submitted by:**

**Kevin Smith**

**Senior Landscape Designer/Advisor**

**727.426.3679**

**[ksmith@redtreelandscape.systems](mailto:ksmith@redtreelandscape.systems)**





## Proposal #7331

### Wiregrass 2 CDD BLVD Plant Replacements 11/20

**Date** 11/20/2025

**Customer** Wiregrass II CDD | 3434 Colwell Ave, Ste 200 | Tampa, FL 33614

**Property** Wiregrass 2 CDD | 3434 Colwell Ave , Suite 200 | Tampa, FL 33614

Pine Lake Services, LLC would like to thank you for the opportunity to bid. We look forward to working with you on this project. If you have any questions, please feel free to contact us at any time at [projects@pinelakeLLC.com](mailto:projects@pinelakeLLC.com) or (813) 948-4736.

Replace Dead or Missing Plant Material along Wiregrass Ranch Blvd.

### Plant Material Install

#### Plant Material Install

| Items                          | Quantity | Unit               |
|--------------------------------|----------|--------------------|
| Sable Palm - 16' to 20' CT     | 5.00     | EA                 |
| Dahoon Holly - 30gal           | 5.00     | EA                 |
| Dwarft Bottle Brush            | 5.00     | EA                 |
| Cord Grass - 3gal              | 8.00     | EA                 |
| Pacific Juniper - 3gal         | 11.00    | EA                 |
| Fakahatchee Grass - 3gal       | 36.00    | EA                 |
| Wintergreen Boxwood - 3gal     | 543.00   | EA                 |
| Dwarf Podocarpus - 3gal        | 392.00   | EA                 |
| Liriope - 1gal                 | 110.00   | EA                 |
| Illex Shcillings - 3gal        | 166.00   | EA                 |
| <b>Plant Material Install:</b> |          | <b>\$31,251.50</b> |
| <b>PROJECT TOTAL:</b>          |          | <b>\$31,251.50</b> |

### Terms & Conditions

## Terms & Conditions

### Payment Terms

Any proposal exceeding \$5,000 for an enhancement to a Maintenance property, a 50% deposit will be required upon acceptance to schedule job. The remaining 50% balance will be due upon completion of job.

Payments made via credit card will be accepted up to \$4,750 and will include an additional 3% credit card fee.

Interest will accrue on all invoices over thirty days old. Past due amounts will accrue interest at a rate of 1.5% per month (18% APR). Client agrees to pay any costs associated with collection, including but not limited to court and attorney's fees as additional sums owed.

### Exclusions

The Following matters are excluded from the Work, unless specified in writing to the contrary:

This Proposal price is valid for thirty (30) days. We reserve the right to modify pricing after that time to reflect current market prices.

Site work is excluded unless specified in writing within the Proposal. Site should be at finished grade (within 1" of final grade), with all soils in sod and planting areas to be loose, not compacted, and ready to install landscape material. If site is not at finished grade, Contractor reserves the right to delay until site is properly prepared.

Removal of base material and/or aggregate material within all landscape planting areas, sod areas and other green space areas that impedes or impacts proper planting of plant material and sod.

Soil replacement where base material and/or aggregate material was removed for proper planting

Drainage: Should the Client's property be the lowest elevation in relation to surrounding property or buildings, the Contractor reserves the right to retain an expert to evaluate and propose drainage solutions. All costs for engineering services, as well as the actual drainage work will be at the Client's expense. Unless the Client has a detailed Topographical survey completed, the above clause may come into effect.

Soil, Sod and/or Mulch quantities are estimates only. They do not account for disturbed construction areas or other fluctuations. Invoices will reflect actual quantities used at proposed price per unit.

Conduit and connections for electrical, gas, and all other utilities and services

Site Unknowns: Including, but not limited to, sub-surface conditions/obstacles that create unforeseen labor, equipment, material, or disposal charges

MOT for temporary traffic control

Any Irrigation or utility trenching thru roads, road base, concrete, or rock will incur additional costs

Any cutting or repairing of any hard surface such as asphalt, concrete, pavers or curbs for irrigation or landscape

We need 72 hours' notice prior to road base material or concrete work is installed so that sleeves and/or road bores are installed

#### Backflow Connection

Water source for irrigation is based on specifications at the dedicated meter of the location marked on irrigation plan sheet. If a different location of the dedicated water source is established during construction a change order will be entered into to adjust for the costs associated with the new route for mainline and connections.

Man hours required to find installed buried irrigation sleeves or irrigation piping in areas where asphalt, concrete, curbs, or other hard surfaces are installed prior to completing the irrigation system and where markings or stubs have been placed to show location of irrigation sleeves or piping and these markers have been damaged, buried, or removed by others.

Additional man hours required to maintain plant material and/or sod of a landscape and irrigation installation project that:

Has been started by Pine Lake Nursery and Landscape and/or its subcontractors and is interrupted, delayed, impeded, or prohibited, by others from being worked on continuously until the landscape and irrigation project is completed. Pine Lake Nursery and Landscaper and its subcontractors are excluded.

Upon completion of the landscape and irrigation installation project as specified in the landscape and irrigation plan sets is considered complete but will not be accepted as completed until the project as a whole is accepted as complete.

Existing tree preservation, barricading, pruning, root pruning, or inventory

Repairs to any erosion control measures that are damaged or inoperative prior to commencement of landscape and irrigation work

Any planting of sod or other ground cover as required by any municipality when construction of landscape and irrigation has ceased or been suspended for more than 30 days that is no fault of the landscape or irrigation contractor or subcontractors

Warranty on transplanted plant material from the project site

Warranty on plant material that is not rated to grow in established USDA plant hardiness growth zone(s)

#### **Procedure for Extra Work, Changes and Escalation**

If it shall become necessary for the Contractor to make changes in any designs, drawings, plans, or specifications for any part of the project or reasons over which we have no control, or we are put to any extra work, cost or expense by reason of any act or matter over which it has no control, the Customer will pay to the Contractor a fee for such changed or extra Work calculated on a time and materials basis. All changes to Work or pricing or the terms of this Agreement will be read and understood within the context and meanings of this Agreement unless stated explicitly to the contrary.

Change Order: The quantities or specifications of material as outlined in the Proposal could be adjusted at any time with approval in the form of a signed Change Order. Change Orders will be executed using current market prices

## **Escalation Clause**

In the event of significant delay or price increase of material, equipment, or energy occurring during the performance of the contract through no fault of the Construction Manager, the Contract Sum, time of completion or contract requirements shall be equitably adjusted by Change Order in accordance with the procedures of the Contract Documents. A change in price of an item of material, equipment, or energy will be considered significant when the price of an item increases 5% percent between the date of this Contract and the date of installation

## **Warranty and Tolerances**

**Payments Received:** The Warranty for the contract is only valid if payment is received in full on acceptance of the work

**Diligence:** The Contractor agrees to carry out its Work diligently and to provide sufficient supervision and inspection of its staff and subcontractors and that its work will be of proper and professional quality, and in full conformity with the requirements of the contract

**Competence:** The Contractor warrants that it is competent to perform the Work and that it has the necessary qualifications including knowledge and skill with the ability to use them effectively.

**Site Unknowns:** It is the responsibility of the Client or the Client's Representative to fully inform the Contractor of all the information regarding site unknowns that may include difficult buried materials, cables, and pipes, tree stumps, drainage or water table issues, rock, and shale sub surfaces and/or other impediments, issues or factors that could otherwise impact the quality, cost and timeliness of project completion. Failure to notify the Contractor may lead to additional costs to the Client (at the Contractor's discretion) and schedule time not included in the proposal and may require changes in design and construction to overcome such problems – all for which the

Client will be responsible. Client can avoid such risks by permitting the Contractor to do appropriate soil and ground tests, review the site, and to secure additional required site information from appropriate government and other authorities.

**Damaged Utilities:** Should damage occur to utilities during construction, the Contractor is only liable for the cost of the repair. the Contractor is not liable in any way for inconvenience to the Client caused by damage to the utilities

Damage to neighbors buried utilities, on the Client's property, are the responsibility of the Client

Damage to installed material (plants, trees, sod, etc.) by foot traffic, machinery, equipment, other trades, owner neglect or acts of nature will be excluded from any warranty and will not be replaced at the cost of Contractor

Damage due to pest infestation is excluded from warranty and any damaged material will not be replaced at the cost of the Contractor. If, however, the Contractor has a separate maintenance contract with the client, pest control would fall under that contract and would be subject to those warranty parameters.

Damage due to improper watering after final acceptance will not be replaced at the cost of the Contractor

## **Material Tolerances**

Wood: Pressure treated wood cannot be guaranteed against warp age, checking, or cupping.

Stone: Natural stone has color variations that vary from stone to stone. In addition, mineral deposits such as lime, iron, etc. can change the stone and even bleed. This is the nature of the product, and the Client accepts this as a natural and acceptable quality of the stone

Metal: Metal, which is not galvanized, is not guaranteed from rusting commencing immediately after installation

Concrete: Spider cracks (hairline stress-fractures) are considered a normal characteristic of all types of concrete. Concrete may crack substantially over time due to proximity of tree roots.

Warranty Time Period: The Contractor warrants all construction and installation for a period of one (1) year, providing that they have been maintained properly. All construction materials are subject to manufacturer's specific warranties/guarantees. Planting is warranted for one (1) year if there is an approved irrigation system

Client Responsibilities: The Client recognizes and agrees that they have a responsibility to maintain constructions, plants, bushes, trees, and other installations in keeping with standard quality maintenance requirements for the Warranty to remain in effect. Failure to properly maintain materials or horticulture installations will void the warranty. Client further recognizes and agrees that damage to construction, materials, horticulture elements and other warrantable items of the project will not be warranted if the damage or loss is due to elements beyond the control of the Contractor. For example, flooding eaves, troughs that damage plants, fallen branches, animal caused damage, damaged/ burst irrigation or drainage pipes that were not maintained properly, use of improper chemicals, improper maintenance, extreme or unusual weather conditions, and similar and/or related situations – void all warranties provided by the Contractor

By \_\_\_\_\_  
**Jeff Cane**  
Date 11/20/2025  
\_\_\_\_\_  
**Pine Lake Services, LLC**

By \_\_\_\_\_  
**Wiregrass II CDD**  
Date \_\_\_\_\_

**Proposal Prepared for:**

Wiregrass Ranch CDD Pointe  
Pleasant Blvd  
Wesley Chapel, Florida 33544  
Contact: Amiee Brodeen  
Email: abrodeen@rizzetta.com

**Prepared by:**

Marq Governor  
Email: mgovernor@sunriselandscape.com  
Proposal Date: 11/13/2025  
Proposal #: 23516

## Sabal Palms Remove and Replace Wiregrass Ranch Blvd

**Project Scope and Objective**

This proposal addresses the need to replace four (4) Sabal Palms along Wiregrass Ranch Blvd, as identified in the updated maintenance exhibit for Wiregrass II. The objective is to remove the dead material, grind the existing root ball, and install new palms of a similar scale (12–15 feet clear trunk) to immediately restore the aesthetic integrity and vertical height of the landscape design.

**Scope of Work: Per Palm (4 Total)**

1. **Removal:** Safely dismantle and remove the existing dead Sabal Palm, including all dead material and the trunk.
2. **Stump Grinding:** Grind the existing stump and root ball to a depth of 6-8 inches below grade. This is essential to prevent future decay and settling.
3. **Site Preparation:** Remove all debris, excess grindings, and soil contaminants. Amend the planting area with high-quality planting mix.
4. **Procurement & Installation:** Procure and install new Sabal Palms with a minimum 12-foot to 15-foot.

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

---

**PROJECT TOTAL:      \$4,465.10**

### **Terms and Conditions:**

1. Services: For any Additional Work, terms and pricing must be proposed in a change order with such change order executed by both parties. Any such change order will become a part of this Agreement, with the executed change order controlling to the extent of any conflict between such executed change order and this Agreement.
2. Terms: Association/Owner shall pay any invoice within thirty (30) days following receipt thereof, and hereby agrees to pay interest at a rate equal to the lesser of 1.5% per month or the highest legal rate on all accounts not received within 45 days of invoice date. Further, the Association/Owner shall be responsible for any collection costs incurred by the Contractor in the collection of sums past due under this Agreement, including attorneys' fees and costs incurred. Without prejudice to the Contractor's other rights and remedies, the Contractor may halt any further work and services if the Association/Owner has failed to pay sums due hereunder.
3. Insurance: Contractor will maintain adequate general liability insurance, broad form contractual liability insurance, and worker's compensation to meet its legal requirements throughout the term of this Agreement. The contractor shall furnish a Certificate of Insurance describing coverage in effect and naming the Association/Owner as an additional insured on any general liability insurance. Association/Owner shall maintain its own liability insurance providing coverage for bodily injury, death, and property damage to any invitee of the Property, and property damage insurance against fire, vandalism, and other perils covering the value of the Property.
4. Property Damage: Association/Owner is responsible for notifying the Contractor of any underground utilities or irrigation systems and other Property conditions. The Contractor is not responsible for any damage, including irrigation components, cable lines, power lines, etc. that may occur in the installation process without prior knowledge of location or whereabouts. The Contractor is not responsible for the condition of the landscape due to drought, freeze, or storm damage. In the event of any damage, Association/Owner and administrative representative of the Contractor must allow forty-eight (48) hours for the Contractor to inspect said damage, and the Contractor shall establish the cause at its reasonable discretion. If the damage was caused by the negligence of the Contractor, the Contractor may, at its option, either repair or pay for the repair of any such damage, but only to the extent caused by the Contractor's negligence. The cost of the repairs performed by others that have been accepted by the Contractor shall be billed to the Contractor directly and will not be deducted from sums owed to the Contractor by the Owner.
5. Limitation of Liability: The contractor assumes no liability for damages caused by conditions beyond the Contractor's control. The Contractor shall have no liability for any defects in materials provided by others and shall have no liability for any damages of any kind beyond ninety (90) days following the completion of any Services or Additional Work (as applicable). IN NO EVENT SHALL THE CONTRACTOR OR ITS SUBSIDIARIES, AFFILIATES, SHAREHOLDERS, DIRECTORS, OFFICERS, AGENTS, SERVANTS, SUBCONTRACTORS, OR EMPLOYEES BE LIABLE UNDER THIS AGREEMENT FOR INDIRECT, CONSEQUENTIAL, SPECIAL, INCIDENTAL, STATUTORY, PUNITIVE, OR EXEMPLARY DAMAGES, INCLUDING, WITHOUT LIMITATION, LOST PROFITS, LOSS OF TIME, SHUTDOWN OR SLOWDOWN COSTS, LOSS OF BUSINESS OPPORTUNITIES, DAMAGE TO GOODWILL OR REPUTATION, OR OTHER ECONOMIC LOSS, REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, STRICT LIABILITY OR OTHERWISE, AND EVEN IF ADVISED OF THE POSSIBILITY OF SUCH DAMAGES OR SUCH DAMAGES COULD HAVE BEEN REASONABLY FORESEEN.



6. **Catastrophic or Natural Events:** Work schedules may be interrupted by weather conditions to the point that scheduled activities, i.e., planting, pruning, edging, etc., may be temporarily halted, with no liability to the Contractor. Acceptable horticultural practices call for minimal pruning of freeze-damaged material until the threat of future freezes has passed. Special clean-ups and/or pruning due to storms, freezes, human-initiated events by other than the Contractor, or other Acts of God are not included and will require extra charge based on time, material, and disposal fees as per the fee and costs lists included herein. If a catastrophic or manmade event were to occur and all or part of the property become un-maintainable as this Agreement outlines, all services for the Association/Owner and the appropriate compensation to the Contractor (as determined by the Contractor in good faith) will be suspended until such time they can be resumed. If only part of the property were damaged, the contract payments and services provided would be prorated accordingly by the Contractor in good faith. Work schedules may also be halted or interrupted as a result of government orders or recommendations, including, without any limitation, government orders and recommendations related to the COVID-19 pandemic, all without liability to the Contractor.
7. **Severability and Waiver:** If any section, subsection, sentence, clause, phrase, or word of this Contract be and is, for any other reason held or declared by a court of competent jurisdiction to be inoperative or void, such holdings shall not affect the remaining portions of this agreement. It shall be construed to have been the intent of the parties hereto to have agreed without such inoperative or invalid part being contained herein so that the remainder of this contract, after exclusion of such inoperative or invalid part, shall be deemed and held to be as valid as if such excluded part had never been included herein. The failure of either party hereto to insist, in any one or more instances, upon the performance of any of the terms, covenants, or conditions of this agreement, or to exercise any right herein, shall not be construed as a waiver or relinquishment of such terms, covenant, condition or right as respects further performance. Any provision of this Agreement which by its terms survives termination of this Agreement (for example, without limitation, Sections 6 and 11), shall so survive.
8. **Amendments:** No change, modification, amendment, or addition of or to this Agreement shall be valid unless in writing and signed by authorized representatives of both parties.
9. **Choice of Law and Forum; Attorney's Fees:** The parties hereby agree that this Agreement, the construction of its terms, and the determination of the rights and duties of the parties hereto shall be governed by and construed in accordance with the laws of the State of Florida and that any action or suit arising out of or relating to this Agreement will be brought solely in any state or federal court located in Hillsborough County, Florida. Both parties hereby submit to the exclusive jurisdiction and venue of any such court. In any such action or suit, in addition to any other relief awarded, the prevailing party shall be entitled to collect from the losing party, the prevailing party's reasonable attorney's fees and costs. THE PARTIES FURTHER AGREE, TO THE EXTENT PERMITTED BY APPLICABLE LAW, TO WAIVE ANY RIGHT TO TRIAL BY JURY WITH RESPECT TO ANY CLAIM, COUNTERCLAIM, OR ACTION ARISING FROM THE TERMS OF THIS AGREEMENT.
10. **Liens:** Association/Owner's failure to timely pay the amounts due Contractor under this Agreement may result in a claim of lien against the Property under Chapter 713, Florida Statutes.

**By** \_\_\_\_\_

**Marq Governor**

**Date** 5/9/2025

**Sunrise Landscaping Contrs**

**By** \_\_\_\_\_

**Date** \_\_\_\_\_

**Wiregrass Ranch CDD**

**Proposal Prepared for:**

Wiregrass II CDD  
Wiregrass Ranch Blvd.  
Wesley Chapel, Florida 33544  
Contact: Wiregrass II CDD C/O Rizzetta &  
Company  
Email:

**Prepared by:**

Marq Governor  
Email:  
mgovernor@sunriselandscape.com  
Proposal Date: 12/10/2025  
Proposal #: 31918

## Mass Plant Replacement/ Installation

### Executive Summary

Sunrise Landscape is presenting a consolidated scope of work for the essential plant material replacement along Wiregrass Ranch Boulevard (from SR 54 to the Esplanade entrance). This proposal is engineered to deliver immediate aesthetic improvement and long-term horticultural stability, addressing all current deficiencies noted across the community's primary corridor. Our commitment is to execute a premium restoration utilizing the highest quality nursery-grade material, ensuring continuity of the community's established landscape design.

### Scope of Horticultural Commitment

This detailed scope encompasses the totality of plant material required, harmonized from all competing specifications to guarantee a complete and final resolution to the existing attrition issues.

### I. High-Impact Specimen Material Installation

The installation of these larger specimens is critical for maintaining the intended architectural presence and canopy structure of the boulevard.

| Plant Material Quantity (EA) | Size/Unit |
|------------------------------|-----------|
|------------------------------|-----------|

|                   |   |                       |
|-------------------|---|-----------------------|
| <b>Sable Palm</b> | 5 | 16' - 20' Clear Trunk |
|-------------------|---|-----------------------|

|                     |   |           |
|---------------------|---|-----------|
| <b>Dahoon Holly</b> | 5 | 30 Gallon |
|---------------------|---|-----------|

### II. Mass Planting and Groundcover Restoration

Over 1,200 units of 3-Gallon shrubs and grasses will be deployed to re-establish density, define bed lines, and ensure long-term ground coverage, crucial for weed suppression and aesthetic appeal.

| <b>Plant Material</b>          | <b>Quantity (EA)</b> | <b>Size/Unit</b> |
|--------------------------------|----------------------|------------------|
| <b>Densa Walter's Viburnum</b> | 450                  | 3 Gallon         |
| <b>Texas Sage</b>              | 225                  | 3 Gallon         |
| <b>Dwarf Yaupon Holly</b>      | 175                  | 3 Gallon         |
| <b>Fakahatchee Grass</b>       | 191                  | 3 Gallon         |
| <b>Pringle's Podocarpus</b>    | 75                   | 3 Gallon         |
| <b>Parson Juniper</b>          | 45                   | 3 Gallon         |
| <b>White Fountain Grass</b>    | 45                   | 3 Gallon         |
| <b>Pacific Juniper</b>         | 11                   | 3 Gallon         |
| <b>Cord Grass</b>              | 8                    | 3 Gallon         |
| <b>Dwarf Bottle Brush</b>      | 5                    | 3 Gallon         |
| <b>Wintergreen Boxwood</b>     | 5                    | 3 Gallon         |

### **III. Professional Execution and Logistical Protocols**

Sunrise Landscape's commitment extends beyond material supply to include rigorous project management and execution standards:

- **Debris Management:** Systematic removal, hauling, and off-site disposal of all existing dead plant material and installation debris.

- **Soil and Bed Conditioning:** Professional bed preparation utilizing light soil amendments to mitigate planting shock and promote successful root establishment.
- **Site Remediation:** Comprehensive final cleanup to ensure the boulevard is left in pristine condition immediately post-installation.

### Next Steps

Upon authorization of this unified scope, Sunrise Landscape is positioned to swiftly procure all materials and schedule the project commencement to minimize disruption and immediately restore the community's curb appeal. The accompanying financial quote provides the investment details for this complete, warranted solution.

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

---

|                       |                    |
|-----------------------|--------------------|
| <b>PROJECT TOTAL:</b> | <b>\$30,000.00</b> |
|-----------------------|--------------------|

### **Terms and Conditions:**

1. Services: For any Additional Work, terms and pricing must be proposed in a change order with such change order executed by both parties. Any such change order will become a part of this Agreement, with the executed change order controlling to the extent of any conflict between such executed change order and this Agreement.
2. Terms: Association/Owner shall pay any invoice within thirty (30) days following receipt thereof, and hereby agrees to pay interest at a rate equal to the lesser of 1.5% per month or the highest legal rate on all accounts not received within 45 days of invoice date. Further, the Association/Owner shall be responsible for any collection costs incurred by the Contractor in the collection of sums past due under this Agreement, including attorneys' fees and costs incurred. Without prejudice to the Contractor's other rights and remedies, the Contractor may halt any further work and services if the Association/Owner has failed to pay sums due hereunder.
3. Insurance: Contractor will maintain adequate general liability insurance, broad form contractual liability insurance, and worker's compensation to meet its legal requirements throughout the term of this Agreement. The contractor shall furnish a Certificate of Insurance describing coverage in effect and naming the Association/Owner as an additional insured on any general liability insurance. Association/Owner shall maintain its own liability insurance providing coverage for bodily injury, death, and property damage to any invitee of the Property, and property damage insurance against fire, vandalism, and other perils covering the value of the Property.
4. Property Damage: Association/Owner is responsible for notifying the Contractor of any underground utilities or irrigation systems and other Property conditions. The Contractor is not responsible for any damage, including irrigation components, cable lines, power lines, etc. that may occur in the installation process without prior knowledge of location or whereabouts. The Contractor is not responsible for the condition of the landscape due to drought, freeze, or storm damage. In the event of any damage, Association/Owner and administrative representative of the Contractor must allow forty-eight (48) hours for the Contractor to inspect said damage, and the Contractor shall establish the cause at its reasonable discretion. If the damage was caused by the negligence of the Contractor, the Contractor may, at its option, either repair or pay for the repair of any such damage, but only to the extent caused by the Contractor's negligence. The cost of the repairs performed by others that have been accepted by the Contractor shall be billed to the Contractor directly and will not be deducted from sums owed to the Contractor by the Owner.
5. Limitation of Liability: The contractor assumes no liability for damages caused by conditions beyond the Contractor's control. The Contractor shall have no liability for any defects in materials provided by others and shall have no liability for any damages of any kind beyond ninety (90) days following the completion of any Services or Additional Work (as applicable). IN NO EVENT SHALL THE CONTRACTOR OR ITS SUBSIDIARIES, AFFILIATES, SHAREHOLDERS, DIRECTORS, OFFICERS, AGENTS, SERVANTS, SUBCONTRACTORS, OR EMPLOYEES BE LIABLE UNDER THIS AGREEMENT FOR INDIRECT, CONSEQUENTIAL, SPECIAL, INCIDENTAL, STATUTORY, PUNITIVE, OR EXEMPLARY DAMAGES, INCLUDING, WITHOUT LIMITATION, LOST PROFITS, LOSS OF TIME, SHUTDOWN OR SLOWDOWN COSTS, LOSS OF BUSINESS OPPORTUNITIES, DAMAGE TO GOODWILL OR REPUTATION, OR OTHER ECONOMIC LOSS, REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, STRICT LIABILITY OR OTHERWISE, AND EVEN IF ADVISED OF THE POSSIBILITY OF SUCH DAMAGES OR SUCH DAMAGES COULD HAVE BEEN REASONABLY FORESEEN.

6. **Catastrophic or Natural Events:** Work schedules may be interrupted by weather conditions to the point that scheduled activities, i.e., planting, pruning, edging, etc., may be temporarily halted, with no liability to the Contractor. Acceptable horticultural practices call for minimal pruning of freeze-damaged material until the threat of future freezes has passed. Special clean-ups and/or pruning due to storms, freezes, human-initiated events by other than the Contractor, or other Acts of God are not included and will require extra charge based on time, material, and disposal fees as per the fee and costs lists included herein. If a catastrophic or manmade event were to occur and all or part of the property become un-maintainable as this Agreement outlines, all services for the Association/Owner and the appropriate compensation to the Contractor (as determined by the Contractor in good faith) will be suspended until such time they can be resumed. If only part of the property were damaged, the contract payments and services provided would be prorated accordingly by the Contractor in good faith. Work schedules may also be halted or interrupted as a result of government orders or recommendations, including, without any limitation, government orders and recommendations related to the COVID-19 pandemic, all without liability to the Contractor.
7. **Severability and Waiver:** If any section, subsection, sentence, clause, phrase, or word of this Contract be and is, for any other reason held or declared by a court of competent jurisdiction to be inoperative or void, such holdings shall not affect the remaining portions of this agreement. It shall be construed to have been the intent of the parties hereto to have agreed without such inoperative or invalid part being contained herein so that the remainder of this contract, after exclusion of such inoperative or invalid part, shall be deemed and held to be as valid as if such excluded part had never been included herein. The failure of either party hereto to insist, in any one or more instances, upon the performance of any of the terms, covenants, or conditions of this agreement, or to exercise any right herein, shall not be construed as a waiver or relinquishment of such terms, covenant, condition or right as respects further performance. Any provision of this Agreement which by its terms survives termination of this Agreement (for example, without limitation, Sections 6 and 11), shall so survive.
8. **Amendments:** No change, modification, amendment, or addition of or to this Agreement shall be valid unless in writing and signed by authorized representatives of both parties.
9. **Choice of Law and Forum; Attorney's Fees:** The parties hereby agree that this Agreement, the construction of its terms, and the determination of the rights and duties of the parties hereto shall be governed by and construed in accordance with the laws of the State of Florida and that any action or suit arising out of or relating to this Agreement will be brought solely in any state or federal court located in Hillsborough County, Florida. Both parties hereby submit to the exclusive jurisdiction and venue of any such court. In any such action or suit, in addition to any other relief awarded, the prevailing party shall be entitled to collect from the losing party, the prevailing party's reasonable attorney's fees and costs. THE PARTIES FURTHER AGREE, TO THE EXTENT PERMITTED BY APPLICABLE LAW, TO WAIVE ANY RIGHT TO TRIAL BY JURY WITH RESPECT TO ANY CLAIM, COUNTERCLAIM, OR ACTION ARISING FROM THE TERMS OF THIS AGREEMENT.
10. **Liens:** Association/Owner's failure to timely pay the amounts due Contractor under this Agreement may result in a claim of lien against the Property under Chapter 713, Florida Statutes.

**By** \_\_\_\_\_

**Marq Governor**

**Date** 12/10/2025

**Sunrise Landscaping Contrs**

**By** \_\_\_\_\_

**Date** \_\_\_\_\_

**Wiregrass II CDD**

## Tab 8



**Proposal Prepared for:**

Wiregrass II CDD  
Wiregrass Ranch Blvd.  
Wesley Chapel, Florida 33544  
Contact: Wiregrass II CDD C/O Rizzetta &  
Company  
Email:

**Prepared by:**

Marq Governor  
Email:  
mgovernor@sunriselandscape.com  
Proposal Date: 1/15/2026  
Proposal #: 33757

## Tree Work

### Project Overview

Following a site inspection, Sunrise Landscape has identified several specimens that require structural detailing or complete removal to maintain the District's standards. This proposal addresses underperforming "B&B" trees, overgrown palm canopies, and legacy stumps that currently obstruct maintenance and detract from the community's aesthetic.

### Scope of Work

#### 1. Palm Canopy Detailing

- **Service:** Structural pruning and "limbing up" of all existing palms within the designated section.
- **Objective:** Removal of dead fronds, seed pods, and loose boots. Canopies will be pruned to a professional 9-to-3 profile to improve wind resistance and visual uniformity.

#### 2. Removal of Non-Established B&B Trees

- **Identification:** Removal of Balled & Burlapped (B&B) trees that have failed to thrive or are currently dead/declining.
- **Service:** Complete removal of the specimen and a professional flush cut at the base. All associated bracing/stakes will also be removed.

#### 3. Legacy Stump & Root Remediation

- **Identification:** Targeted removal of existing "flush-cut" stumps and palms that remain from previous activities.
- **Service Grinding):** For the specified Sabal Palms, we will perform a full stump grind (6-8 inches below grade) to completely remove the root mass.

#### 4. Debris Management

- **Service:** All generated organic debris, wood, and root material will be chipped or hauled

off-site. The site will be left in a clean, professional state.

## Stewardship Commitment

By addressing these "flush-cut" stumps and failed B&B trees now, we are preventing future damage to District mowing equipment and clearing the way for a more successful landscape profile. Sunrise Landscape is committed to the long-term health of the Wiregrass II canopy.







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

---

**PROJECT TOTAL:      \$1,982.99**



### **Terms and Conditions:**

1. **Services:** For any Additional Work, terms and pricing must be proposed in a change order with such change order executed by both parties. Any such change order will become a part of this Agreement, with the executed change order controlling to the extent of any conflict between such executed change order and this Agreement.
2. **Terms:** Association/Owner shall pay any invoice within thirty (30) days following receipt thereof, and hereby agrees to pay interest at a rate equal to the lesser of 1.5% per month or the highest legal rate on all accounts not received within 45 days of invoice date. Further, the Association/Owner shall be responsible for any collection costs incurred by the Contractor in the collection of sums past due under this Agreement, including attorneys' fees and costs incurred. Without prejudice to the Contractor's other rights and remedies, the Contractor may halt any further work and services if the Association/Owner has failed to pay sums due hereunder.
3. **Insurance:** Contractor will maintain adequate general liability insurance, broad form contractual liability insurance, and worker's compensation to meet its legal requirements throughout the term of this Agreement. The contractor shall furnish a Certificate of Insurance describing coverage in effect and naming the Association/Owner as an additional insured on any general liability insurance. Association/Owner shall maintain its own liability insurance providing coverage for bodily injury, death, and property damage to any invitee of the Property, and property damage insurance against fire, vandalism, and other perils covering the value of the Property.
4. **Property Damage:** Association/Owner is responsible for notifying the Contractor of any underground utilities or irrigation systems and other Property conditions. The Contractor is not responsible for any damage, including irrigation components, cable lines, power lines, etc. that may occur in the installation process without prior knowledge of location or whereabouts. The Contractor is not responsible for the condition of the landscape due to drought, freeze, or storm damage. In the event of any damage, Association/Owner and administrative representative of the Contractor must allow forty-eight (48) hours for the Contractor to inspect said damage, and the Contractor shall establish the cause at its reasonable discretion. If the damage was caused by the negligence of the Contractor, the Contractor may, at its option, either repair or pay for the repair of any such damage, but only to the extent caused by the Contractor's negligence. The cost of the repairs performed by others that have been accepted by the Contractor shall be billed to the Contractor directly and will not be deducted from sums owed to the Contractor by the Owner.
5. **Limitation of Liability:** The contractor assumes no liability for damages caused by conditions beyond the Contractor's control. The Contractor shall have no liability for any defects in materials provided by others and shall have no liability for any damages of any kind beyond ninety (90) days following the completion of any Services or Additional Work (as applicable). IN NO EVENT SHALL THE CONTRACTOR OR ITS SUBSIDIARIES, AFFILIATES, SHAREHOLDERS, DIRECTORS, OFFICERS, AGENTS, SERVANTS, SUBCONTRACTORS, OR EMPLOYEES BE LIABLE UNDER THIS AGREEMENT FOR INDIRECT, CONSEQUENTIAL, SPECIAL, INCIDENTAL, STATUTORY, PUNITIVE, OR EXEMPLARY DAMAGES, INCLUDING, WITHOUT LIMITATION, LOST PROFITS, LOSS OF TIME, SHUTDOWN OR SLOWDOWN COSTS, LOSS OF BUSINESS OPPORTUNITIES, DAMAGE TO GOODWILL OR REPUTATION, OR OTHER ECONOMIC LOSS, REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, STRICT LIABILITY OR OTHERWISE, AND EVEN IF ADVISED OF THE POSSIBILITY OF SUCH DAMAGES OR SUCH DAMAGES COULD HAVE BEEN REASONABLY FORESEEN.
6. **Catastrophic or Natural Events:** Work schedules may be interrupted by weather conditions to the point that scheduled activities, i.e., planting, pruning, edging, etc., may be temporarily halted, with no liability to the Contractor. Acceptable horticultural practices call for minimal pruning of freeze-damaged material until the threat of future freezes has passed. Special clean-ups and/or pruning due to storms, freezes, human-initiated events by other than the Contractor, or other Acts of God are not included and will require extra charge based on time, material, and disposal fees as per the fee and costs lists included herein. If a catastrophic or manmade event were to occur and all or part of the property become un-maintainable as this Agreement outlines, all services for the Association/Owner and the appropriate compensation to the Contractor (as determined by the Contractor in good faith) will be suspended until



such time they can be resumed. If only part of the property were damaged, the contract payments and services provided would be prorated accordingly by the Contractor in good faith. Work schedules may also be halted or interrupted as a result of government orders or recommendations, including, without any limitation, government orders and recommendations related to the COVID-19 pandemic, all without liability to the Contractor.

7. **Severability and Waiver:** If any section, subsection, sentence, clause, phrase, or word of this Contract be and is, for any other reason held or declared by a court of competent jurisdiction to be inoperative or void, such holdings shall not affect the remaining portions of this agreement. It shall be construed to have been the intent of the parties hereto to have agreed without such inoperative or invalid part being contained herein so that the remainder of this contract, after exclusion of such inoperative or invalid part, shall be deemed and held to be as valid as if such excluded part had never been included herein. The failure of either party hereto to insist, in any one or more instances, upon the performance of any of the terms, covenants, or conditions of this agreement, or to exercise any right herein, shall not be construed as a waiver or relinquishment of such terms, covenant, condition or right as respects further performance. Any provision of this Agreement which by its terms survives termination of this Agreement (for example, without limitation, Sections 6 and 11), shall so survive.
8. **Amendments:** No change, modification, amendment, or addition of or to this Agreement shall be valid unless in writing and signed by authorized representatives of both parties.
9. **Choice of Law and Forum; Attorney's Fees:** The parties hereby agree that this Agreement, the construction of its terms, and the determination of the rights and duties of the parties hereto shall be governed by and construed in accordance with the laws of the State of Florida and that any action or suit arising out of or relating to this Agreement will be brought solely in any state or federal court located in Hillsborough County, Florida. Both parties hereby submit to the exclusive jurisdiction and venue of any such court. In any such action or suit, in addition to any other relief awarded, the prevailing party shall be entitled to collect from the losing party, the prevailing party's reasonable attorney's fees and costs. THE PARTIES FURTHER AGREE, TO THE EXTENT PERMITTED BY APPLICABLE LAW, TO WAIVE ANY RIGHT TO TRIAL BY JURY WITH RESPECT TO ANY CLAIM, COUNTERCLAIM, OR ACTION ARISING FROM THE TERMS OF THIS AGREEMENT.
10. **Liens:** Association/Owner's failure to timely pay the amounts due Contractor under this Agreement may result in a claim of lien against the Property under Chapter 713, Florida Statutes.

**By** \_\_\_\_\_

**Marq Governor**

**Date** 1/15/2026

**Sunrise Landscaping Contrs**

**By** \_\_\_\_\_

**Date** \_\_\_\_\_

**Wiregrass II CDD**

## **Tab 9**

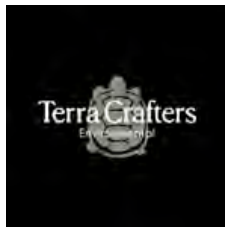
## December 2025 Treatment Summary - Chancey Road Mitigation

Good afternoon,

I've attached the December 2025 Treatment Summary documenting vegetation management and restoration work completed by Terra Crafters Environmental. Work this month focused on managing invasive and nuisance vegetation within wetland and restoration areas to support long-term site health and function. All activities were completed using approved methods and products and performed by licensed professionals in accordance with applicable requirements. Please let us know if you have any questions or would like to discuss upcoming maintenance needs.

Thank you for the opportunity to continue supporting this work.

Best regards,



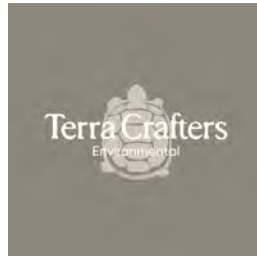
**Leonard Morrow- Terra Crafters Environmental**

(813) 267-4436

37221 Clinton Avenue Dade City, Florida 33525

**Disclaimer:** The content of this email is the confidential property of Terra Crafters Environmental LLC and should not be copied, modified, retransmitted, or used for any purpose without Terra Crafters Environmental's written authorization. If you are not the intended recipient, please delete all copies and notify us immediately. The integrity and security of this email cannot be guaranteed. Additionally, the views and opinions expressed in this email are those of the author and do not necessarily reflect the official policy or position of Terra Crafters Environmental LLC.

Terra Crafters Environmental LLC



# Chancey Road Mitigation

December 2025





# December 2025

## Treatment Summary (Sites 14.1, 14.2, and 17.3)

**Reporting Period: December 2025**

**Treatment Dates: December 4–6, 2025**

**Project Objective: Targeted invasive vegetation suppression and routine grounds maintenance within designated mitigation units to maintain permit compliance, protect established native communities, and preserve site access and function.**

## Treatment Areas

- Site 14.1
- Site 14.2
- Site 17.3
- Site Perimeters

## Treatment Dates & Activities Performed

- December 4–6, 2025:

Conducted focused inspections and invasive vegetation control within Sites 14.1, 14.2, and 17.3. Implemented selective spot herbicide applications, with emphasis on dense and actively growing invasive grasses.

The herbicides used were EPA- and FDACS-approved and applied under the direction of a licensed applicator in accordance with label requirements and UF/IFAS BMP guidance.

Treatments were performed using low-volume, directed application methods to minimize non-target impacts.

Mowed common areas, perimeter zones, and bank slopes to control nuisance vegetation, maintain access, and reduce seed production along managed edges.

Photographic documentation was collected to document site conditions and treatment progress.

## Target Vegetation Treated

- West Indies marsh grass (*Hymenachne amplexicaulis*) – primary vegetation treated across Sites 14.1, 14.2, and 17.3; dominant within wetland zones and selectively spot-treated to reduce coverage and competitive pressure on native wetland species.
- Torpedo grass (*Panicum repens*) – treated within wetland margins and transitional zones where encroachment into native plant communities was observed.
- Cogongrass (*Imperata cylindrica*) – scattered infestations within upland margins of Sites 14.1 and 14.2; selectively spot-treated.
- Natal grass (*Melinis repens*) – treated along disturbed and transitional areas, primarily within Site 17.3.
- Caesarweed (*Urena lobata*) – isolated individuals treated across all three sites.

- Chinese tallow (*Triadica sebifera*) – scattered woody invasive seedlings selectively treated to prevent establishment and future canopy recruitment.

### **Project Progress & Observations**

- Treated West Indies marsh grass and torpedo grass exhibited early foliar response and reduced vigor following application.
- Secondary invasive species showed chlorosis consistent with effective selective treatment.
- Mowing activities improved visibility and access while maintaining clear separation from protected wetland interiors.
- Native vegetation remains intact with no observable off-target impacts.
- No new concentrated invasive infestations were identified during post-treatment inspections.

### **Forward-Looking Maintenance Outlook**

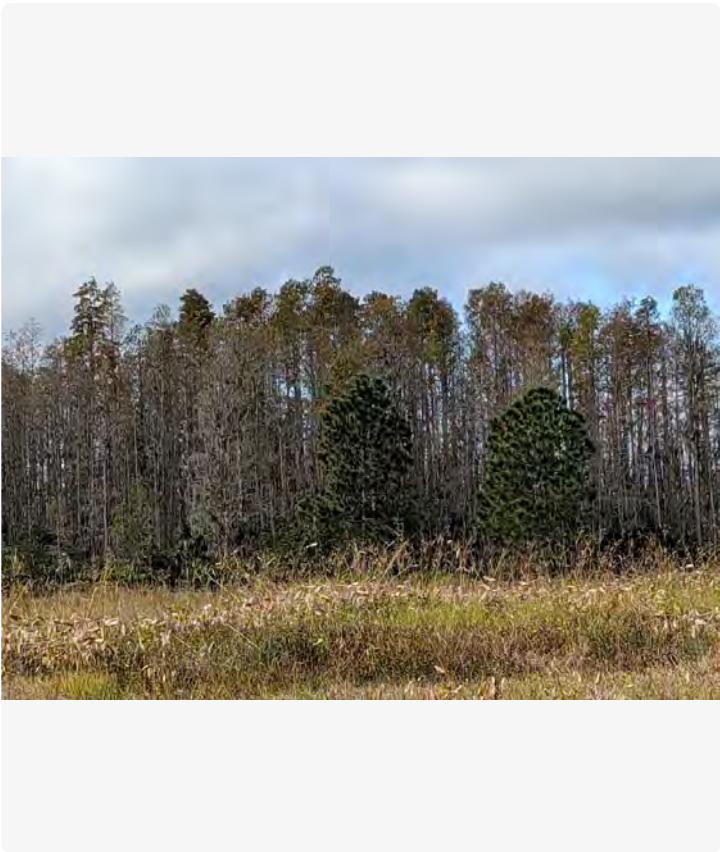
- Continue monitoring and follow-up spot treatments in January 2026, prioritizing any re-sprouting West Indies marsh grass and torpedo grass.
- Maintain early-detection response for cogon grass, natal grass, and Chinese tallow seedlings.
- Schedule periodic mowing of common areas, perimeters, and banks as needed to support access, reduce invasive seed set, and maintain compliance.
- Adaptive maintenance will continue to support mitigation performance standards and long-term site stability.



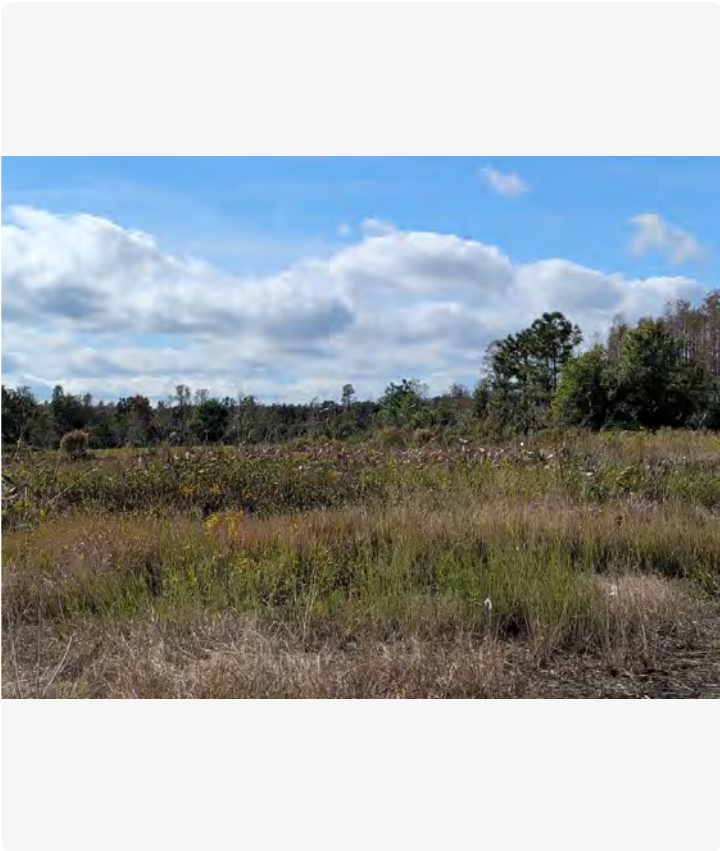
Project: Chancey Road Ponds



Project: Chancey Road Ponds



Project: Chancey Road Ponds



Project: Chancey Road Ponds

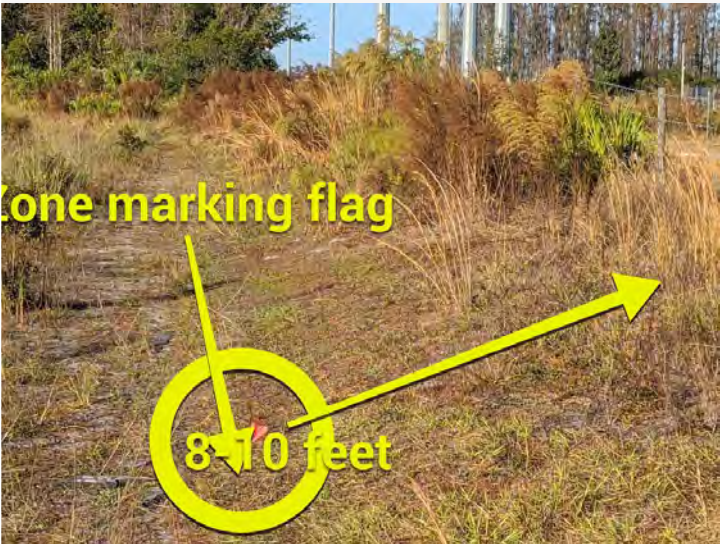




Project: Chancey Road Ponds



Project: Chancey Road Ponds



Project: Chancey Road Ponds



Project: Chancey Road Ponds





Project: Chancey Road Ponds



Project: Chancey Road Ponds



Project: Chancey Road Ponds



Project: Chancey Road Ponds





Project: Chancey Road Ponds



Project: Chancey Road Ponds



Project: Chancey Road Ponds



Project: Chancey Road Ponds





Project: Chancey Road Ponds



Project: Chancey Road Ponds



Project: Chancey Road Ponds



Project: Chancey Road Ponds





Project: Chancey Road Ponds



Project: Chancey Road Ponds



Project: Chancey Road Ponds



Project: Chancey Road Ponds



Project: Chancey Road Ponds



Project: Chancey Road Ponds





Project: Chancey Road Ponds



Project: Chancey Road Ponds





Project: Chancey Road Ponds



Project: Chancey Road Ponds

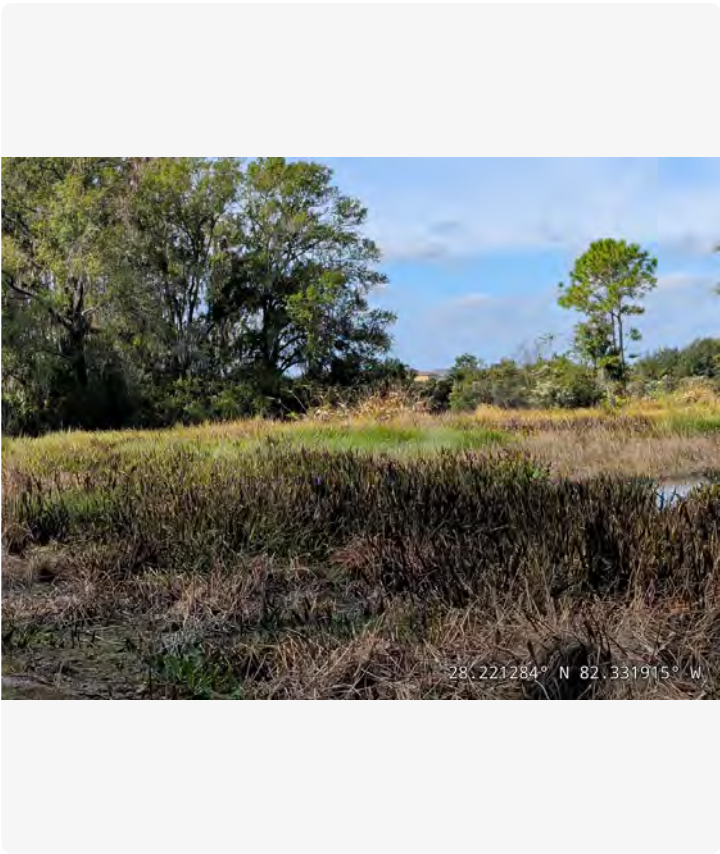


Project: Chancey Road Ponds



Project: Chancey Road Ponds





Project: Chancey Road Ponds



Project: Chancey Road Ponds



Project: Chancey Road Ponds



## **Tab 10**

**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    | <b>Board Supervisor, Chairman</b>            |
| Colby Chandler | <b>Board Supervisor, Vice-Chairman</b>       |
| Quinn Porter   | <b>Board Supervisor, Assistant Secretary</b> |
| Haley Porter   | <b>Board Supervisor, Assistant Secretary</b> |
| Kyle Larsen    | <b>Board Supervisor, Assistant Secretary</b> |

**Also Present were:**

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

**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. Chandler 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 11**



**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    | <b>Audit Committee Member</b> |
| Colby Chandler | <b>Audit Committee Member</b> |
| Quinn Porter   | <b>Audit Committee Member</b> |
| Haley Porter   | <b>Audit Committee Member</b> |
| Kyle Larsen    | <b>Audit Committee Member</b> |

**Also Present were:**

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

**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 12**

# 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](http://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>         |
| <b>Total</b>                                   |                     |                       |                            | <b><u>\$ 60,884.32</u></b> |

**From:** [gzito@hughes-exterminators.com](mailto: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](#)

**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 # 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        |
| <b>Subtotal</b>    |                      | <b>\$2,300.00</b> |
| <b>Tax</b>         |                      | <b>\$0.00</b>     |
| <b>Total</b>       |                      | <b>\$2,300.00</b> |
| <b>Amount Paid</b> |                      | <b>\$0.00</b>     |
| <b>Balance</b>     |                      | <b>\$2,300.00</b> |

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](http://hughes-exterminators.com)

**Voted Top 10 USA Workplace 4 Years in a Row**



**From:** [gzito@hughes-exterminators.com](mailto:gzito@hughes-exterminators.com)  
**To:** [CDD Invoice](#)  
**Subject:** Wiregrass II [EXTERNAL] Invoice for Service  
**Date:** Wednesday, July 30, 2025 9:45:18 AM  
**Attachments:** [image663579.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 # 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        |
| <b>Subtotal</b>    |                      | <b>\$2,300.00</b> |
| <b>Tax</b>         |                      | <b>\$0.00</b>     |
| <b>Total</b>       |                      | <b>\$2,300.00</b> |
| <b>Amount Paid</b> |                      | <b>\$0.00</b>     |
| <b>Balance</b>     |                      | <b>\$2,300.00</b> |

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](http://hughes-exterminators.com)

**Voted Top 10 USA Workplace 4 Years in a Row**

**From:** [gzito@hughes-exterminators.com](mailto:gzito@hughes-exterminators.com)  
**To:** [CDD Invoice](#)  
**Subject:** Wiregrass II [EXTERNAL] Invoice for Service  
**Date:** Wednesday, July 30, 2025 9:50:00 AM  
**Attachments:** [image112151.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 # 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        |
| <b>Subtotal</b>    |                    | <b>\$800.00</b> |
| <b>Tax</b>         |                    | <b>\$0.00</b>   |
| <b>Total</b>       |                    | <b>\$800.00</b> |
| <b>Amount Paid</b> |                    | <b>\$0.00</b>   |
| <b>Balance</b>     |                    | <b>\$800.00</b> |

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](http://hughes-exterminators.com)

**Voted Top 10 USA Workplace 4 Years in a Row**



**From:** [gzito@hughes-exterminators.com](mailto:gzito@hughes-exterminators.com)  
**To:** [CDD Invoice](#)  
**Subject:** Wiregrass II [EXTERNAL] Invoice for Service  
**Date:** Wednesday, July 30, 2025 9:46:18 AM  
**Attachments:** [image393580.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 # 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        |
| <b>Subtotal</b>    |                      | <b>\$2,300.00</b> |
| <b>Tax</b>         |                      | <b>\$0.00</b>     |
| <b>Total</b>       |                      | <b>\$2,300.00</b> |
| <b>Amount Paid</b> |                      | <b>\$0.00</b>     |
| <b>Balance</b>     |                      | <b>\$2,300.00</b> |

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](http://hughes-exterminators.com)

**Voted Top 10 USA Workplace 4 Years in a Row**

**From:** [gzito@hughes-exterminators.com](mailto: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        |
| <b>Subtotal</b>    |                    | <b>\$800.00</b> |
| <b>Tax</b>         |                    | <b>\$0.00</b>   |
| <b>Total</b>       |                    | <b>\$800.00</b> |
| <b>Amount Paid</b> |                    | <b>\$0.00</b>   |
| <b>Balance</b>     |                    | <b>\$800.00</b> |

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](http://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

|                                  |              |                      |
|----------------------------------|--------------|----------------------|
| <b>Services for the month of</b> | <b>Terms</b> | <b>Client Number</b> |
| 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

## INVOICE

Legal Advertising

**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.

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, sans-serif font.

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.

---

# WIREGRASS 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 <sup>1</sup> | 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 <sup>2</sup> | Proposed Irrigation Assessment (including collection costs / unit payment discount) |
|------------|--------------------------|--------------------------------|---|
| SF 41 - 50 | 227                      | 41 - 50                        | \$734.52  |
| SF 51 - 60 | 320                      | 51 - 60                        | \$767.34  |
| SF 61 - 70 | 215                      | 61 - 70                        | \$803.56  |
| SF 71 - 80 | 59                       | 71 - 80                        | \$852.01  |
| SF 80 PLUS | 41                       | 80 Plus                        | \$896.66  |

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

<sup>2</sup> 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) 994-1001 ("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.

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

### NOTICE

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



# Business Observer

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

## INVOICE

### Legal Advertising

#### 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.**

#### 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.



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<br>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 3890 | 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'  | 4426    | GRATICOLA ROAD | \$ 42.27         | 19.23                 | 61.50        |
| 17 26 20 0090 00000 2830 | 283 | 71'-80'  | 4437    | GRATICOLA ROAD | \$ 45.55         | 19.23                 | 61.50        |
| 17 26 20 0090 00000 2840 | 284 | 71'-80'  | 4445    | GRATICOLA ROAD | \$ 45.55         | 19.23                 | 64.78        |
| 17 26 20 0090 00000 4280 | 428 | 80+      | 4448    | GRATICOLA ROAD | \$ 49.00         | 19.23                 | 68.23        |
| 17 26 20 0090 00000 2850 | 285 | 51'-60'  | 4457    | GRATICOLA ROAD | \$ 39.00         | 19.23                 | 58.23        |
| 17 26 20 0090 00000      |     |          |         |                |                  |                       |              |

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 |
| <b>TOTAL</b>   |                     |                 |                | <b>\$ 3,597.56</b> |                     |

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

**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 |
|--------|------|---------|
|--------|------|---------|

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](http://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         | <b>09/18/2025</b> |
| <b>TOTAL CHARGES DUE</b>         | <b>598.88</b>     |
| Total Charges Due After Due Date | <b>607.86</b>     |

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](http://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

Use above space for address change ONLY.

**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         | <b>09/18/2025</b> |
| <b>TOTAL CHARGES DUE</b>         | <b>2,794.76</b>   |
| Total Charges Due After Due Date | <b>2,836.68</b>   |

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](http://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

You have 24-hour access to manage your account on-line through Smarthub at [www.wrec.net](http://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            | 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

You have 24-hour access to manage your account on-line through Smarthub at [www.wrec.net](http://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.

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

You have 24-hour access to manage your account on-line through Smarthub at [www.wrec.net](http://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 40.70  
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

ELECTRIC SERVICE

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

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](http://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 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

Use above space for address change ONLY.

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](http://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.<br>(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.<br>(Phase 3) 09/25 | \$ 2,980.00    |
| Terra Crafters Environmental<br>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>            |
| <b>Total</b>             |                     |                       |                            | <b><u>\$ 29,606.30</u></b> |

**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 |                 |
| <b>Total Labor</b>        |       |        |        | <b>120.00</b>   |
| <b>Total this Task</b>    |       |        |        | <b>\$120.00</b> |
| <b>Total this Invoice</b> |       |        |        | <b>\$120.00</b> |

**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](mailto: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          |
| <b>Total Labor</b>        |       |        | <b>2,285.00</b>   |
| <b>Total this Task</b>    |       |        | <b>\$2,285.00</b> |
| <b>Total this Invoice</b> |       |        | <b>\$2,285.00</b> |

**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](mailto:atwellar@atwell-group.com) or by calling the phone number listed above.



# INVOICE

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

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

| Payment Information    |                   |
|------------------------|-------------------|
| <b>Invoice Summary</b> | \$ 6,795.00       |
| <b>Payment Amount</b>  | <b>\$6,795.00</b> |
| <b>Payment for:</b>    | 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<br>Florida Insurance Alliance<br><br>Package - Renew policy<br>Due Date: 9/16/2025<br><br><b>General Liability \$3,737.00</b><br><b>Public Officials Liability \$3,058.00</b><br><b>Per Sean 09-24-25</b> | 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**

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

(321)233-9939

accounting@egisadvisors.com

**Date**

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 |                      |                              |
|  |                      | <b>SUBTOTAL</b> \$2,300.00   |
|  |                      | <b>TAX</b> \$0.00            |
|  |                      | <b>AMT. PAID</b> \$0.00      |
|  |                      | <b>TOTAL</b> \$2,300.00      |
|  |                      | <b>AMOUNT DUE</b> \$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

|                                  |              |                      |
|----------------------------------|--------------|----------------------|
| <b>Services for the month of</b> | <b>Terms</b> | <b>Client Number</b> |
| 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   |
| <div> <div>RECEIVED</div> <div>08-28-2025</div> </div> | Subtotal |            | \$4,787.75 |
|  | Total    |            | \$4,787.75 |
|  |          |            |            |



5100 W Kennedy Blvd  
Ste 325  
Tampa, FL 33609

Invoice 11 42198

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

| Bill To  |
|--|
| Wiregrass II CDD<br>3434 Colwell Ave<br>Suite 200<br>Tampa, FL 33614 |

| Property Address  |
|---|
| Wiregrass II CDD Chancey Rd, Phase 3<br>Chancey Road<br>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<br>Past Due | 31-60 Days<br>Past Due | 61-90 Days<br>Past Due | 90+ Days<br>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<br>3434 Colwell Avenue<br>Suite 200<br>Tampa, FL 33614 |

| Property Address   |
|--|
| Wiregrass II CDD<br>Wiregrass Ranch Blvd.<br>3B<br>Wesley Chapel, FL 33544 |

| Item | Qty | Rate | Ext. Price | Amount |
|------|-----|------|------------|--------|
|------|-----|------|------------|--------|

#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

Invoice 11 43329

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

| Bill To  |
|--|
| Wiregrass II CDD<br>3434 Colwell Ave<br>Suite 200<br>Tampa, FL 33614 |

| Property Address  |
|---|
| Wiregrass II CDD Chancey Rd, Phase 3<br>Chancey Road<br>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<br>Past Due | 31-60 Days<br>Past Due | 61-90 Days<br>Past Due | 90+ Days<br>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<br><b>Notice of Public Meeting Dates</b><br><b>RE: Fiscal Year 2025-2026</b><br><b>Published: 9/12/2025</b> | \$85.31 |
|--|---------|

### 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         | ()             |
| <b>Total</b> | <b>\$85.31</b> |

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

**RECEIVED**  
09-11-2025

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

### NOTICE

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

# Business Observer

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

## INVOICE

### Legal Advertising

#### 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.**

#### NOTICE

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

# Business Observer

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

## INVOICE

Legal Advertising

Invoice # 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

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

### NOTICE

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

# Business Observer

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

## INVOICE

### Legal Advertising

#### 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

**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.

# 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](http://www.wiregrassiicdd.org)

## **Operations and Maintenance Expenditures**

**October 2025**

**For Board Approval**

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

The total items being presented:   **\$22,983.03**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary



## Wiregrass II Community Development District

### Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

| <u>Vendor Name</u>                             | <u>Check Number</u> | <u>Invoice Number</u>     | <u>Invoice Description</u>   | <u>Invoice Amount</u>      |
|--|---------------------|---------------------------|--|----------------------------|
| Egis Insurance Advisors, LLC                   | 300066              | 30045                     | Streetlight Utility Bond Renewal - Policy# E707672 10/14/2025-10/13/2026 | \$ 5,569.00                |
| Florida Department of Commerce                 | 20251028-1          | 93429 ACH                 | Special District Fee for FY25-26   | \$ 175.00                  |
| Rizzetta & Company, Inc.                       | 300064              | INV0000103590             | District Management Fees 10/25   | \$ 5,041.25                |
| Rizzetta & Company, Inc.                       | 300065              | INV0000103703             | Assessment Roll FY25/26  | \$ 8,600.00                |
| Withlacoochee River Electric Cooperative, Inc. | 20251015-1          | Monthly Summary 09/25 508 | Area Lighting 09/25  | <u>\$ 3,597.78</u>         |
| <b>Total</b>                                   |                     |                           |  | <b><u>\$ 22,983.03</u></b> |



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

# INVOICE

|                  |   |
|------------------|---|
| Customer         | Wiregrass II Community Development District |
| Acct #           | 914   |
| Date             | 09/25/2025                                  |
| Customer Service | Yvette Nunez                                |
| Page             | 1 of 1                                      |

| Payment Information |                   |
|---------------------|-------------------|
| Invoice Summary     | \$ 5,569.00       |
| Payment Amount      | <b>\$5,569.00</b> |
| Payment for:        | Invoice#30045     |
| E707672             |                   |

Thank You

Please detach and return with payment



Customer: Wiregrass II Community Development District

| Invoice | Effective  | Transaction  | Description   | Amount   |
|---------|------------|--------------|---|----------|
| 30045   | 10/14/2025 | Renew policy | Policy #E707672 10/14/2025-10/14/2026<br>Surtec Insurance Company<br><br>Utility Bond - Renew policy<br>Due Date: 9/25/2025 | 5,569.00 |

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

**RECEIVED**  
09-25-2025

**Total**

\$ 5,569.00

Thank You

Remit Payment To: Egis Insurance Advisors

(321)233-9939

Date

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

accounting@egisadvisors.com

09/25/2025

**Fiscal Year 2025 - 2026 Special District State Fee Invoice and Profile Update**

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

|                           |                      |                      |                  |   |
|---------------------------|----------------------|----------------------|------------------|---|
| Date Invoiced: 10/01/2025 |                      |                      |                  | Invoice No: 93429                             |
| Annual Fee: \$175.00      | 1st Late Fee: \$0.00 | 2nd Late Fee: \$0.00 | Received: \$0.00 | Total Due, Postmarked by 12/02/2025: \$175.00 |

**STEP 1:** Review the following profile and make any needed changes.**I. Special District's Name, Registered Agent's Name and Registered Office Address:****Wiregrass II Community Development District**

Mr. William J. Rizzetta

3434 Colwell Avenue, Suite 200

Tampa, Florida 33614



**2. Telephone:** 813-514-0400 Ext:  
**3. Fax:** 813-514-0401  
**4. Email:** brizzetta@rizzetta.com  
**5. Status:** Independent  
**6. Governing Body:** Elected  
**7. Website Address:** wiregrassicdd.org  
**8. County(ies):** Pasco  
**9. Special Purpose(s):** Community Development  
**10. Boundary Map on File:** 02/28/2019  
**11. Creation Document on File:** 02/28/2019  
**12. Date Established:** 01/25/2019  
**13. Creation Method:** Local Ordinance  
**14. Local Governing Authority:** Pasco County  
**15. Creation Document(s):** County Ordinance 19-03  
**16. Statutory Authority:** Chapter 190, Florida Statutes  
**17. Authority to Issue Bonds:** Yes  
**18. Revenue Source(s):** Assessments

**STEP 2:** Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature: William J. Rizzetta Date OCT 17 2025**STEP 3:** Pay the annual state fee or certify eligibility for zero annual fee.**a. Pay the Annual Fee:** Pay the annual fee by following the instructions at [www.FloridaJobs.org/SpecialDistrictFee](http://www.FloridaJobs.org/SpecialDistrictFee).**b. Or, Certify Eligibility for the Zero Fee:** By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

1. \_\_\_ This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,

2. \_\_\_ This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved: \_\_\_ Denied: \_\_\_ Reason: \_\_\_\_\_

**STEP 4:** Make a copy of this document for your records.**STEP 5:** Email this document to [SpecialDistricts@Commerce.fl.gov](mailto:SpecialDistricts@Commerce.fl.gov) or mail it to FloridaCommerce, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to 850.717.8430.

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

Invoice

| Date      | Invoice #     |
|-----------|---------------|
| 10/2/2025 | INV0000103590 |

Bill To:

|  |
|--|
| Wiregrass II CDD<br>3434 Colwell Avenue<br>Suite 200<br>Tampa FL 33614 |
|--|

| Services for the month of | Terms        | Client Number |
|---------------------------|--------------|---------------|
| October                   | Upon Receipt | 00508         |

| Description                     | Qty  | Rate       | Amount     |
|---------------------------------|------|------------|------------|
| Accounting Services             | 1.00 | \$1,754.33 | \$1,754.33 |
| Administrative Services         | 1.00 | \$295.25   | \$295.25   |
| Dissemination Services          | 1.00 | \$500.00   | \$500.00   |
| Financial & Revenue Collections | 1.00 | \$344.00   | \$344.00   |
| Landscape Consulting Services   | 1.00 | \$700.00   | \$700.00   |
| Management Services             | 1.00 | \$1,337.67 | \$1,337.67 |
| Website Compliance & Management | 1.00 | \$110.00   | \$110.00   |
|                                 |      | Subtotal   | \$5,041.25 |
|                                 |      | Total      | \$5,041.25 |

RECEIVED  
09-29-2025

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

# Invoice

| Date      | Invoice #     |
|-----------|---------------|
| 10/3/2025 | INV0000103703 |

**Bill To:**

Wiregrass II CDD  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

|                                  |              |                      |
|----------------------------------|--------------|----------------------|
| <b>Services for the month of</b> | <b>Terms</b> | <b>Client Number</b> |
| October                          | Upon Receipt | 00508                |

| Description                        | Qty      | Rate       | Amount     |
|------------------------------------|----------|------------|------------|
| Assessment Roll (Annual)           | 1.00     | \$8,600.00 | \$8,600.00 |
| <div>RECEIVED<br/>09-29-2025</div> | Subtotal |            | \$8,600.00 |
|                                    | Total    |            | \$8,600.00 |



# Wiregrass II CDD

09/25/25

Due 10/20/2025

| <u>Account</u> | <u>Billing Date</u> | <u>Rate</u>     | <u>Code</u>    | <u>Amount</u> |                     |
|----------------|---------------------|-----------------|----------------|---------------|---------------------|
| 2167077        | 9/25/2025           | Public Lighting | 001-53100-4307 | \$ 598.88     | Street Lights       |
| 2227047        | 9/25/2025           | Public Lighting | 001-53100-4307 | \$ 2,794.76   | Street Lights       |
| 2259613        | 9/25/2025           | Irrigation      | 001-53600-4310 | \$ 40.70      | Utility - Reclaimed |
| 2259615        | 9/25/2025           | Irrigation      | 001-53600-4310 | \$ 40.70      | Utility - Reclaimed |
| 2259617        | 9/25/2025           | Irrigation      | 001-53600-4310 | \$ 40.70      | Utility - Reclaimed |
| 2259618        | 9/25/2025           | Irrigation      | 001-53600-4310 | \$ 40.70      | Utility - Reclaimed |
| 2259619        | 9/25/2025           | Irrigation      | 001-53600-4310 | \$ 41.34      | Utility - Reclaimed |

|              |                    |
|--------------|--------------------|
| <b>TOTAL</b> | <b>\$ 3,597.78</b> |
|--------------|--------------------|

| Summary       |                |                    |
|---------------|----------------|--------------------|
| Street Lights | 001-53100-4307 | \$ 3,393.64        |
| Recreation    | 001-53100-4310 | \$ 204.14          |
| <b>TOTAL</b>  |                | <b>\$ 3,597.78</b> |

RECEIVED  
09-26-2025



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 **09/25/2025**  
Amount Due **598.88**  
Current Charges Due **10/20/2025**

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

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](http://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 **598.88** Please Pay

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: 09/25/2025**

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         | <b>10/20/2025</b> |
| <b>TOTAL CHARGES DUE</b>         | <b>598.88</b>     |
| Total Charges Due After Due Date | <b>607.86</b>     |

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 **09/25/2025**  
Amount Due **2,794.76**  
Current Charges Due **10/20/2025**

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](http://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: 09/25/2025**

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         | 10/20/2025      |
| <b>TOTAL CHARGES DUE</b>         | <b>2,794.76</b> |
| 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 **09/25/2025**  
Amount Due **40.70**  
Current Charges Due **10/20/2025**

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

Comparative Usage Information  
Average kWh

| Period   | Days | Per Day |
|----------|------|---------|
| Sep 2025 | 32   | 0       |
| Aug 2025 | 30   | 0       |
| Sep 2024 | 29   | 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](http://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 |
| 08/21            | 102     | 09/22 | 107     |            |              |           | 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             | 40.70 |

Please Pay



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: 09/25/2025

District: OP17

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         | 10/20/2025 |
| TOTAL CHARGES DUE                | 40.70      |
| Total Charges Due After Due Date | 45.70      |

000225961300000407000000457005



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 **09/25/2025**  
Amount Due **40.70**  
Current Charges Due **10/20/2025**

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 |
|----------|------|---------|
| Sep 2025 | 32   | 0       |
| Aug 2025 | 30   | 0       |
| Sep 2024 | 29   | 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](http://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 |
| 08/21            | 94      | 09/22 | 99      |            |              |           | 5        |

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             | 40.70 |

Please Pay



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: 09/25/2025

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         | 10/20/2025 |
| 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 **09/25/2025**  
Amount Due **40.70**  
Current Charges Due **10/20/2025**

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**

Comparative Usage Information  
Average kWh

| Period   | Days | Per Day |
|----------|------|---------|
| Sep 2025 | 32   | 0       |
| Aug 2025 | 30   | 0       |
| Sep 2024 | 29   | 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](http://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 |
| 08/21            | 102     | 09/22 | 107     |            |              |           | 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 **40.70** Please Pay



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: **09/25/2025**

District: **OP17**

**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         | <b>10/20/2025</b> |
| <b>TOTAL CHARGES DUE</b>         | <b>40.70</b>      |
| Total Charges Due After Due Date | <b>45.70</b>      |

000225961700000407000000457005



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 **09/25/2025**  
Amount Due **40.70**  
Current Charges Due **10/20/2025**

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 |
| 08/21 | 112     | 09/22 | 117     |            |              |           | 5        |

Comparative Usage Information  
Average kWh

| Period   | Days | Per Day |
|----------|------|---------|
| Sep 2025 | 32   | 0       |
| Aug 2025 | 30   | 0       |
| Sep 2024 | 29   | 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](http://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 40.70  
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: 09/25/2025

District: OP17

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         | 10/20/2025 |
| 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 **09/25/2025**  
Amount Due **41.34**  
Current Charges Due **10/20/2025**

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 |
|----------|------|---------|
| Sep 2025 | 32   | 0       |
| Aug 2025 | 30   | 0       |
| Sep 2024 | 29   | 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](http://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 |
| 08/21            | 237     | 09/22 | 248     |            |              |           | 11       |

Previous Balance 41.34  
Payment 41.34CR  
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: 09/25/2025

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         | 10/20/2025 |
| 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](http://www.wiregrassiicdd.org)

## **Operations and Maintenance Expenditures**

**November 2025**

**For Board Approval**

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

The total items being presented:    **\$10,607.12**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

## Wiregrass II Community Development District

### Paid Operation & Maintenance Expenditures

November 1, 2025 Through November 30, 2025

| Vendor Name                                       | Check Number | Invoice Number                  | Invoice Description               | Invoice Amount             |
|---|--------------|---------------------------------|-----------------------------------|----------------------------|
| Ripa & Associates, LLC                            | 500003       | CUS 33 RIPA & Associates<br>508 | CUS 33 S2022                      | \$ 6,333.65                |
| Rizzetta & Company, Inc.                          | 300067       | INV0000104415                   | Bond Amortization Scheduled 10/25 | \$ 600.00                  |
| Withlacoochee River Electric<br>Cooperative, Inc. | 20251121-4   | 102725-2167077                  | Electric Services 10/25           | \$ 607.86                  |
| Withlacoochee River Electric<br>Cooperative, Inc. | 20251121-7   | 102725-2227047                  | Electric Services 10/25           | \$ 2,836.68                |
| Withlacoochee River Electric<br>Cooperative, Inc. | 20251121-2   | 102725-2259613                  | Area Lighting 10/25               | \$ 45.70                   |
| Withlacoochee River Electric<br>Cooperative, Inc. | 20251121-1   | 102725-2259615                  | Area Lighting 10/25               | \$ 45.70                   |
| Withlacoochee River Electric<br>Cooperative, Inc. | 20251121-3   | 102725-2259617                  | Area Lighting 10/25               | \$ 45.59                   |
| Withlacoochee River Electric<br>Cooperative, Inc. | 20251121-6   | 102725-2259618                  | Area Lighting 10/25               | \$ 45.70                   |
| Withlacoochee River Electric<br>Cooperative, Inc. | 20251121-5   | 102725-2259619                  | Area Lighting 10/25               | <u>\$ 46.24</u>            |
| <b>Total</b>                                      |              |                                 |                                   | <u><b>\$ 10,607.12</b></u> |



# WIREGRASS II COMMUNITY DEVELOPMENT DISTRICT

District Office · Wesley Chapel, Florida · (813) 533-2950  
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614  
[www.wiregrasscddii.org](http://www.wiregrasscddii.org)

**November 11, 2025**

**RIZZETTA & COMPANY, INC.**

Wiregrass II CDD, Construction Account  
Attn: Tiffany Judd  
3434 Colwell Avenue, Suite 200  
Tampa, FL 33614

RE: Construction Account  
Requisitions for Payment

Dear Tiffany:

Below please find a table detailing the enclosed requisition(s) ready for payment from the District's Construction Account.

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

| REQUISITION NO. | PAYEE                  | AMOUNT     |
|-----------------|------------------------|------------|
| CUS 33          | RIPA & Associates, LLC | \$6,333.65 |

If you have any questions regarding this request, please do not hesitate to call me at (813) 514-0400. Thank you for your prompt attention to this matter.

Sincerely,  
Wiregrass II Community  
Development District

Sean Craft  
District Manager

## WIREGRASS II COMMUNITY DEVELOPMENT DISTRICT

### ACQUISITION AND CONSTRUCTION REQUISITION

The undersigned, an Authorized Officer of Wiregrass II Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the District to U.S. Bank National Association, Orlando, Florida, as successor in interest to U.S. Bank National Association as trustee (the "Trustee"), dated as November 1, 2020 (the "Master Indenture"), as supplemented by the Second Supplemental Trust Indenture from the District to the Trustee, dated as of June 1, 2022 (the "Supplemental Indenture" and together with the Master Indenture, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

July 09, 2025

- (A) Requisition Number: CUS 33
- (B) Name of Payee: **RIPA & Associates, LLC**  
**1409 Tech Boulevard, Suite 1**  
**Tampa, FL 33619**
- (C) Amount Payable: \$6,333.65
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): **Pay App #20 for Project #01-2149 – Chancey Road Phase 3**

The undersigned hereby certifies that obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the Series 2022 Acquisition and Construction Account, that each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Series 2022 Project and each represents a Cost of the Series 2022 Project and has not previously been paid.

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


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

WIREGRASS II COMMUNITY DEVELOPMENT DISTRICT

By:   
Authorized Officer

### CONSULTING ENGINEER'S APPROVAL

The undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Series 2022 Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Series 2022 Project with respect to which such disbursement is being made; and, (iii) the report of the Consulting Engineer for the Series 2022 Project, as such report shall have been amended or modified on the date hereof. The undersigned further certifies that (a) the Series 2022 Project improvements to be acquired have been completed in accordance with the plans and specifications therefore; (b) the Series 2022 Project improvements are constructed in a sound workmanlike manner and in accordance with industry standards; (c) the purchase price to be paid by the District for the Series 2022 Project improvements is no more than the lesser of (i) the fair market value of such improvements and (ii) the actual cost of construction of such improvements; (d) the plans and specifications for such portion of the Series 2022 Project improvements have been approved by all regulatory bodies required to approve them or such approval can reasonably be expected to be obtained; (e) all currently required approvals and permits for the acquisition, construction, reconstruction, installation and/or equipping of the portion of the Series 2022 Project for which disbursement is made have been obtained from all applicable regulatory bodies; (f) for that portion of the Series 2022 Project being acquired, the seller has paid all contractors, subcontractors, and materialmen that have provided services or materials in connection with the portion of the Series 2022 Project for which disbursement is made hereby.

  
Consulting Engineer



# APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

TO OWNER: Wiregrass II CDD

PROJECT: Chancey Road Phase 3

FROM CONTRACTOR: RIPA & Associates, LLC  
1409 Tech Blvd., Ste. 1  
Tampa, FL 33619

VIA ENGINEER: Ardurra

CONTRACT FOR:

APPLICATION NO: 20

PERIOD TO: 4/30/2025

PROJECT NOS: 01-2149

CONTRACT DATE:

Distribution to:

☐ OWNER

☐ ENGINEER

☐ CONTRACTOR

☐

☐

RA2504121

## CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

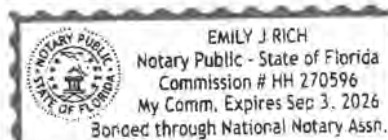
|   |                   |
|---|-------------------|
| 1. ORIGINAL CONTRACT SUM  | \$ 8,999,929.00   |
| 2. NET CHANGES BY CHANGE ORDERS   | \$ (1,301,261.00) |
| 3. CONTRACT SUM TO DATE (Line 1 ± 2)                                      | \$ 7,698,668.00   |
| 4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)                    | \$ 7,698,668.00   |
| 5. RETAINAGE:   |                   |
| a. 5% of Completed Work (Column D + E on G703)                            | \$ 384,933.42     |
| b. Previously Billed Retainage (Column F on G703)                         | \$ (372,292.71)   |
| Total Retainage (Lines 5a + 5b or Total in Column I of G703)              | \$ 12,640.71      |
| 6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)                 | \$ 7,686,027.29   |
| 7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) | \$ 7,679,693.64   |
| 8. CURRENT PAYMENT DUE THIS APPLICATION                                   | \$ 6,333.65       |
| 9. BALANCE TO FINISH, INCLUDING RETAINAGE                                 | \$ 12,640.71      |
| 10. PREVIOUS APPLICATIONS UNPAID  | \$ 24,810.20      |
| 11. TOTAL AMOUNT UNPAID TO DATE   | \$ 31,143.85      |

| CHANGE ORDER SUMMARY                               | ADDITIONS        | DEDUCTIONS     |
|--|------------------|----------------|
| Total changes approved in previous months by Owner | \$476,258.00     | \$1,784,186.00 |
| Total approved this Month                          | \$6,667.00       | \$0.00         |
| TOTALS   | \$482,925.00     | \$1,784,186.00 |
| NET CHANGES by Change Order                        | (\$1,301,261.00) |                |

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: RIPA & Associates, LLC

By: John Flinn Date: 4/30/25  
John Flinn, Project Manager  
State of: Florida County of: Hillsborough  
Subscribed and sworn to before me this 30 day of April, 2025  
Notary Public: Emily J. Rich  
My Commission expires: September 3, 2026



## ENGINEER'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED ..... \$ 6,333.65

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ENGINEER: Theresa A. Smith Date: 7/3/2025

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

Chancey Road Phase 3

## APPLICATION FOR PAYMENT

PAY APP  
FROM  
TO20  
4/1/2025  
4/30/2025

RIPA &amp; ASSOCIATES PROJECT # 01-2149

| ITEM NO. | DESCRIPTION OF WORK                    | QTY        | CONTRACT SUM TO DATE |              |                |                    |               |                |                     |                     |                     |                  | BALANCE TO FINISH TO DATE | 5% RETAINAGE TO DATE |
|----------|--|------------|----------------------|--------------|----------------|--------------------|---------------|----------------|---------------------|---------------------|---------------------|------------------|---------------------------|----------------------|
|          |  |            | BASE CONTRACT        |              |                | ESTIMATED QUANTITY |               |                | TOTAL WORK IN PLACE | TOTAL WORK IN PLACE | TOTAL WORK IN PLACE | PERCENT COMPLETE |                           |                      |
|          |  |            | UNIT                 | UNIT PRICE   | VALUE          | THIS ESTIMATE      | PREV ESTIMATE | TOTAL ESTIMATE | THIS PERIOD         | PREV APPLICATION    | TO DATE             | TO DATE          |                           |                      |
|          | SCHEDULE                               |            |                      |              |                |                    |               |                |                     |                     |                     |                  |                           |                      |
|          | GENERAL CONDITIONS                     |            |                      |              |                |                    |               |                |                     |                     |                     |                  |                           |                      |
| 1        | MOBILIZATION                           | 1.00       | LS                   | \$140,000.00 | \$140,000.00   | 0.00               | 1.00          | 1.00           | \$0.00              | \$140,000.00        | \$140,000.00        | 100%             | \$0.00                    | \$7,000.00           |
| 2        | NPDES COMPLIANCE                       | 1.00       | LS                   | \$24,500.00  | \$24,500.00    | 0.00               | 1.00          | 1.00           | \$0.00              | \$24,500.00         | \$24,500.00         | 100%             | \$0.00                    | \$1,225.00           |
| 3        | MAINTENANCE OF TRAFFIC                 | 1.00       | LS                   | \$11,000.00  | \$11,000.00    | 0.00               | 1.00          | 1.00           | \$0.00              | \$11,000.00         | \$11,000.00         | 100%             | \$0.00                    | \$550.00             |
| 4        | CONST. STAKEOUT / RECORD SURVEY        | 1.00       | LS                   | \$110,000.00 | \$110,000.00   | 0.00               | 1.00          | 1.00           | \$0.00              | \$110,000.00        | \$110,000.00        | 100%             | \$0.00                    | \$5,500.00           |
| 5        | PAYMENT & PERFORMANCE BOND             | 1.00       | LS                   | \$101,700.00 | \$101,700.00   | 0.00               | 1.00          | 1.00           | \$0.00              | \$101,700.00        | \$101,700.00        | 100%             | \$0.00                    | \$5,085.00           |
| 6        | CONSTRUCTION ENTRANCE                  | 1.00       | EA                   | \$11,000.00  | \$11,000.00    | 0.00               | 1.00          | 1.00           | \$0.00              | \$11,000.00         | \$11,000.00         | 100%             | \$0.00                    | \$550.00             |
| 7        | SILT FENCE                             | 12,500.00  | LF                   | \$1.85       | \$20,625.00    | 0.00               | 12500.00      | 12500.00       | \$0.00              | \$20,625.00         | \$20,625.00         | 100%             | \$0.00                    | \$1,031.25           |
| 8        | FLOATING TURBIDITY BARRIER             | 3,850.00   | LF                   | \$14.00      | \$53,900.00    | 0.00               | 3850.00       | 3850.00        | \$0.00              | \$53,900.00         | \$53,900.00         | 100%             | \$0.00                    | \$2,695.00           |
| 9        | 5 STRAND BARBED WIRE FENCE             | 13,500.00  | LF                   | \$4.25       | \$57,375.00    | 0.00               | 13500.00      | 13500.00       | \$0.00              | \$57,375.00         | \$57,375.00         | 100%             | \$0.00                    | \$2,868.75           |
| 10       | 16" CATTLE GATE                        | 9.00       | EA                   | \$1,200.00   | \$10,800.00    | 0.00               | 9.00          | 9.00           | \$0.00              | \$10,800.00         | \$10,800.00         | 100%             | \$0.00                    | \$540.00             |
| 11       | TREE PLANTING                          | 67.00      | EA                   | \$415.00     | \$27,805.00    | 0.00               | 67.00         | 67.00          | \$0.00              | \$27,805.00         | \$27,805.00         | 100%             | \$0.00                    | \$1,390.25           |
| 12       | WETLAND PLANTINGS (MIT G14-1)          | 1.00       | LS                   | \$16,500.00  | \$16,500.00    | 0.00               | 1.00          | 1.00           | \$0.00              | \$16,500.00         | \$16,500.00         | 100%             | \$0.00                    | \$825.00             |
| 13       | WETLAND PLANTINGS (MIT G14-2)          | 1.00       | LS                   | \$35,500.00  | \$35,500.00    | 0.00               | 1.00          | 1.00           | \$0.00              | \$35,500.00         | \$35,500.00         | 100%             | \$0.00                    | \$1,775.00           |
| 14       | WETLAND PLANTINGS (MIT M17-3)          | 1.00       | LS                   | \$58,500.00  | \$58,500.00    | 0.00               | 1.00          | 1.00           | \$0.00              | \$58,500.00         | \$58,500.00         | 100%             | \$0.00                    | \$2,925.00           |
| 15       | TREE SPADING & TRANSPLANTING           | 762.00     | EA                   | \$300.00     | \$228,600.00   | 0.00               | 762.00        | 762.00         | \$0.00              | \$228,600.00        | \$228,600.00        | 100%             | \$0.00                    | \$11,430.00          |
|          | TOTAL GENERAL CONDITIONS               |            |                      |              | \$907,805.00   |                    |               |                | \$0.00              | \$907,805.00        | \$907,805.00        | 100%             | \$0.00                    | \$45,390.25          |
|          | EARTHWORK                              |            |                      |              |                |                    |               |                |                     |                     |                     |                  |                           |                      |
| 1        | DEMO EXISTING SIGNS, FENCE, ETC        | 1.00       | LS                   | \$11,000.00  | \$11,000.00    | 0.00               | 1.00          | 1.00           | \$0.00              | \$11,000.00         | \$11,000.00         | 100%             | \$0.00                    | \$550.00             |
| 2        | CLEARING & GRUBBING                    | 1.00       | LS                   | \$96,500.00  | \$96,500.00    | 0.00               | 1.00          | 1.00           | \$0.00              | \$96,500.00         | \$96,500.00         | 100%             | \$0.00                    | \$4,825.00           |
| 3        | STRIP / PREP SITE                      | 1.00       | LS                   | \$69,000.00  | \$69,000.00    | 0.00               | 1.00          | 1.00           | \$0.00              | \$69,000.00         | \$69,000.00         | 100%             | \$0.00                    | \$3,450.00           |
| 4        | SITE EXCAVATION                        | 48,800.00  | CY                   | \$5.15       | \$251,320.00   | 0.00               | 48800.00      | 48800.00       | \$0.00              | \$251,320.00        | \$251,320.00        | 100%             | \$0.00                    | \$12,566.00          |
| 5        | PROOF ROLLING                          | 1.00       | LS                   | \$18,500.00  | \$18,500.00    | 0.00               | 1.00          | 1.00           | \$0.00              | \$18,500.00         | \$18,500.00         | 100%             | \$0.00                    | \$925.00             |
| 6        | IMPORTED FILL                          | 110,010.00 | CY                   | \$15.35      | \$1,688,653.50 | 0.00               | 110010.00     | 110010.00      | \$0.00              | \$1,688,653.50      | \$1,688,653.50      | 100%             | \$0.00                    | \$84,432.68          |
| 7        | CONSTRUCT SWALE                        | 1,000.00   | LF                   | \$10.00      | \$10,000.00    | 0.00               | 1000.00       | 1000.00        | \$0.00              | \$10,000.00         | \$10,000.00         | 100%             | \$0.00                    | \$500.00             |
| 8        | HAND DUG SWALE                         | 50.00      | LF                   | \$40.00      | \$2,000.00     | 0.00               | 50.00         | 50.00          | \$0.00              | \$2,000.00          | \$2,000.00          | 100%             | \$0.00                    | \$100.00             |
| 9        | SOD POND / MISC. SLOPES - BAHIA        | 11,600.00  | SY                   | \$3.15       | \$36,540.00    | 0.00               | 11600.00      | 11600.00       | \$0.00              | \$36,540.00         | \$36,540.00         | 100%             | \$0.00                    | \$1,827.00           |
| 10       | SOD RIGHT OF WAY - BAHIA               | 36,300.00  | SY                   | \$3.15       | \$114,345.00   | 0.00               | 36300.00      | 36300.00       | \$0.00              | \$114,345.00        | \$114,345.00        | 100%             | \$0.00                    | \$5,717.25           |
| 11       | SOD SWALES - BAHIA                     | 1,900.00   | SY                   | \$3.15       | \$5,985.00     | 0.00               | 1900.00       | 1900.00        | \$0.00              | \$5,985.00          | \$5,985.00          | 100%             | \$0.00                    | \$299.25             |
| 12       | SEED & MULCH MASS GRADED / MISC. AREAS | 35,500.00  | SY                   | \$0.30       | \$10,650.00    | 0.00               | 35500.00      | 35500.00       | \$0.00              | \$10,650.00         | \$10,650.00         | 100%             | \$0.00                    | \$532.50             |
| 13       | WETLAND DEMUCKING (ASSUMES 18")        | 15,700.00  | CY                   | \$6.25       | \$98,125.00    | 0.00               | 15700.00      | 15700.00       | \$0.00              | \$98,125.00         | \$98,125.00         | 100%             | \$0.00                    | \$4,906.25           |
| 14       | FINAL GRADING                          | 1.00       | LS                   | \$130,000.00 | \$130,000.00   | 0.00               | 1.00          | 1.00           | \$0.00              | \$130,000.00        | \$130,000.00        | 100%             | \$0.00                    | \$6,500.00           |
|          | TOTAL EARTHWORK                        |            |                      |              | \$2,542,618.50 |                    |               |                | \$0.00              | \$2,542,618.50      | \$2,542,618.50      | 100%             | \$0.00                    | \$127,130.93         |
|          | PAVING                                 |            |                      |              |                |                    |               |                |                     |                     |                     |                  |                           |                      |
| 1        | SAWCUT & MATCH EXIST. ASPHALT          | 1.00       | LS                   | \$1,000.00   | \$1,000.00     | 0.00               | 1.00          | 1.00           | \$0.00              | \$1,000.00          | \$1,000.00          | 100%             | \$0.00                    | \$50.00              |

Chancey Road Phase 3

## APPLICATION FOR PAYMENT

PAY APP  
FROM  
TO20  
4/1/2025  
4/30/2025

RIPA &amp; ASSOCIATES PROJECT # 01-2149

| ITEM NO. | DESCRIPTION OF WORK                      | QTY       | CONTRACT SUM TO DATE |             |                       |                    |               |                |                     |                       |                       |                  | BALANCE TO FINISH TO DATE | 5% RETAINAGE TO DATE |
|----------|--|-----------|----------------------|-------------|-----------------------|--------------------|---------------|----------------|---------------------|-----------------------|-----------------------|------------------|---------------------------|----------------------|
|          |  |           | BASE CONTRACT        |             |                       | ESTIMATED QUANTITY |               |                | TOTAL WORK IN PLACE | TOTAL WORK IN PLACE   | TOTAL WORK IN PLACE   | PERCENT COMPLETE |                           |                      |
|          |  |           | UNIT                 | UNIT PRICE  | VALUE                 | THIS ESTIMATE      | PREV ESTIMATE | TOTAL ESTIMATE | THIS PERIOD         | PREV APPLICATION      | TO DATE               | TO DATE          |                           |                      |
| 2        | 1" TYPE FC 9.5 FRICTION COURSE           | 26,550.00 | SY                   | \$13.00     | \$345,150.00          | 0.00               | 26550.00      | 26550.00       | \$0.00              | \$345,150.00          | \$345,150.00          | 100%             | \$0.00                    | \$17,257.50          |
| 3        | 2" TYPE SP 12.5 ASPHALT                  | 26,550.00 | SY                   | \$20.31     | \$539,230.50          | 0.00               | 26550.00      | 26550.00       | \$0.00              | \$539,230.50          | \$539,230.50          | 100%             | \$0.00                    | \$26,961.53          |
| 4        | 10" CRUSHED CONCRETE BASE                | 26,550.00 | SY                   | \$20.44     | \$542,682.00          | 0.00               | 26550.00      | 26550.00       | \$0.00              | \$542,682.00          | \$542,682.00          | 100%             | \$0.00                    | \$27,134.10          |
| 5        | 12" STABILIZED SUBGRADE (LBR-40)         | 26,550.00 | SY                   | \$8.00      | \$212,400.00          | 0.00               | 26550.00      | 26550.00       | \$0.00              | \$212,400.00          | \$212,400.00          | 100%             | \$0.00                    | \$10,620.00          |
| 6        | TYPE "F" CURB W/ STABILIZATION           | 14,050.00 | LF                   | \$30.00     | \$421,500.00          | 0.00               | 14050.00      | 14050.00       | \$0.00              | \$421,500.00          | \$421,500.00          | 100%             | \$0.00                    | \$21,075.00          |
| 7        | CONCRETE TRAFFIC SEPARATOR               | 90.00     | SF                   | \$22.50     | \$2,025.00            | 0.00               | 90.00         | 90.00          | \$0.00              | \$2,025.00            | \$2,025.00            | 100%             | \$0.00                    | \$101.25             |
| 8        | 5' X 4" CONCRETE SIDEWALK W/ FIBER       | 17,760.00 | SF                   | \$7.90      | \$140,304.00          | 0.00               | 17760.00      | 17760.00       | \$0.00              | \$140,304.00          | \$140,304.00          | 100%             | \$0.00                    | \$7,015.20           |
| 9        | 8' X 4" CONCRETE SIDEWALK W/ FIBER       | 25,850.00 | SF                   | \$7.90      | \$204,215.00          | 0.00               | 25850.00      | 25850.00       | \$0.00              | \$204,215.00          | \$204,215.00          | 100%             | \$0.00                    | \$10,210.75          |
| 10       | 5' ADA HANDICAPPED RAMP                  | 2.00      | EA                   | \$1,450.00  | \$2,900.00            | 0.00               | 2.00          | 2.00           | \$0.00              | \$2,900.00            | \$2,900.00            | 100%             | \$0.00                    | \$145.00             |
| 11       | 8' ADA HANDICAPPED RAMP                  | 10.00     | EA                   | \$1,650.00  | \$16,500.00           | 0.00               | 10.00         | 10.00          | \$0.00              | \$16,500.00           | \$16,500.00           | 100%             | \$0.00                    | \$825.00             |
| 12       | PAVEMENT MARKING REMOVAL - HYDROBLASTING | 1.00      | LS                   | \$8,500.00  | \$8,500.00            | 0.00               | 1.00          | 1.00           | \$0.00              | \$8,500.00            | \$8,500.00            | 100%             | \$0.00                    | \$425.00             |
| 13       | SIGNAGE & STRIPING                       | 1.00      | LS                   | \$75,000.00 | \$75,000.00           | 0.00               | 1.00          | 1.00           | \$0.00              | \$75,000.00           | \$75,000.00           | 100%             | \$0.00                    | \$3,750.00           |
|          | <b>TOTAL PAVING</b>                      |           |                      |             | <b>\$2,511,406.50</b> |                    |               |                | <b>\$0.00</b>       | <b>\$2,511,406.50</b> | <b>\$2,511,406.50</b> | <b>100%</b>      | <b>\$0.00</b>             | <b>\$125,570.33</b>  |
|          |  |           |                      |             |                       |                    |               |                |                     |                       |                       |                  |                           |                      |
|          | <b>STORM SEWER</b>                       |           |                      |             |                       |                    |               |                |                     |                       |                       |                  |                           |                      |
| 1        | CONNECT TO EXISTING STORM PIPE           | 1.00      | EA                   | \$6,350.00  | \$6,350.00            | 0.00               | 1.00          | 1.00           | \$0.00              | \$6,350.00            | \$6,350.00            | 100%             | \$0.00                    | \$317.50             |
| 2        | 18" CLASS III RCP STORM                  | 1,170.00  | LF                   | \$75.00     | \$87,750.00           | 0.00               | 1170.00       | 1170.00        | \$0.00              | \$87,750.00           | \$87,750.00           | 100%             | \$0.00                    | \$4,387.50           |
| 3        | 24" CLASS III RCP STORM                  | 1,640.00  | LF                   | \$100.00    | \$164,000.00          | 0.00               | 1640.00       | 1640.00        | \$0.00              | \$164,000.00          | \$164,000.00          | 100%             | \$0.00                    | \$8,200.00           |
| 4        | 30" CLASS III RCP STORM                  | 795.00    | LF                   | \$155.00    | \$123,225.00          | 0.00               | 795.00        | 795.00         | \$0.00              | \$123,225.00          | \$123,225.00          | 100%             | \$0.00                    | \$6,161.25           |
| 5        | 36" CLASS III RCP STORM                  | 560.00    | LF                   | \$200.00    | \$112,000.00          | 0.00               | 560.00        | 560.00         | \$0.00              | \$112,000.00          | \$112,000.00          | 100%             | \$0.00                    | \$5,600.00           |
| 6        | 42" CLASS III RCP STORM                  | 100.00    | LF                   | \$290.00    | \$29,000.00           | 0.00               | 100.00        | 100.00         | \$0.00              | \$29,000.00           | \$29,000.00           | 100%             | \$0.00                    | \$1,450.00           |
| 7        | 48" CLASS III RCP STORM                  | 570.00    | LF                   | \$315.00    | \$179,550.00          | 0.00               | 570.00        | 570.00         | \$0.00              | \$179,550.00          | \$179,550.00          | 100%             | \$0.00                    | \$8,977.50           |
| 8        | FDOT TYPE P-5 CURB INLET                 | 13.00     | EA                   | \$11,500.00 | \$149,500.00          | 0.00               | 13.00         | 13.00          | \$0.00              | \$149,500.00          | \$149,500.00          | 100%             | \$0.00                    | \$7,475.00           |
| 9        | FDOT TYPE P-6 CURB INLET                 | 8.00      | EA                   | \$12,500.00 | \$100,000.00          | 0.00               | 8.00          | 8.00           | \$0.00              | \$100,000.00          | \$100,000.00          | 100%             | \$0.00                    | \$5,000.00           |
| 10       | FDOT TYPE J-5 CURB INLET                 | 1.00      | EA                   | \$12,500.00 | \$12,500.00           | 0.00               | 1.00          | 1.00           | \$0.00              | \$12,500.00           | \$12,500.00           | 100%             | \$0.00                    | \$625.00             |
| 11       | FDOT TYPE J-6 CURB INLET                 | 2.00      | EA                   | \$15,000.00 | \$30,000.00           | 0.00               | 2.00          | 2.00           | \$0.00              | \$30,000.00           | \$30,000.00           | 100%             | \$0.00                    | \$1,500.00           |
| 12       | CONTROL STRUCTURE TYPE D                 | 2.00      | EA                   | \$12,000.00 | \$24,000.00           | 0.00               | 2.00          | 2.00           | \$0.00              | \$24,000.00           | \$24,000.00           | 100%             | \$0.00                    | \$1,200.00           |
| 13       | 24" RCP FES                              | 3.00      | EA                   | \$4,150.00  | \$12,450.00           | 0.00               | 3.00          | 3.00           | \$0.00              | \$12,450.00           | \$12,450.00           | 100%             | \$0.00                    | \$622.50             |
| 14       | 42" RCP FES                              | 1.00      | EA                   | \$7,500.00  | \$7,500.00            | 0.00               | 1.00          | 1.00           | \$0.00              | \$7,500.00            | \$7,500.00            | 100%             | \$0.00                    | \$375.00             |
| 15       | RIP RAP @ END SECTION                    | 4.00      | EA                   | \$680.00    | \$2,720.00            | 0.00               | 4.00          | 4.00           | \$0.00              | \$2,720.00            | \$2,720.00            | 100%             | \$0.00                    | \$136.00             |
| 16       | QUAD 36" HEADWALL                        | 2.00      | EA                   | \$72,000.00 | \$144,000.00          | 0.00               | 2.00          | 2.00           | \$0.00              | \$144,000.00          | \$144,000.00          | 100%             | \$0.00                    | \$7,200.00           |
| 17       | QUAD 42" HEADWALL                        | 2.00      | EA                   | \$77,000.00 | \$154,000.00          | 0.00               | 2.00          | 2.00           | \$0.00              | \$154,000.00          | \$154,000.00          | 100%             | \$0.00                    | \$7,700.00           |
| 18       | FDOT HANDRAIL                            | 220.00    | LF                   | \$110.00    | \$24,200.00           | 0.00               | 220.00        | 220.00         | \$0.00              | \$24,200.00           | \$24,200.00           | 100%             | \$0.00                    | \$1,210.00           |
| 19       | RIP RAP SUMP                             | 2.00      | EA                   | \$3,800.00  | \$7,600.00            | 0.00               | 2.00          | 2.00           | \$0.00              | \$7,600.00            | \$7,600.00            | 100%             | \$0.00                    | \$380.00             |
| 20       | DEWATERING                               | 4,835.00  | LF                   | \$10.00     | \$48,350.00           | 0.00               | 4835.00       | 4835.00        | \$0.00              | \$48,350.00           | \$48,350.00           | 100%             | \$0.00                    | \$2,417.50           |
| 21       | STORM SEWER TESTING                      | 4,835.00  | LF                   | \$9.00      | \$43,515.00           | 0.00               | 4835.00       | 4835.00        | \$0.00              | \$43,515.00           | \$43,515.00           | 100%             | \$0.00                    | \$2,175.75           |
|          | <b>TOTAL STORM SEWER</b>                 |           |                      |             | <b>\$1,462,210.00</b> |                    |               |                | <b>\$0.00</b>       | <b>\$1,462,210.00</b> | <b>\$1,462,210.00</b> | <b>100%</b>      | <b>\$0.00</b>             | <b>\$73,110.50</b>   |



Chancey Road Phase 3

## APPLICATION FOR PAYMENT

PAY APP  
FROM  
TO20  
4/1/2025  
4/30/2025

RIPA &amp; ASSOCIATES PROJECT # 01-2149

| ITEM NO. | DESCRIPTION OF WORK               | QTY      | CONTRACT SUM TO DATE |             |                     |                    |               |                |                     |                     |                     |                  | BALANCE TO FINISH TO DATE | 5% RETAINAGE TO DATE |
|----------|-----------------------------------|----------|----------------------|-------------|---------------------|--------------------|---------------|----------------|---------------------|---------------------|---------------------|------------------|---------------------------|----------------------|
|          |                                   |          | BASE CONTRACT        |             |                     | ESTIMATED QUANTITY |               |                | TOTAL WORK IN PLACE | TOTAL WORK IN PLACE | TOTAL WORK IN PLACE | PERCENT COMPLETE |                           |                      |
|          |                                   |          | UNIT                 | UNIT PRICE  | VALUE               | THIS ESTIMATE      | PREV ESTIMATE | TOTAL ESTIMATE | THIS PERIOD         | PREV APPLICATION    | TO DATE             | TO DATE          |                           |                      |
|          | <b>SANITARY FORCEMAIN</b>         |          |                      |             |                     |                    |               |                |                     |                     |                     |                  |                           |                      |
| 1        | CONNECT TO EXISTING 24" FORCEMAIN | 1.00     | EA                   | \$2,300.00  | \$2,300.00          | 0.00               | 1.00          | 1.00           | \$0.00              | \$2,300.00          | \$2,300.00          | 100%             | \$0.00                    | \$115.00             |
| 2        | 24" X 8" TAPPING SLEEVE & VALVE   | 1.00     | EA                   | \$12,000.00 | \$12,000.00         | 0.00               | 1.00          | 1.00           | \$0.00              | \$12,000.00         | \$12,000.00         | 100%             | \$0.00                    | \$600.00             |
| 3        | 8" PVC FORCEMAIN (DR 18)          | 3,720.00 | LF                   | \$46.00     | \$171,120.00        | 0.00               | 3720.00       | 3720.00        | \$0.00              | \$171,120.00        | \$171,120.00        | 100%             | \$0.00                    | \$8,556.00           |
| 4        | 6" PVC FORCEMAIN (DR 18)          | 560.00   | LF                   | \$43.00     | \$24,080.00         | 0.00               | 560.00        | 560.00         | \$0.00              | \$24,080.00         | \$24,080.00         | 100%             | \$0.00                    | \$1,204.00           |
| 5        | 8" GATE VALVE ASSEMBLY            | 6.00     | EA                   | \$2,900.00  | \$17,400.00         | 0.00               | 6.00          | 6.00           | \$0.00              | \$17,400.00         | \$17,400.00         | 100%             | \$0.00                    | \$870.00             |
| 6        | 6" GATE VALVE ASSEMBLY            | 9.00     | EA                   | \$2,050.00  | \$18,450.00         | 0.00               | 9.00          | 9.00           | \$0.00              | \$18,450.00         | \$18,450.00         | 100%             | \$0.00                    | \$922.50             |
| 7        | 8" MJ BEND                        | 10.00    | EA                   | \$1,050.00  | \$10,500.00         | 0.00               | 10.00         | 10.00          | \$0.00              | \$10,500.00         | \$10,500.00         | 100%             | \$0.00                    | \$525.00             |
| 8        | 8" MJ TEE                         | 3.00     | EA                   | \$1,350.00  | \$4,050.00          | 0.00               | 3.00          | 3.00           | \$0.00              | \$4,050.00          | \$4,050.00          | 100%             | \$0.00                    | \$202.50             |
| 9        | 8" MJ CROSS                       | 1.00     | EA                   | \$1,550.00  | \$1,550.00          | 0.00               | 1.00          | 1.00           | \$0.00              | \$1,550.00          | \$1,550.00          | 100%             | \$0.00                    | \$77.50              |
| 10       | 8" MJ CAP                         | 5.00     | EA                   | \$705.00    | \$3,525.00          | 0.00               | 5.00          | 5.00           | \$0.00              | \$3,525.00          | \$3,525.00          | 100%             | \$0.00                    | \$176.25             |
| 11       | 6" MJ CAP                         | 1.00     | EA                   | \$560.00    | \$560.00            | 0.00               | 1.00          | 1.00           | \$0.00              | \$560.00            | \$560.00            | 100%             | \$0.00                    | \$28.00              |
| 12       | AIR RELEASE ASSEMBLY              | 2.00     | EA                   | \$6,750.00  | \$13,500.00         | 0.00               | 2.00          | 2.00           | \$0.00              | \$13,500.00         | \$13,500.00         | 100%             | \$0.00                    | \$675.00             |
| 13       | TEMPORARY BLOWOFF ASSEMBLY        | 6.00     | EA                   | \$710.00    | \$4,260.00          | 0.00               | 6.00          | 6.00           | \$0.00              | \$4,260.00          | \$4,260.00          | 100%             | \$0.00                    | \$213.00             |
| 14       | DEMO / RESTORE SIDEWALK           | 25.00    | LF                   | \$62.40     | \$1,560.00          | 0.00               | 25.00         | 25.00          | \$0.00              | \$1,560.00          | \$1,560.00          | 100%             | \$0.00                    | \$78.00              |
| 15       | SOD RESTORATION - BAHIA           | 50.00    | SY                   | \$3.50      | \$175.00            | 0.00               | 50.00         | 50.00          | \$0.00              | \$175.00            | \$175.00            | 100%             | \$0.00                    | \$8.75               |
| 16       | PRESSURE TESTING                  | 4,280.00 | LF                   | \$2.00      | \$8,560.00          | 0.00               | 4280.00       | 4280.00        | \$0.00              | \$8,560.00          | \$8,560.00          | 100%             | \$0.00                    | \$428.00             |
|          | <b>TOTAL SANITARY FORCEMAIN</b>   |          |                      |             | <b>\$293,590.00</b> |                    |               |                | <b>\$0.00</b>       | <b>\$293,590.00</b> | <b>\$293,590.00</b> | <b>100%</b>      | <b>\$0.00</b>             | <b>\$14,679.50</b>   |
|          | <b>WATER MAIN</b>                 |          |                      |             |                     |                    |               |                |                     |                     |                     |                  |                           |                      |
| 1        | CONNECT TO EXISTING 36" WATERMAIN | 1.00     | EA                   | \$14,500.00 | \$14,500.00         | 0.00               | 1.00          | 1.00           | \$0.00              | \$14,500.00         | \$14,500.00         | 100%             | \$0.00                    | \$725.00             |
| 2        | TEMPORARY JUMPER                  | 1.00     | EA                   | \$7,250.00  | \$7,250.00          | 0.00               | 1.00          | 1.00           | \$0.00              | \$7,250.00          | \$7,250.00          | 100%             | \$0.00                    | \$362.50             |
| 3        | 24" PVC WATER MAIN (DR 25)        | 20.00    | LF                   | \$265.00    | \$5,300.00          | 0.00               | 20.00         | 20.00          | \$0.00              | \$5,300.00          | \$5,300.00          | 100%             | \$0.00                    | \$265.00             |
| 4        | 12" PVC WATER MAIN (DR 18)        | 3,780.00 | LF                   | \$85.00     | \$321,300.00        | 0.00               | 3780.00       | 3780.00        | \$0.00              | \$321,300.00        | \$321,300.00        | 100%             | \$0.00                    | \$16,065.00          |
| 5        | 12" GATE VALVE ASSEMBLY           | 12.00    | EA                   | \$4,750.00  | \$57,000.00         | 0.00               | 12.00         | 12.00          | \$0.00              | \$57,000.00         | \$57,000.00         | 100%             | \$0.00                    | \$2,850.00           |
| 6        | 12" MJ BEND                       | 8.00     | EA                   | \$990.00    | \$7,920.00          | 0.00               | 8.00          | 8.00           | \$0.00              | \$7,920.00          | \$7,920.00          | 100%             | \$0.00                    | \$396.00             |
| 7        | 12" MJ TEE                        | 3.00     | EA                   | \$1,600.00  | \$4,800.00          | 0.00               | 3.00          | 3.00           | \$0.00              | \$4,800.00          | \$4,800.00          | 100%             | \$0.00                    | \$240.00             |
| 8        | 12" MJ CROSS                      | 1.00     | EA                   | \$2,250.00  | \$2,250.00          | 0.00               | 1.00          | 1.00           | \$0.00              | \$2,250.00          | \$2,250.00          | 100%             | \$0.00                    | \$112.50             |
| 9        | 36" MJ REDUCER                    | 1.00     | EA                   | \$7,550.00  | \$7,550.00          | 0.00               | 1.00          | 1.00           | \$0.00              | \$7,550.00          | \$7,550.00          | 100%             | \$0.00                    | \$377.50             |
| 10       | 24" MJ REDUCER                    | 1.00     | EA                   | \$2,800.00  | \$2,800.00          | 0.00               | 1.00          | 1.00           | \$0.00              | \$2,800.00          | \$2,800.00          | 100%             | \$0.00                    | \$140.00             |
| 11       | 12" MJ CAP                        | 6.00     | EA                   | \$500.00    | \$3,000.00          | 0.00               | 6.00          | 6.00           | \$0.00              | \$3,000.00          | \$3,000.00          | 100%             | \$0.00                    | \$150.00             |
| 12       | FIRE HYDRANT ASSEMBLY             | 7.00     | EA                   | \$7,950.00  | \$55,650.00         | 0.00               | 7.00          | 7.00           | \$0.00              | \$55,650.00         | \$55,650.00         | 100%             | \$0.00                    | \$2,782.50           |
| 13       | AIR RELEASE ASSEMBLY              | 3.00     | EA                   | \$6,750.00  | \$20,250.00         | 0.00               | 3.00          | 3.00           | \$0.00              | \$20,250.00         | \$20,250.00         | 100%             | \$0.00                    | \$1,012.50           |
| 14       | WDSP / CIP                        | 4.00     | EA                   | \$510.00    | \$2,040.00          | 0.00               | 4.00          | 4.00           | \$0.00              | \$2,040.00          | \$2,040.00          | 100%             | \$0.00                    | \$102.00             |
| 15       | TEMPORARY BLOWOFF ASSEMBLY        | 6.00     | EA                   | \$685.00    | \$4,110.00          | 0.00               | 6.00          | 6.00           | \$0.00              | \$4,110.00          | \$4,110.00          | 100%             | \$0.00                    | \$205.50             |
| 16       | DEMO / RESTORE SIDEWALK           | 20.00    | LF                   | \$67.70     | \$1,354.00          | 0.00               | 20.00         | 20.00          | \$0.00              | \$1,354.00          | \$1,354.00          | 100%             | \$0.00                    | \$67.70              |
| 17       | SOD RESTORATION - BAHIA           | 50.00    | SY                   | \$3.50      | \$175.00            | 0.00               | 50.00         | 50.00          | \$0.00              | \$175.00            | \$175.00            | 100%             | \$0.00                    | \$8.75               |
| 18       | CHLORINATION & PRESSURE TESTING   | 3,820.00 | LF                   | \$2.25      | \$8,595.00          | 0.00               | 3820.00       | 3820.00        | \$0.00              | \$8,595.00          | \$8,595.00          | 100%             | \$0.00                    | \$429.75             |

Chancey Road Phase 3

## APPLICATION FOR PAYMENT

PAY APP  
FROM  
TO20  
4/1/2025  
4/30/2025

RIPA &amp; ASSOCIATES PROJECT #01-2149

| ITEM NO. | DESCRIPTION OF WORK                               | QTY       | CONTRACT SUM TO DATE |               |                 |                    |               |                |                     |                     |                     |                  | BALANCE TO FINISH TO DATE | 5% RETAINAGE TO DATE |
|----------|---|-----------|----------------------|---------------|-----------------|--------------------|---------------|----------------|---------------------|---------------------|---------------------|------------------|---------------------------|----------------------|
|          |   |           | BASE CONTRACT        |               |                 | ESTIMATED QUANTITY |               |                | TOTAL WORK IN PLACE | TOTAL WORK IN PLACE | TOTAL WORK IN PLACE | PERCENT COMPLETE |                           |                      |
|          |   |           | UNIT                 | UNIT PRICE    | VALUE           | THIS ESTIMATE      | PREV ESTIMATE | TOTAL ESTIMATE | THIS PERIOD         | PREV APPLICATION    | TO DATE             | TO DATE          |                           |                      |
|          | TOTAL WATER MAIN                                  |           |                      |               | \$525,844.00    |                    |               |                | \$0.00              | \$525,844.00        | \$525,844.00        | 100%             | \$0.00                    | \$26,292.20          |
|          | RECLAIMED WATER                                   |           |                      |               |                 |                    |               |                |                     |                     |                     |                  |                           |                      |
| 1        | CONNECT TO EXISTING 16" RECLAIMED                 | 1.00      | EA                   | \$3,050.00    | \$3,050.00      | 0.00               | 1.00          | 1.00           | \$0.00              | \$3,050.00          | \$3,050.00          | 100%             | \$0.00                    | \$152.50             |
| 2        | 16" PVC RECLAIMED MAIN (DR 18)                    | 3,620.00  | LF                   | \$135.00      | \$488,700.00    | 0.00               | 3620.00       | 3620.00        | \$0.00              | \$488,700.00        | \$488,700.00        | 100%             | \$0.00                    | \$24,435.00          |
| 3        | 12" PVC RECLAIMED MAIN (DR 18)                    | 540.00    | LF                   | \$100.00      | \$54,000.00     | 0.00               | 540.00        | 540.00         | \$0.00              | \$54,000.00         | \$54,000.00         | 100%             | \$0.00                    | \$2,700.00           |
| 4        | 16" GATE VALVE ASSEMBLY                           | 6.00      | EA                   | \$11,000.00   | \$66,000.00     | 0.00               | 6.00          | 6.00           | \$0.00              | \$66,000.00         | \$66,000.00         | 100%             | \$0.00                    | \$3,300.00           |
| 5        | 12" GATE VALVE ASSEMBLY                           | 9.00      | EA                   | \$4,750.00    | \$42,750.00     | 0.00               | 9.00          | 9.00           | \$0.00              | \$42,750.00         | \$42,750.00         | 100%             | \$0.00                    | \$2,137.50           |
| 6        | 16" MJ BEND                                       | 8.00      | EA                   | \$1,950.00    | \$15,600.00     | 0.00               | 8.00          | 8.00           | \$0.00              | \$15,600.00         | \$15,600.00         | 100%             | \$0.00                    | \$780.00             |
| 7        | 16" MJ TEE  | 3.00      | EA                   | \$2,750.00    | \$8,250.00      | 0.00               | 3.00          | 3.00           | \$0.00              | \$8,250.00          | \$8,250.00          | 100%             | \$0.00                    | \$412.50             |
| 8        | 16" MJ CROSS                                      | 1.00      | EA                   | \$3,700.00    | \$3,700.00      | 0.00               | 1.00          | 1.00           | \$0.00              | \$3,700.00          | \$3,700.00          | 100%             | \$0.00                    | \$185.00             |
| 9        | 16" MJ CAP  | 5.00      | EA                   | \$745.00      | \$3,725.00      | 0.00               | 5.00          | 5.00           | \$0.00              | \$3,725.00          | \$3,725.00          | 100%             | \$0.00                    | \$186.25             |
| 10       | 12" MJ CAP  | 1.00      | EA                   | \$500.00      | \$500.00        | 0.00               | 1.00          | 1.00           | \$0.00              | \$500.00            | \$500.00            | 100%             | \$0.00                    | \$25.00              |
| 11       | AIR RELEASE ASSEMBLY                              | 2.00      | EA                   | \$6,750.00    | \$13,500.00     | 0.00               | 2.00          | 2.00           | \$0.00              | \$13,500.00         | \$13,500.00         | 100%             | \$0.00                    | \$675.00             |
| 12       | TEMPORARY BLOWOFF ASSEMBLY                        | 6.00      | EA                   | \$710.00      | \$4,260.00      | 0.00               | 6.00          | 6.00           | \$0.00              | \$4,260.00          | \$4,260.00          | 100%             | \$0.00                    | \$213.00             |
| 13       | 2" PVC SLEEVE                                     | 700.00    | LF                   | \$8.50        | \$5,950.00      | 0.00               | 700.00        | 700.00         | \$0.00              | \$5,950.00          | \$5,950.00          | 100%             | \$0.00                    | \$297.50             |
| 14       | 4" PVC SLEEVE                                     | 700.00    | LF                   | \$13.50       | \$9,450.00      | 0.00               | 700.00        | 700.00         | \$0.00              | \$9,450.00          | \$9,450.00          | 100%             | \$0.00                    | \$472.50             |
| 15       | 6" PVC SLEEVE                                     | 1,400.00  | LF                   | \$20.50       | \$28,700.00     | 0.00               | 1400.00       | 1400.00        | \$0.00              | \$28,700.00         | \$28,700.00         | 100%             | \$0.00                    | \$1,435.00           |
| 16       | PRESSURE TESTING                                  | 4,160.00  | LF                   | \$2.00        | \$8,320.00      | 0.00               | 4160.00       | 4160.00        | \$0.00              | \$8,320.00          | \$8,320.00          | 100%             | \$0.00                    | \$416.00             |
|          | TOTAL RECLAIMED WATER                             |           |                      |               | \$756,455.00    |                    |               |                | \$0.00              | \$756,455.00        | \$756,455.00        | 100%             | \$0.00                    | \$37,822.75          |
|          | CHANGE ORDER #1                                   |           |                      |               |                 |                    |               |                |                     |                     |                     |                  |                           |                      |
|          | IMPORT TO BALANCE PROJECT                         |           |                      |               |                 |                    |               |                |                     |                     |                     |                  |                           |                      |
| 1        | IMPORT TO BALANCE PROJECT                         | 19,500.00 | CY                   | \$15.35       | \$299,325.00    | 0.00               | 19500.00      | 19500.00       | \$0.00              | \$299,325.00        | \$299,325.00        | 100%             | \$0.00                    | \$14,966.25          |
|          | TOTAL CHANGE ORDER #1                             |           |                      |               | \$299,325.00    |                    |               |                | \$0.00              | \$299,325.00        | \$299,325.00        | 100%             | \$0.00                    | \$14,966.25          |
|          | CHANGE ORDER #2                                   |           |                      |               |                 |                    |               |                |                     |                     |                     |                  |                           |                      |
|          | FILL NORTH MITIGATION                             |           |                      |               |                 |                    |               |                |                     |                     |                     |                  |                           |                      |
| 1        | HAUL/PLACE IN NORTHERN MITIGATION                 | 5,000.00  | CY                   | \$7.82        | \$39,100.00     | 0.00               | 5000.00       | 5000.00        | \$0.00              | \$39,100.00         | \$39,100.00         | 100%             | \$0.00                    | \$1,955.00           |
| 2        | DEWATERING - ASSUMES LESS THAN A WEEK FOR HAULING | 5,000.00  | CY                   | \$1.03        | \$5,150.00      | 0.00               | 5000.00       | 5000.00        | \$0.00              | \$5,150.00          | \$5,150.00          | 100%             | \$0.00                    | \$257.50             |
|          | TOTAL CHANGE ORDER #2                             |           |                      |               | \$44,250.00     |                    |               |                | \$0.00              | \$44,250.00         | \$44,250.00         | 100%             | \$0.00                    | \$2,212.50           |
|          | CHANGE ORDER #3                                   |           |                      |               |                 |                    |               |                |                     |                     |                     |                  |                           |                      |
|          | DPO CREDIT  |           |                      |               |                 |                    |               |                |                     |                     |                     |                  |                           |                      |
| 1        | DPO CREDIT - COUNTY                               | 1.00      | LS                   | -\$423,011.62 | -\$423,011.62   | 0.00               | 1.00          | 1.00           | \$0.00              | (\$423,011.62)      | (\$423,011.62)      | 100%             | \$0.00                    | (\$21,150.58)        |
| 2        | DPO CREDIT - ATLANTIC                             | 1.00      | LS                   | -\$238,258.87 | -\$238,258.87   | 0.00               | 1.00          | 1.00           | \$0.00              | (\$238,258.87)      | (\$238,258.87)      | 100%             | \$0.00                    | (\$11,912.94)        |
| 3        | DPO CREDIT - PASCO PIPE                           | 1.00      | LS                   | -\$896,659.08 | -\$896,659.08   | 0.00               | 1.00          | 1.00           | \$0.00              | (\$896,659.08)      | (\$896,659.08)      | 100%             | \$0.00                    | (\$44,832.95)        |
|          | TOTAL CHANGE ORDER #3                             |           |                      |               | -\$1,557,929.57 |                    |               |                | \$0.00              | -\$1,557,929.57     | -\$1,557,929.57     | 100%             | \$0.00                    | (\$77,896.47)        |

Chancey Road Phase 3

## APPLICATION FOR PAYMENT

PAY APP  
FROM  
TO20  
4/1/2025  
4/30/2025

RIPA &amp; ASSOCIATES PROJECT # 01-2149

| ITEM NO. | DESCRIPTION OF WORK                                   | QTY         | CONTRACT SUM TO DATE |             |               |                    |               |                |                     |                     |                     |                  | BALANCE TO FINISH TO DATE | 5% RETAINAGE TO DATE |
|----------|---|-------------|----------------------|-------------|---------------|--------------------|---------------|----------------|---------------------|---------------------|---------------------|------------------|---------------------------|----------------------|
|          |   |             | BASE CONTRACT        |             |               | ESTIMATED QUANTITY |               |                | TOTAL WORK IN PLACE | TOTAL WORK IN PLACE | TOTAL WORK IN PLACE | PERCENT COMPLETE |                           |                      |
|          |   |             | UNIT                 | UNIT PRICE  | VALUE         | THIS ESTIMATE      | PREV ESTIMATE | TOTAL ESTIMATE | THIS PERIOD         | PREV APPLICATION    | TO DATE             | TO DATE          |                           |                      |
|          | CHANGE ORDER #4                                       |             |                      |             |               |                    |               |                |                     |                     |                     |                  |                           |                      |
| 1        | FILL/GRADE NORTHERN MITIGATION G14-1                  | 12,550.00   | CY                   | \$7.82      | \$98,141.00   | 0.00               | 12550.00      | 12550.00       | \$0.00              | \$98,141.00         | \$98,141.00         | 100%             | \$0.00                    | \$4,907.05           |
| 2        | CLEAR FENCE LINE (DOZER)                              | 12.00       | HR                   | \$105.00    | \$1,260.00    | 0.00               | 12.00         | 12.00          | \$0.00              | \$1,260.00          | \$1,260.00          | 100%             | \$0.00                    | \$63.00              |
|          | TOTAL CHANGE ORDER #4                                 |             |                      |             | \$99,401.00   |                    |               |                | \$0.00              | \$99,401.00         | \$99,401.00         | 100%             | \$0.00                    | \$4,970.05           |
|          | CHANGE ORDER #5                                       |             |                      |             |               |                    |               |                |                     |                     |                     |                  |                           |                      |
|          | GENERAL CONDITIONS                                    |             |                      |             |               |                    |               |                |                     |                     |                     |                  |                           |                      |
| 1        | MITIGATION TREE TRANSPLANT / SPADING DEDUCTION        | (762.00)    | EA                   | \$300.00    | -\$228,600.00 | 0.00               | -762.00       | -762.00        | \$0.00              | (\$228,600.00)      | (\$228,600.00)      | 100%             | \$0.00                    | (\$11,430.00)        |
| 2        | SPRAY / TREAT WETLAND MITIGATION AREAS                | 1.00        | LS                   | \$53,660.00 | \$53,660.00   | 0.00               | 1.00          | 1.00           | \$0.00              | \$53,660.00         | \$53,660.00         | 100%             | \$0.00                    | \$2,683.00           |
|          | TOTAL CHANGE ORDER #5                                 |             |                      |             | -\$174,940.00 |                    |               |                | \$0.00              | -\$174,940.00       | -\$174,940.00       | 100%             | \$0.00                    | (\$8,747.00)         |
|          | CHANGE ORDER #6                                       |             |                      |             |               |                    |               |                |                     |                     |                     |                  |                           |                      |
| 1        | PASCO PIPE - DPO RECONCILIATION                       | 1.00        | LS                   | \$16,858.57 | \$16,858.57   | 0.00               | 1.00          | 1.00           | \$0.00              | \$16,858.57         | \$16,858.57         | 100%             | \$0.00                    | \$842.93             |
|          | GENERAL CONDITIONS                                    |             |                      |             |               |                    |               |                |                     |                     |                     |                  |                           |                      |
| 2        | 5 STRAND BARBED WIRE FENCE                            | (13,500.00) | LF                   | \$4.25      | -\$57,375.00  | 0.00               | -13500.00     | -13500.00      | \$0.00              | (\$57,375.00)       | (\$57,375.00)       | 100%             | \$0.00                    | (\$2,868.75)         |
| 3        | 16' CATTLE GATE                                       | (9.00)      | EA                   | \$1,200.00  | -\$10,800.00  | 0.00               | -9.00         | -9.00          | \$0.00              | (\$10,800.00)       | (\$10,800.00)       | 100%             | \$0.00                    | (\$540.00)           |
|          | TOTAL CHANGE ORDER #6                                 |             |                      |             | -\$51,316.43  |                    |               |                | \$0.00              | -\$51,316.43        | -\$51,316.43        | 100%             | \$0.00                    | (\$2,565.82)         |
|          | CHANGE ORDER #7                                       |             |                      |             |               |                    |               |                |                     |                     |                     |                  |                           |                      |
|          | GENERAL CONDITIONS                                    |             |                      |             |               |                    |               |                |                     |                     |                     |                  |                           |                      |
| 1        | ADDITIONAL CYPRESS PLANTINGS M17-3 (3 GALLON MINIMUM) | 1.00        | LS                   | \$25,960.00 | \$25,960.00   | 0.00               | 1.00          | 1.00           | \$0.00              | \$25,960.00         | \$25,960.00         | 100%             | \$0.00                    | \$1,298.00           |
|          | TOTAL CHANGE ORDER #7                                 |             |                      |             | \$25,960.00   |                    |               |                | \$0.00              | \$25,960.00         | \$25,960.00         | 100%             | \$0.00                    | \$1,298.00           |
|          | CHANGE ORDER #8                                       |             |                      |             |               |                    |               |                |                     |                     |                     |                  |                           |                      |
| 1        | MAINTENANCE OF TRAFFIC                                | 1.00        | LS                   | \$1,895.00  | \$1,895.00    | 0.00               | 1.00          | 1.00           | \$0.00              | \$1,895.00          | \$1,895.00          | 100%             | \$0.00                    | \$94.75              |
| 2        | ADD 200' SOLID STRIPE EACH WAY AT INTERSECTION        | 1.00        | LS                   | \$1,300.00  | \$1,300.00    | 0.00               | 1.00          | 1.00           | \$0.00              | \$1,300.00          | \$1,300.00          | 100%             | \$0.00                    | \$65.00              |
|          | TOTAL CHANGE ORDER #8                                 |             |                      |             | \$3,195.00    |                    |               |                | \$0.00              | \$3,195.00          | \$3,195.00          | 100%             | \$0.00                    | \$159.75             |
|          | CHANGE ORDER #9                                       |             |                      |             |               |                    |               |                |                     |                     |                     |                  |                           |                      |
|          | GENERAL CONDITIONS                                    |             |                      |             |               |                    |               |                |                     |                     |                     |                  |                           |                      |
| 1        | ENTRANCE CLOSE SIGNS                                  | 1.00        | LS                   | \$1,127.00  | \$1,127.00    | 0.00               | 1.00          | 1.00           | \$0.00              | \$1,127.00          | \$1,127.00          | 100%             | \$0.00                    | \$56.35              |
|          | TOTAL CHANGE ORDER #9                                 |             |                      |             | \$1,127.00    |                    |               |                | \$0.00              | \$1,127.00          | \$1,127.00          | 100%             | \$0.00                    | \$56.35              |
|          | CHANGE ORDER #10                                      |             |                      |             |               |                    |               |                |                     |                     |                     |                  |                           |                      |
| 1        | REINSTALL PIPE CULVERT AND REGRADE G14-1 ENTRANCE     | 1.00        | LS                   | \$3,000.00  | \$3,000.00    | 0.00               | 1.00          | 1.00           | \$0.00              | \$3,000.00          | \$3,000.00          | 100%             | \$0.00                    | \$150.00             |
|          | TOTAL CHANGE ORDER #10                                |             |                      |             | \$3,000.00    |                    |               |                | \$0.00              | \$3,000.00          | \$3,000.00          | 100%             | \$0.00                    | \$150.00             |

Chancay Road Phase 3

APPLICATION FOR PAYMENT

PAY APP  
FROM  
TO

20  
4/1/2025  
4/30/2025

RIPA & ASSOCIATES PROJECT # 01-2149

| ITEM NO. | DESCRIPTION OF WORK                            | QTY  | CONTRACT SUM TO DATE |              |                 |                    |               |                |                     |                     |                     |                  | BALANCE TO FINISH TO DATE | 5% RETAINAGE TO DATE |
|----------|--|------|----------------------|--------------|-----------------|--------------------|---------------|----------------|---------------------|---------------------|---------------------|------------------|---------------------------|----------------------|
|          |  |      | BASE CONTRACT        |              |                 | ESTIMATED QUANTITY |               |                | TOTAL WORK IN PLACE | TOTAL WORK IN PLACE | TOTAL WORK IN PLACE | PERCENT COMPLETE |                           |                      |
|          |  |      | UNIT                 | UNIT PRICE   | VALUE           | THIS ESTIMATE      | PREV ESTIMATE | TOTAL ESTIMATE | THIS PERIOD         | PREV APPLICATION    | TO DATE             | TO DATE          |                           |                      |
|          | CHANGE ORDER #11                               |      |                      |              |                 |                    |               |                |                     |                     |                     |                  |                           |                      |
|          | GENERAL CONDITIONS                             |      |                      |              |                 |                    |               |                |                     |                     |                     |                  |                           |                      |
| 1        | MITIGATION SUPPLEMENTAL PLANTING / MAINTENANCE | 1.00 | LS                   | \$20,000.00  | \$20,000.00     | 1.00               | 0.00          | 1.00           | \$20,000.00         | \$0.00              | \$20,000.00         | 100%             | \$0.00                    | \$1,000.00           |
| 2        | RIPA CREDIT                                    | 1.00 | LS                   | -\$13,333.00 | -\$13,333.00    | 1.00               | 0.00          | 1.00           | (\$13,333.00)       | \$0.00              | (\$13,333.00)       | 100%             | \$0.00                    | (\$666.65)           |
|          | TOTAL CHANGE ORDER #11                         |      |                      |              | \$6,667.00      |                    |               |                | \$6,667.00          | \$0.00              | \$6,667.00          | 100%             | \$0.00                    | \$333.35             |
|          |  |      |                      |              |                 |                    |               |                |                     |                     |                     |                  |                           |                      |
|          | CONTRACT SUMMARY                               |      |                      |              |                 |                    |               |                |                     |                     |                     |                  |                           |                      |
| 1        | GENERAL CONDITIONS                             |      |                      |              | \$907,805.00    |                    |               |                | \$0.00              | \$907,805.00        | \$907,805.00        | 100%             | \$0.00                    | \$45,390.25          |
| 2        | EARTHWORK                                      |      |                      |              | \$2,542,618.50  |                    |               |                | \$0.00              | \$2,542,618.50      | \$2,542,618.50      | 100%             | \$0.00                    | \$127,130.93         |
| 3        | PAVING   |      |                      |              | \$2,511,406.50  |                    |               |                | \$0.00              | \$2,511,406.50      | \$2,511,406.50      | 100%             | \$0.00                    | \$125,570.33         |
| 4        | STORM SEWER                                    |      |                      |              | \$1,462,210.00  |                    |               |                | \$0.00              | \$1,462,210.00      | \$1,462,210.00      | 100%             | \$0.00                    | \$73,110.50          |
| 5        | SANITARY FORCEMAIN                             |      |                      |              | \$293,590.00    |                    |               |                | \$0.00              | \$293,590.00        | \$293,590.00        | 100%             | \$0.00                    | \$14,679.50          |
| 6        | WATER MAIN                                     |      |                      |              | \$525,844.00    |                    |               |                | \$0.00              | \$525,844.00        | \$525,844.00        | 100%             | \$0.00                    | \$26,292.20          |
| 7        | RECLAIMED WATER                                |      |                      |              | \$756,455.00    |                    |               |                | \$0.00              | \$756,455.00        | \$756,455.00        | 100%             | \$0.00                    | \$37,822.75          |
|          | TOTAL ALL SCHEDULES                            |      |                      |              | \$8,999,929.00  |                    |               |                | \$0.00              | \$8,999,929.00      | \$8,999,929.00      | 100%             | \$0.00                    | \$449,996.46         |
|          |  |      |                      |              |                 |                    |               |                |                     |                     |                     |                  |                           |                      |
|          | CHANGE ORDER #1                                |      |                      |              | \$299,325.00    |                    |               |                | \$0.00              | \$299,325.00        | \$299,325.00        | 100%             | \$0.00                    | \$14,966.25          |
|          | CHANGE ORDER #2                                |      |                      |              | \$44,250.00     |                    |               |                | \$0.00              | \$44,250.00         | \$44,250.00         | 100%             | \$0.00                    | \$2,212.50           |
|          | CHANGE ORDER #3                                |      |                      |              | -\$1,557,929.57 |                    |               |                | \$0.00              | (\$1,557,929.57)    | (\$1,557,929.57)    | 100%             | \$0.00                    | (\$77,896.47)        |
|          | CHANGE ORDER #4                                |      |                      |              | \$99,401.00     |                    |               |                | \$0.00              | \$99,401.00         | \$99,401.00         | 100%             | \$0.00                    | \$4,970.05           |
|          | CHANGE ORDER #5                                |      |                      |              | -\$174,940.00   |                    |               |                | \$0.00              | (\$174,940.00)      | (\$174,940.00)      | 100%             | \$0.00                    | (\$8,747.00)         |
|          | CHANGE ORDER #6                                |      |                      |              | -\$51,316.43    |                    |               |                | \$0.00              | (\$51,316.43)       | (\$51,316.43)       | 100%             | \$0.00                    | (\$2,565.82)         |
|          | CHANGE ORDER #7                                |      |                      |              | \$25,960.00     |                    |               |                | \$0.00              | \$25,960.00         | \$25,960.00         | 100%             | \$0.00                    | \$1,298.00           |
|          | CHANGE ORDER #8                                |      |                      |              | \$3,195.00      |                    |               |                | \$0.00              | \$3,195.00          | \$3,195.00          | 100%             | \$0.00                    | \$159.75             |
|          | CHANGE ORDER #9                                |      |                      |              | \$1,127.00      |                    |               |                | \$0.00              | \$1,127.00          | \$1,127.00          | 100%             | \$0.00                    | \$56.35              |
|          | CHANGE ORDER #10                               |      |                      |              | \$3,000.00      |                    |               |                | \$0.00              | \$3,000.00          | \$3,000.00          | 100%             | \$0.00                    | \$150.00             |
|          | CHANGE ORDER #11                               |      |                      |              | \$6,667.00      |                    |               |                | \$6,667.00          | \$0.00              | \$6,667.00          | 100%             | \$0.00                    | \$333.35             |
|          | TOTAL CHANGE ORDERS                            |      |                      |              | -\$1,301,261.00 |                    |               |                | \$6,667.00          | (\$1,307,928.00)    | (\$1,301,261.00)    | 100%             | \$0.00                    | (\$65,063.04)        |
|          |  |      |                      |              |                 |                    |               |                |                     |                     |                     |                  |                           |                      |
|          | ADJUSTED CONTRACT TOTAL                        |      |                      |              | \$7,698,668.00  |                    |               |                | \$6,667.00          | \$7,692,001.00      | \$7,698,668.00      | 100%             | \$0.00                    | \$384,933.42         |

## Waiver and Release of Lien

The undersigned Lienor, in consideration of the sum of \$ 6,333.65 waives and releases its lien and right to lien for labor, services, or materials invoiced as of 4/30/2025 to Wiregrass II CDD on the job of Wiregrass II CDD on the following described property:

Ripa Job #01-2149

Chancey Road Ph 3  
Chancey Rd & Wiregrass Ranch Blvd  
Wesley Chapel, FL 33543

The undersigned certifies that all persons, firms, associations, corporations, or other entities furnishing labor, services or materials to the undersigned with respect to the project have been paid in full through the date specified. This waiver and release does not cover any retention owed nor does it cover labor, services, or materials invoiced after the date specified.

Dated on 7/1/2025

Lienor: Ripa & Associates, LLC  
(Company Name)

By: [Signature]  
(Signature)

STATE OF FLORIDA  
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 1<sup>st</sup> day of July, 2025 by Nolan Line as CFO for Ripa & Associates, LLC to do business in Florida herein identified as the Contractor and who is ☒ Personally Known, or ☐ Produced Identification  
Type of Identification Produced \_\_\_\_\_

NOTARY SEAL:  
(Signature of Notary Public – State of Florida)



[Signature]  
Notary Public  
Devin Christian  
Printed Name of Notary Public  
My Commission Expires: 12/10/28

NOTE: THIS IS A STATUTORY FORM PRESCRIBED BY SECTION 713.20 FLORIDA STATUTES (1996). EFFECTIVE OCTOBER 1, 1996 A PERSON MAY NOT REQUIRE A LIENOR TO FURNISH A WAIVER OR RELEASE OF LIEN THAT IS DIFFERENT FROM THE STATUTORY



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

# Invoice

| Date      | Invoice #     |
|-----------|---------------|
| 10/3/2025 | INV0000104415 |

**Bill To:**

Wiregrass II CDD  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

|                                  |              |                      |
|----------------------------------|--------------|----------------------|
| <b>Services for the month of</b> | <b>Terms</b> | <b>Client Number</b> |
| October                          | Upon Receipt | 00508                |

| Description  | Qty      | Rate     | Amount   |
|--|----------|----------|----------|
| Bond Amortization Schedules                            | 1.00     | \$600.00 | \$600.00 |
| <div> <div>RECEIVED</div> <div>10-24-2025</div> </div> | Subtotal |          | \$600.00 |
|  | Total    |          | \$600.00 |



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 **10/27/2025**  
Amount Due **598.88**  
Current Charges Due **11/17/2025**

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 | 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](http://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  
**Paid \$607.86**

|                                  |        |
|----------------------------------|--------|
| 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             | 598.88 |

Please Pay

| 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: 10/27/2025**

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         | <b>11/17/2025</b> |
| <b>TOTAL CHARGES DUE</b>         | <b>598.88</b>     |
| Total Charges Due After Due Date | <b>607.86</b>     |

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 **10/27/2025**  
Amount Due **2,794.76**  
Current Charges Due **11/17/2025**

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](http://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 Paid \$2,836.68 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: 10/27/2025**

Use above space for address change ONLY.

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         | 11/17/2025      |
| <b>TOTAL CHARGES DUE</b>         | <b>2,794.76</b> |
| 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 **10/27/2025**  
Amount Due **40.70**  
Current Charges Due **11/17/2025**

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 |
| 09/22 | 107     | 10/22 | 112     |            |              |           | 5        |

Comparative Usage Information  
Average kWh

| Period   | Days | Per Day |
|----------|------|---------|
| Oct 2025 | 30   | 0       |
| Sep 2025 | 32   | 0       |
| Oct 2024 | 32   | 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](http://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 40.70  
Payment 40.70CR  
Balance Forward 0.00  
**Paid \$45.70**

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: 10/27/2025

Use above space for address change ONLY.

District: OP17

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         | 11/17/2025 |
| TOTAL CHARGES DUE                | 40.70      |
| Total Charges Due After Due Date | 45.70      |

000225961300000407000000457005



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 **10/27/2025**  
Amount Due **40.70**  
Current Charges Due **11/17/2025**

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

ELECTRIC SERVICE

| From  | To      |       |         |            |              |           |          |
|-------|---------|-------|---------|------------|--------------|-----------|----------|
| Date  | Reading | Date  | Reading | Multiplier | Dem. Reading | KW Demand | kWh Used |
| 09/22 | 99      | 10/22 | 104     |            |              |           | 5        |

Comparative Usage Information  
Average kWh

| Period   | Days | Per Day |
|----------|------|---------|
| Oct 2025 | 30   | 0       |
| Sep 2025 | 32   | 0       |
| Oct 2024 | 32   | 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](http://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 40.70  
Payment 40.70CR  
Balance Forward 0.00  
**Paid \$45.70**

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: 10/27/2025

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         | 11/17/2025 |
| 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 **10/27/2025**  
Amount Due **40.59**  
Current Charges Due **11/17/2025**

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 |
| 09/22 | 107     | 10/22 | 111     |            |              |           | 4        |

Comparative Usage Information  
Average kWh

| Period   | Days | Per Day |
|----------|------|---------|
| Oct 2025 | 30   | 0       |
| Sep 2025 | 32   | 0       |
| Oct 2024 | 32   | 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](http://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 40.70  
Payment 40.70CR  
Balance Forward 0.00  
Paid \$45.59

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: 10/27/2025

District: OP17

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         | 11/17/2025 |
| 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 **10/27/2025**  
Amount Due **40.70**  
Current Charges Due **11/17/2025**

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 |
| 09/22 | 117     | 10/22 | 122     |            |              |           | 5        |

**Comparative Usage Information**  
Average kWh

| Period   | Days | Per Day |
|----------|------|---------|
| Oct 2025 | 30   | 0       |
| Sep 2025 | 32   | 0       |
| Oct 2024 | 32   | 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](http://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 **40.70**  
Payment **40.70CR**  
Balance Forward **0.00**  
**Paid \$45.70**

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 **40.70** 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: 10/27/2025**

Use above space for address change ONLY.

District: OP17

**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         | <b>11/17/2025</b> |
| <b>TOTAL CHARGES DUE</b>         | <b>40.70</b>      |
| Total Charges Due After Due Date | <b>45.70</b>      |

000225961800000407000000457003

# 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](http://www.wiregrassiicdd.org)

## **Operations and Maintenance Expenditures**

**December 2025**

**For Board Approval**

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

The total items being presented:    **\$111,614.36**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

## Wiregrass II Community Development District

### Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

| Vendor Name              | Check Number | Invoice Number | Invoice Description                            | Invoice Amount |
|--------------------------|--------------|----------------|--|----------------|
| Atwell, LLC              | 300070       | 0000427960     | Engineering Services 09/25                     | \$ 825.00      |
| Atwell, LLC              | 300070       | 0000432447     | Engineering Services 10/25                     | \$ 1,938.75    |
| Hughes Exterminators     | 300071       | 63626835       | Landscape Treatment 09/25                      | \$ 2,300.00    |
| Hughes Exterminators     | 300071       | 64059574       | Pest Control 10/25                             | \$ 800.00      |
| Hughes Exterminators     | 300081       | 64588083       | Pest Control 11/25                             | \$ 2,300.00    |
| Jayman Enterprises, LLC  | 300072       | 4221           | Dog Stations Installation 09/25                | \$ 1,600.00    |
| Jayman Enterprises, LLC  | 300072       | 4278           | Dog Waste Station Supplies & Maintenance 10/25 | \$ 250.00      |
| Jayman Enterprises, LLC  | 300082       | 4321           | Dog Waste Supplies & Maintenance 11/25         | \$ 250.00      |
| Kutak Rock, LLP          | 300073       | 3656036        | Legal Advertising 09/25-10/25                  | \$ 573.00      |
| Kutak Rock, LLP          | 300083       | 3671748        | Legal Services 11/25                           | \$ 556.00      |
| Rizzetta & Company, Inc. | 300077       | INV0000104502  | Accounting Services 11/25                      | \$ 5,041.25    |
| Rizzetta & Company, Inc. | 300076       | INV0000105317  | Accounting Services 12/25                      | \$ 5,041.25    |

## Wiregrass II Community Development District

### Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

| Vendor Name                         | Check Number | Invoice Number | Invoice Description                                    | Invoice Amount |
|-------------------------------------|--------------|----------------|--|----------------|
| School Now                          | 300068       | INV-SN-1016    | Website Services - ADA Compliance FY25/26              | \$ 1,537.50    |
| Sunrise Landscape                   | 300074       | 11 45755       | Landscape Maintenance - Chancey Rd.<br>(Phase 3) 10/25 | \$ 2,980.00    |
| Sunrise Landscape                   | 300074       | 11 47304       | Landscape Maintenance 11/25                            | \$ 2,980.00    |
| Sunrise Landscape                   | 300074       | 11 48658       | Irrigation Repair 10/25                                | \$ 1,442.88    |
| Sunrise Landscape                   | 300084       | 11 49931       | Landscape Maintenance 12/25                            | \$ 2,980.00    |
| Terra Crafters Environmental<br>LLC | 300075       | 1224           | Monthly Mitigation Maintenance 09/25                   | \$ 4,845.00    |
| Terra Crafters Environmental<br>LLC | 300075       | 1232           | Aquatic Maintenance 10/25                              | \$ 3,995.00    |
| Terra Crafters Environmental<br>LLC | 300078       | 1245           | Mitigation Monitoring & Maintenance 11/25              | \$ 3,995.00    |
| The Observer Group, Inc.            | 300069       | 25-02246P      | Legal Advertising 10/25                                | \$ 61.25       |
| The Observer Group, Inc.            | 300079       | 25-02439P      | Legal Advertising 11/25                                | \$ 56.88       |
| Wiregrass Irrigation, LLC           | 300080       | 61             | Irrigation Fees 10/25                                  | \$ 30,319.54   |
| Wiregrass Irrigation, LLC           | 600015       | 62             | Irrigation Fees 11/25                                  | \$ 31,353.56   |



## Wiregrass II Community Development District

### Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

| Vendor Name                                    | Check Number | Invoice Number | Invoice Description     | Invoice Amount              |
|--|--------------|----------------|-------------------------|-----------------------------|
| Withlacoochee River Electric Cooperative, Inc. | 20251209-5   | 2167077-112425 | Electric Services 11/25 | \$ 597.95                   |
| Withlacoochee River Electric Cooperative, Inc. | 20251209-1   | 2227047-112425 | Electric Services 11/25 | \$ 2,790.46                 |
| Withlacoochee River Electric Cooperative, Inc. | 20251209-2   | 2259613-112425 | Electric Services 11/25 | \$ 40.58                    |
| Withlacoochee River Electric Cooperative, Inc. | 20251209-6   | 2259615-112425 | Electric Services 11/25 | \$ 40.58                    |
| Withlacoochee River Electric Cooperative, Inc. | 20251209-3   | 2259617-112425 | Electric Services 11/25 | \$ 40.69                    |
| Withlacoochee River Electric Cooperative, Inc. | 20251209-7   | 2259618-112425 | Electric Services 11/25 | \$ 40.69                    |
| Withlacoochee River Electric Cooperative, Inc. | 20251209-4   | 2259619-112425 | Electric Services 11/25 | <u>\$ 41.55</u>             |
| <b>Total</b>                                   |              |                |                         | <b><u>\$ 111,614.36</u></b> |

**INVOICE**

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

October 13, 2025

Project No: 21050780-500-01

Invoice No: 0000427960

**Invoice Total** **\$825.00**

**Payment:** [Atwell Online Payment Portal](#)

**Reference #:**

Project 21050780-500-01 Esp at Wiregrass CDD

**Professional Services Rendered from September 1, 2025 to September 30, 2025**

Task 010:00 Master Engineering Report

**Professional Personnel**

|                      | Hours | Rate                      | Amount |                 |
|----------------------|-------|---------------------------|--------|-----------------|
| Engineer/Designer II |       |                           |        |                 |
| Rojas, Joncarlo      | 5.00  | 165.00                    | 825.00 |                 |
| Total                | 5.00  |                           | 825.00 |                 |
| <b>Total Labor</b>   |       |                           |        | <b>825.00</b>   |
|                      |       | <b>Total this Task</b>    |        | <b>\$825.00</b> |
|                      |       | <b>Total this Invoice</b> |        | <b>\$825.00</b> |

**RECEIVED**  
10-16-2025

**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](mailto: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

November 11, 2025

Project No: 21050780-500-01

Invoice No: 0000432447

**Invoice Total** **\$1,938.75**

**Payment:** [Atwell Online Payment Portal](#)

**Reference #:**

Project 21050780-500-01 Esp at Wiregrass CDD

**Professional Services Rendered from October 1, 2025 to October 31, 2025**

Task 010:00 Master Engineering Report

**Professional Personnel**

|                      | Hours | Rate                      | Amount   |                   |
|----------------------|-------|---------------------------|----------|-------------------|
| Engineer/Designer II |       |                           |          |                   |
| Rojas, Joncarlo      | 11.75 | 165.00                    | 1,938.75 |                   |
| Total                | 11.75 |                           | 1,938.75 |                   |
| <b>Total Labor</b>   |       |                           |          | <b>1,938.75</b>   |
|                      |       | <b>Total this Task</b>    |          | <b>\$1,938.75</b> |
|                      |       | <b>Total this Invoice</b> |          | <b>\$1,938.75</b> |

**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](mailto:atwellar@atwell-group.com) or by calling the phone number listed above.



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

## Service Slip/Invoice

**INVOICE:** 63626835  
**DATE:** 09/29/2025  
**ORDER:** 63626835

**Bill To:** [3136103]  
Wiregrass II CDD  
3434 Colwell Ave  
Suite 200  
Tampa, FL 33614-8390

**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  |
|----------------|----------|--------------|------------|----------|
| 09/29/2025     | 08:34 AM |              | JCCUTTING  |          |
| Purchase Order | Terms    | Last Service | Map Code   | Time Out |
|                |          | 09/29/2025   |            |          |

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 |                      |                              |
|  |                      | <b>SUBTOTAL</b> \$2,300.00   |
|  |                      | <b>TAX</b> \$0.00            |
|  |                      | <b>AMT. PAID</b> \$0.00      |
|  |                      | <b>TOTAL</b> \$2,300.00      |
|  |                      | <b>AMOUNT DUE</b> \$2,300.00 |

**RECEIVED**  
10-01-2025

\* 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 #: 63626835**

WORK DATE: 09/29/2025

**BILL-TO 3136103**

Wiregrass II CDD  
3434 Colwell Ave  
Suite 200  
Tampa, FL 33614-8390  
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:** 09/29/2025 08:34:53 AM

**Time Out:** 09/30/2025 12:55:28 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

| Material | Lot # | EPA # | A.I. %  | A.I. Conc. | Active Ingredient  | Finished Qty    | Undiluted Qty |
|----------|-------|-------|---------|------------|--|-----------------|---------------|
| 24-0-11  |       | n/a   | 0.0000% | n/a        | "NITROGEN (N) 24.00%<br>9.39% AMMONICAL<br>NITROGEN* 14.61%<br>UREA NITROGEN*<br>SOLUBLE POTASH (K2O)<br>11.00% SULFUR (S)<br>10.00% 12%<br>CONTROLLED RELEASE<br>NITROGEN FROM:<br>POLYMER COATED UREA" | 250.0000 Pounds |               |

**Target Pests:** (None)

| PEST ACTIVITY | # Areas | # Devices | Pest Totals |
|---------------|---------|-----------|-------------|
| None Noted.   |         |           |             |

### DEVICE INSPECTION SUMMARY

### AREA COMMENTS

None Noted.



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

## Service Inspection Report

**ORDER #: 63626835**

WORK DATE: 09/29/2025

### DEVICE INSPECTION EXCEPTIONS

*None Noted.*

### INSPECTION DETAIL

*None Noted.*

### PRODUCTS APPLIED

| Material | A.I. %             | Finished Qty    | Application Equipment | Application Rate | Time        |
|----------|--------------------|-----------------|-----------------------|------------------|-------------|
| EPA #    | A.I. Concentration | Undiluted Qty   | Application Method    | Sq/Cu/L Ft       | Lot #       |
| 24-0-11  | 0.0000%            | 250.0000 Pounds | Spreader              |                  | 12:12:30 PM |
|          | n/a                |                 |                       |                  |             |





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

## Service Slip/Invoice

**INVOICE:** 64059574  
**DATE:** 10/30/2025  
**ORDER:** 64059574

**Bill To:** [3136103]  
Wiregrass II CDD  
3434 Colwell Ave  
Suite 200  
Tampa, FL 33614-8390

**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  |
|----------------|----------|--------------|------------|----------|
| 10/30/2025     | 08:18 AM |              | JCCUTTING  |          |
| Purchase Order | Terms    | Last Service | Map Code   | Time Out |
|                |          | 10/30/2025   |            |          |

James Cutting

Lic:JE94582

| Service                                   | Description        | Price                      |
|---|--------------------|----------------------------|
| LC-ORNAMENTAL                             | Ornamental Service | \$800.00                   |
| QUARTERLY ORNAMENTALS. FERT, FUNG, INSECT |                    |                            |
|   |                    | <b>SUBTOTAL</b> \$800.00   |
|   |                    | <b>TAX</b> \$0.00          |
|   |                    | <b>AMT. PAID</b> \$0.00    |
|   |                    | <b>TOTAL</b> \$800.00      |
|   |                    | <b>AMOUNT DUE</b> \$800.00 |

**RECEIVED**  
10-31-2025

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

\* 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 Slip/Invoice

**INVOICE:** 64588083  
**DATE:** 11/26/2025  
**ORDER:** 64588083

**Bill To:** [3136103]  
Wiregrass II CDD  
3434 Colwell Ave  
Suite 200  
Tampa, FL 33614-8390

**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         |
|----------------|----------|--------------|------------|-----------------|
| 11/26/2025     | 11:29 AM |              | JBRIXIA6ZS | Jeffrey Brixius |
| Purchase Order | Terms    | Last Service | Map Code   | Time Out        |
|                |          | 11/26/2025   |            | Lic:JE337137    |

| 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 |                      |                              |
|  |                      | <b>SUBTOTAL</b> \$2,300.00   |
|  |                      | <b>TAX</b> \$0.00            |
|  |                      | <b>AMT. PAID</b> \$0.00      |
|  |                      | <b>TOTAL</b> \$2,300.00      |
|  |                      | <b>AMOUNT DUE</b> \$2,300.00 |

\* 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**

Jayman Enterprises, LLC

1020 HILL FLOWER DR  
Brooksville, FL 34604

Phone # (813)333-3008      jaymanenterprises@live.com

Invoice

|           |           |
|-----------|-----------|
| Date      | Invoice # |
| 9/24/2025 | 4221      |

|   |
|---|
| Bill To   |
| Wiregrass II<br>C/O Rizzetta and Company<br>5844 Old Pasco Rd<br>Wesley Chapel, Fl<br>33544 |

|          |       |         |
|----------|-------|---------|
| P.O. No. | Terms | Project |
|          |       |         |

| Quantity              | Description   | Rate   | Amount     |
|-----------------------|---|--------|------------|
| 4                     | Purchase and Install 4 Dog stations within community at desired locations decided by BOD or Management.<br><br>Price includes all labor and materials | 400.00 | 1,600.00   |
| All work is complete! |   | Total  | \$1,600.00 |

RECEIVED  
09-25-2025

Jayman Enterprises, LLC

1020 HILL FLOWER DR  
Brooksville, FL 34604

Phone # (813)333-3008      jaymanenterprises@live.com

Invoice

|           |           |
|-----------|-----------|
| Date      | Invoice # |
| 11/1/2025 | 4278      |

|   |
|---|
| Bill To   |
| Wiregrass II<br>C/O Rizzetta and Company<br>5844 Old Pasco Rd<br>Wesley Chapel, Fl<br>33544 |

|          |       |         |
|----------|-------|---------|
| P.O. No. | Terms | Project |
|          |       |         |

| Quantity              | Description                                      | Rate   | Amount   |
|-----------------------|--|--------|----------|
|                       | October 2025 Monthly maintenance of dog stations | 250.00 | 250.00   |
| All work is complete! |  | Total  | \$250.00 |

RECEIVED  
11-01-2025

Jayman Enterprises, LLC

1020 HILL FLOWER DR  
Brooksville, FL 34604

Phone # (813)333-3008      jaymanenterprises@live.com

Invoice

|           |           |
|-----------|-----------|
| Date      | Invoice # |
| 12/1/2025 | 4321      |

|   |
|---|
| Bill To   |
| Wiregrass II<br>C/O Rizzetta and Company<br>5844 Old Pasco Rd<br>Wesley Chapel, Fl<br>33544 |

|          |       |         |
|----------|-------|---------|
| P.O. No. | Terms | Project |
|          |       |         |

| Quantity              | Description                                       | Rate   | Amount   |
|-----------------------|---|--------|----------|
|                       | November 2025 Monthly maintenance of dog stations | 250.00 | 250.00   |
| All work is complete! |   | Total  | \$250.00 |

**KUTAK ROCK LLP****TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

November 14, 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. 3656036

22723-1

---

Re: General Counsel

## For Professional Legal Services Rendered

|          |           |      |        |  |
|----------|-----------|------|--------|--|
| 09/02/25 | K. Metin  | 0.30 | 85.50  | Review proposal for installation of four dog stations; review addendum and confer with District Manager regarding same |
| 09/04/25 | K. Metin  | 0.40 | 114.00 | Review audit engagement letter and prepare addendum relative to same   |
| 09/06/25 | L. Whelan | 0.10 | 32.00  | Review effect of legislative changes on District Rules of Procedure and prepare proposed revisions regarding same      |
| 09/10/25 | K. Metin  | 0.20 | 57.00  | Confer with staff regarding September agenda items   |
| 09/12/25 | L. Whelan | 0.10 | 32.00  | Review tentative agenda for September Board meeting  |
| 09/16/25 | K. Metin  | 0.10 | 28.50  | Review signed addendum to audit services   |
| 09/18/25 | L. Whelan | 0.10 | 32.00  | Review notice of cancellation of September Board meeting   |
|          |           | 0.10 | 32.00  | Review August financial statements   |



**KUTAK ROCK LLP**

Wiregrass II CDD

November 14, 2025

Client Matter No. 22723-1

Invoice No. 3656036

Page 2

|          |           |      |       |   |
|----------|-----------|------|-------|---|
| 10/08/25 | L. Whelan | 0.10 | 32.00 | Confer with staff regarding October meeting agenda items              |
| 10/10/25 | L. Whelan | 0.10 | 32.00 | Confer with Sheridan regarding agenda items for October Board meeting |
| 10/14/25 | L. Whelan | 0.10 | 32.00 | Review notice of cancellation of October Board meeting                |
| 10/20/25 | L. Whelan | 0.10 | 32.00 | Review September financial statements                                 |
| 10/21/25 | L. Whelan | 0.10 | 32.00 | Research status of county publication website                         |

|             |      |
|-------------|------|
| TOTAL HOURS | 1.90 |
|-------------|------|

|                             |          |
|-----------------------------|----------|
| TOTAL FOR SERVICES RENDERED | \$573.00 |
|-----------------------------|----------|

|                          |                 |
|--------------------------|-----------------|
| TOTAL CURRENT AMOUNT DUE | <u>\$573.00</u> |
|--------------------------|-----------------|

**KUTAK ROCK LLP****TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

December 11, 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. 3671748  
22723-1

---

Re: General Counsel

For Professional Legal Services Rendered

|          |           |      |        |  |
|----------|-----------|------|--------|--|
| 11/01/25 | S. Sandy  | 0.20 | 64.00  | Conduct research and prepare memorandum regarding current law on the open carry of firearms on district property or at meetings  |
| 11/05/25 | J. Gillis | 0.70 | 119.00 | Draft resolution adopting amended FY 2025 budget; review 2026 general election dates and board member term expirations; confer with staff regarding seats transitioning to general election; draft resolution and notice for 2026 general election |
| 11/05/25 | L. Whelan | 0.10 | 32.00  | Confer with Brijmohan regarding agenda items for November Board meeting  |
| 11/06/25 | J. Gillis | 0.20 | 34.00  | Confer with staff regarding seats transitioning to general election; finalize resolution adopting FY 2025 amended budget and coordinate dissemination of same  |

**KUTAK ROCK LLP**

Wiregrass II CDD

December 11, 2025

Client Matter No. 22723-1

Invoice No. 3671748

Page 2

|                             |           |      |        |   |
|-----------------------------|-----------|------|--------|---|
| 11/06/25                    | L. Whelan | 0.40 | 128.00 | Review draft resolution adopting amended FY 25 budget; review draft resolution on general election and confer with staff regarding same |
| 11/07/25                    | J. Gillis | 0.20 | 34.00  | Finalize 2026 general election resolution and notice; confer with staff regarding same  |
| 11/07/25                    | L. Whelan | 0.10 | 32.00  | Review tentative agenda for November Board meeting  |
| 11/10/25                    | L. Whelan | 0.10 | 32.00  | Confer with staff on irrigation refund matters  |
| 11/11/25                    | J. Gillis | 0.10 | 17.00  | Review board members and prepare updates to Capital Conversations e-mail tracking chart   |
| 11/13/25                    | L. Whelan | 0.10 | 32.00  | Confer with staff regarding quorum matters for November Board meeting   |
| 11/14/25                    | L. Whelan | 0.10 | 32.00  | Review notice of cancellation of November Board meeting   |
| TOTAL HOURS                 |           | 2.30 |        |   |
| TOTAL FOR SERVICES RENDERED |           |      |        | \$556.00  |
| TOTAL CURRENT AMOUNT DUE    |           |      |        | <u>\$556.00</u>   |

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

Invoice

| Date      | Invoice #     |
|-----------|---------------|
| 11/2/2025 | INV0000104502 |

Bill To:

|  |
|--|
| Wiregrass II CDD<br>3434 Colwell Avenue<br>Suite 200<br>Tampa FL 33614 |
|--|

| Services for the month of | Terms        | Client Number |
|---------------------------|--------------|---------------|
| November                  | Upon Receipt | 00508         |

| Description                     | Qty  | Rate       | Amount     |
|---------------------------------|------|------------|------------|
| Accounting Services             | 1.00 | \$1,754.33 | \$1,754.33 |
| Administrative Services         | 1.00 | \$295.25   | \$295.25   |
| Dissemination Services          | 1.00 | \$500.00   | \$500.00   |
| Financial & Revenue Collections | 1.00 | \$344.00   | \$344.00   |
| Landscape Consulting Services   | 1.00 | \$700.00   | \$700.00   |
| Management Services             | 1.00 | \$1,337.67 | \$1,337.67 |
| Website Compliance & Management | 1.00 | \$110.00   | \$110.00   |
|                                 |      | Subtotal   | \$5,041.25 |
|                                 |      | Total      | \$5,041.25 |

RECEIVED  
10-30-2025

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

# Invoice

| Date      | Invoice #     |
|-----------|---------------|
| 12/2/2025 | INV0000105317 |

**Bill To:**

Wiregrass II CDD  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

|                                  |              |                      |
|----------------------------------|--------------|----------------------|
| <b>Services for the month of</b> | <b>Terms</b> | <b>Client Number</b> |
| December                         | Upon Receipt | 00508                |

| Description                     | Qty      | Rate       | Amount     |
|---------------------------------|----------|------------|------------|
| Accounting Services             | 1.00     | \$1,754.33 | \$1,754.33 |
| Administrative Services         | 1.00     | \$295.25   | \$295.25   |
| Dissemination Services          | 1.00     | \$500.00   | \$500.00   |
| Financial & Revenue Collections | 1.00     | \$344.00   | \$344.00   |
| Landscape Consulting Services   | 1.00     | \$700.00   | \$700.00   |
| Management Services             | 1.00     | \$1,337.67 | \$1,337.67 |
| Website Compliance & Management | 1.00     | \$110.00   | \$110.00   |
|                                 | Subtotal |            | \$5,041.25 |
|                                 | Total    |            | \$5,041.25 |



# INVOICE

Wiregrass II CDD  
5844 Old Pasco Road  
Suite 100  
Wesley Chapel FL 33544  
United States

Invoice # INV-SN-1016  
Invoice Date: 10/1/2025  
Due Date: 10/31/2025  
PO#:

| Item                        | Description   | AMOUNT                 |
|-----------------------------|---|------------------------|
| SchoolNow CDD               | Community Development District (CDD) governmental unit management company ADA-compliant website | \$600.00               |
| SchoolNow CDD ADA-PDF       |   | \$937.50               |
| Subtotal:                   |   | \$1,537.50             |
| Tax Total:                  |   |                        |
| Total:                      |   | \$1,537.50             |
| Amount Paid:                |   | \$0.00                 |
| Direct Deposit Instruction: |   | Amount Due: \$1,537.50 |

RECEIVED  
10-09-2025

[Click Here to pay with Credit Card](#)

**Check Remittance:**

Innersync Studios Ltd  
P.O. Box 771470  
St. Louis, MO 63177-9816  
United States





5100 W Kennedy Blvd  
Ste 325  
Tampa, FL 33609

Invoice 11 45755

| PO#           | Date       |
|---------------|------------|
|               | 10/01/2025 |
| Sales Rep     | Terms      |
| Marq Governor | Net 30     |

| Bill To  |
|--|
| Wiregrass II CDD<br>3434 Colwell Ave<br>Suite 200<br>Tampa, FL 33614 |

| Property Address  |
|---|
| Wiregrass II CDD Chancey Rd, Phase 3<br>Chancey Road<br>Wesley Chapel, FL 33543 |

| Item  | Qty | Rate | Ext. Price | Amount     |
|---|-----|------|------------|------------|
| #28856 - Landscape Maintenance Contract -October October 2025 |     |      |            | \$2,980.00 |

RECEIVED  
10-02-2025

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

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



5100 W Kennedy Blvd  
Ste 325  
Tampa, FL 33609

Invoice 11 47304

| PO#           | Date       |
|---------------|------------|
|               | 11/01/2025 |
| Sales Rep     | Terms      |
| Marq Governor | Net 30     |

| Bill To  |
|--|
| Wiregrass II CDD<br>3434 Colwell Ave<br>Suite 200<br>Tampa, FL 33614 |

| Property Address  |
|---|
| Wiregrass II CDD Chancey Rd, Phase 3<br>Chancey Road<br>Wesley Chapel, FL 33543 |

| Item   | Qty | Rate | Ext. Price | Amount     |
|--|-----|------|------------|------------|
| #30271 - Landscape Maintenance Contract -November 2025 November 2025 |     |      |            | \$2,980.00 |

RECEIVED  
11-03-2025

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

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



5100 W Kennedy Blvd  
Ste 325  
Tampa, FL 33609

**Bill To**

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

Invoice 11 48658

| PO#           | Date       |
|---------------|------------|
|               | 11/11/2025 |
| Sales Rep     | Terms      |
| Marq Governor | Net 30     |

**Property Address**

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

| Item | Qty | Rate | Ext. Price | Amount |
|------|-----|------|------------|--------|
|------|-----|------|------------|--------|

#30178 - Service call Irrigation Repairs October 2025

Service call for Mainline

Material

Slip fix

Valve box

PVC fittings

PVC pipe

MISC Parts

Irrigation Repairs - 10/29/2025

\$1,442.88

|   |       |
|---|-------|
| Labor - 10/29/25  | 11.36 |
| Irrigation Parts (Material)   | 20.00 |
| 2" Hunter Valve ICV Glass Filled Nylon w/Flow Control (Material)            | 1.00  |
| 2" Sch 40 PVC Male Adapter MIPT x Socket (Material)                         | 3.00  |
| 2" Sch 40 PVC Tee Socket (Material)   | 1.00  |
| 2" Sch 40 PVC Pipe Bell End (Material)                                      | 6.00  |
| 2" Sch 40 PVC 90 Degree Elbow Socket (Material)                             | 1.00  |
| 10" Round NDS Standard Overlapping Black Valve Box and Green Lid (Material) | 1.00  |

|                    |                   |
|--------------------|-------------------|
| <b>Total</b>       | <b>\$1,442.88</b> |
| Credits/Payments   | <u>(\$0.00)</u>   |
| <b>Balance Due</b> | <b>\$1,442.88</b> |

| Current    | 1-30 Days<br>Past Due | 31-60 Days<br>Past Due | 61-90 Days<br>Past Due | 90+ Days<br>Past Due |
|------------|-----------------------|------------------------|------------------------|----------------------|
| \$1,442.88 | \$0.00                | \$0.00                 | \$0.00                 | \$0.00               |



5100 W Kennedy Blvd  
Ste 325  
Tampa, FL 33609

Invoice 11 49931

| PO#           | Date       |
|---------------|------------|
|               | 12/01/2025 |
| Sales Rep     | Terms      |
| Marq Governor | Net 30     |

| Bill To  |
|--|
| Wiregrass II CDD<br>3434 Colwell Ave<br>Suite 200<br>Tampa, FL 33614 |

| Property Address  |
|---|
| Wiregrass II CDD Chancey Rd, Phase 3<br>Chancey Road<br>Wesley Chapel, FL 33543 |

| Item   | Qty | Rate | Ext. Price | Amount     |
|--|-----|------|------------|------------|
| #31301 - Landscape Maintenance Contract -December 2025 December 2025 |     |      |            | \$2,980.00 |

|                    |                   |
|--------------------|-------------------|
| Total              | \$2,980.00        |
| Credits/Payments   | (\$0.00)          |
| <b>Balance Due</b> | <b>\$2,980.00</b> |

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

INVOICE

Terra Crafters Environmental LLC

2220 Springrain Dr

Clearwater, FL 33763-2237

justin@terrecraftersenvironmental.com

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.: 1224

Terms: Due on receipt

Invoice date: 09/30/2025

Due date: 09/30/2025

| #     | Date | Product or service     | Description  | Qty | Rate       | Amount     |
|-------|------|------------------------|--|-----|------------|------------|
| 1.    |      | Mitigation Maintenance | Task 2: Monthly Mitigation Maintenance (September Event) | 1   | \$3,995.00 | \$3,995.00 |
| 2.    |      | Mitigation Maintenance | Task 1: Quarterly Berm Mowing (3rd Quarter)              | 1   | \$850.00   | \$850.00   |
| Total |      |                        |  |     |            | \$4,845.00 |

RECEIVED

09-30-2025



INVOICE

Terra Crafters Environmental LLC

2220 Springrain Dr

Clearwater, FL 33763-2237

justin@terrecraftersenvironmental.com

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.: 1232

Terms: Due on receipt

Invoice date: 10/29/2025

Due date: 10/29/2025

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

RECEIVED

10-29-2025

INVOICE

Terra Crafters Environmental LLC

2220 Springrain Dr

Clearwater, FL 33763-2237

justin@terrecraftersenvironmental.com

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.: 1245

Terms: Due on receipt

Invoice date: 11/24/2025

Due date: 11/24/2025

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

# Business Observer

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

## INVOICE

Legal Advertising

Invoice # 25-02246P

Date 10/17/2025

**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 # 25-02246P

\$61.25

### Public Board Meetings

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

**Published:** 10/17/2025

### 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**  
10-16-2025

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

### NOTICE

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

# Business Observer

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

## INVOICE

### Legal Advertising

---

#### 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

October 17, 2025

25-02246P

---

**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.

Serial Number  
25-02246P

# Business Observer

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 Public Board Meetings

in the matter of Wiregrass II Board of Supervisors Meeting on September 26, 2025

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

issues of 10/17/2025

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.

## 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  
October 17, 2025

25-02246P

*Lindsey Padgett*  
Lindsey Padgett

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

17th day of October, 2025 A.D.

by Lindsey Padgett who is personally known to me.

*Kimberly S. Martin*

Notary Public, State of Florida  
(SEAL)



# Business Observer

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

## INVOICE

Legal Advertising

Invoice # 25-02439P

Date 11/14/2025

**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 # 25-02439P

\$56.88

### Public Board Meetings

**RE:** Wiregrass II Board of Supervisors Meeting on December 4, 2025

**Published:** 11/14/2025

### 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**

**\$56.88**

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

## 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, 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. 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  
November 14, 2025

25-02439P

**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.

Serial Number  
25-02439P

**Business Observer**  
RECEIVED  
NOV 24 2025  
BY: .....

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 Public Board Meetings

in the matter of Wiregrass II Board of Supervisors Meeting on November 21, 2025

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

issues of 11/14/2025

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.

**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, 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. 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  
November 14, 2025

25-02439P

  
Lindsey Padgett

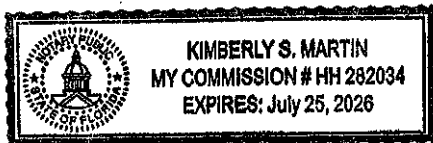
Sworn to and subscribed, and personally appeared by physical presence before me,

14th day of November, 2025 A.D.

by Lindsey Padgett who is personally known to me.



Notary Public, State of Florida  
(SEAL)





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

## INVOICE

Invoice No. 61  
Invoice Date: 11/5/25

**BILL TO:**

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

| DESCRIPTION                         | AMOUNT      |
|-------------------------------------|-------------|
| Esplanade October 2025 Trim Invoice | \$30,319.54 |
|                                     |             |
|                                     |             |
|                                     |             |
|                                     |             |
| TOTAL                               | \$30,319.54 |

Make all checks payable to WIREGRASS IRRIGATION, LLC



**Invoice No. 62**  
**Invoice Date: 12/1/25**

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

Make all checks payable to WIREGRASS IRRIGATION, LLC



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 **11/24/2025**  
Amount Due **597.95**  
Current Charges Due **12/17/2025**

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 |
|--------|------|---------|
|--------|------|---------|

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](http://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          | 607.86CR |
| Balance Forward  | 8.98CR   |

|                                  |        |
|----------------------------------|--------|
| Late Charge                      | 8.98   |
| 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 @ 0.04200 | 18.90  |
| Poles (QTY 18)                   | 189.00 |
| FL Gross Receipts Tax            | 0.89   |

|                       |                   |
|-----------------------|-------------------|
| Total Current Charges | 606.93            |
| Total Due             | Please Pay 597.95 |

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

Prenoting of your bank and account number has not been completed. Please make arrangements to pay this bill. EFT should start on your next regular bill. Thank you for your patience.



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: 11/24/2025**

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         | <b>12/17/2025</b> |
| <b>TOTAL CHARGES DUE</b>         | <b>597.95</b>     |
| Total Charges Due After Due Date | <b>597.95</b>     |

000216707700005979500005979502



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 **11/24/2025**  
Amount Due **2,790.46**  
Current Charges Due **12/17/2025**

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](http://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 2,836.68CR  
Balance Forward 41.92CR

Late Charge 41.92  
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 @ 0.04200 88.20  
Poles(QTY 84) 882.00  
FL Gross Receipts Tax 4.18

Total Current Charges 2,832.38  
Total Due Please Pay 2,790.46

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

Prenoting of your bank and account number has not been completed. Please make arrangements to pay this bill. EFT should start on your next regular bill. Thank you for your patience.



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: 11/24/2025**

Use above space for address change ONLY.

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         | <b>12/17/2025</b> |
| <b>TOTAL CHARGES DUE</b>         | <b>2,790.46</b>   |
| Total Charges Due After Due Date | <b>2,790.46</b>   |

000222704700027904600027904608





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 **11/24/2025**  
Amount Due **40.58**  
Current Charges Due **12/17/2025**

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

Comparative Usage Information  
Average kWh

| Period   | Days | Per Day |
|----------|------|---------|
| Nov 2025 | 27   | 0       |
| Oct 2025 | 30   | 0       |
| Nov 2024 | 29   | 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](http://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 |
| 10/22            | 112     | 11/18 | 116     |            |              |           | 4        |

Previous Balance 40.70  
Payment 45.70CR  
Balance Forward 5.00CR

Late Charge 5.00  
Customer Charge 39.16  
Energy Charge 4 KWH @ 0.06090 0.24  
Fuel Adjustment 4 KWH @ 0.04200 0.17  
FL Gross Receipts Tax 1.01

Total Current Charges 45.58  
Total Due Please Pay 40.58

Prenoting of your bank and account number has not been completed. Please make arrangements to pay this bill. EFT should start on your next regular bill. Thank you for your patience.



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: 11/24/2025

District: OP17

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         | 12/17/2025 |
| TOTAL CHARGES DUE                | 40.58      |
| Total Charges Due After Due Date | 40.58      |

000225961300000405800000405808



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 **11/24/2025**  
Amount Due **40.58**  
Current Charges Due **12/17/2025**

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

ELECTRIC SERVICE

| From  | To      |       |         |            |              |           |          |
|-------|---------|-------|---------|------------|--------------|-----------|----------|
| Date  | Reading | Date  | Reading | Multiplier | Dem. Reading | KW Demand | kWh Used |
| 10/22 | 104     | 11/18 | 108     |            |              |           | 4        |

Comparative Usage Information  
Average kWh

| Period   | Days | Per Day |
|----------|------|---------|
| Nov 2025 | 27   | 0       |
| Oct 2025 | 30   | 0       |
| Nov 2024 | 29   | 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](http://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 40.70  
Payment 45.70CR  
Balance Forward 5.00CR

Late Charge 5.00  
Customer Charge 39.16  
Energy Charge 4 KWH @ 0.06090 0.24  
Fuel Adjustment 4 KWH @ 0.04200 0.17  
FL Gross Receipts Tax 1.01

Total Current Charges 45.58  
Total Due Please Pay 40.58

Prenoting of your bank and account number has not been completed. Please make arrangements to pay this bill. EFT should start on your next regular bill. Thank you for your patience.



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: 11/24/2025

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         | 12/17/2025 |
| TOTAL CHARGES DUE                | 40.58      |
| Total Charges Due After Due Date | 40.58      |

000225961500000405800000405803



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 **11/24/2025**  
Amount Due **40.69**  
Current Charges Due **12/17/2025**

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

Comparative Usage Information  
Average kWh

| Period   | Days | Per Day |
|----------|------|---------|
| Nov 2025 | 27   | 0       |
| Oct 2025 | 30   | 0       |
| Nov 2024 | 29   | 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](http://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 |
| 10/22            | 111     | 11/18 | 116     |            |              |           | 5        |

Previous Balance 40.59  
Payment 45.59CR  
Balance Forward 5.00CR

Late Charge 5.00  
Customer Charge 39.16  
Energy Charge 5 KWH @ 0.06090 0.30  
Fuel Adjustment 5 KWH @ 0.04200 0.21  
FL Gross Receipts Tax 1.02

Total Current Charges 45.69  
Total Due Please Pay 40.69

Prenoting of your bank and account number has not been completed. Please make arrangements to pay this bill. EFT should start on your next regular bill. Thank you for your patience.



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: 11/24/2025

District: OP17

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         | 12/17/2025 |
| TOTAL CHARGES DUE                | 40.69      |
| Total Charges Due After Due Date | 40.69      |

000225961700000406900000406900



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 **11/24/2025**  
Amount Due **40.69**  
Current Charges Due **12/17/2025**

District Office Serving You  
One Pasco Center

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

See Reverse Side For More Information

ELECTRIC SERVICE

| From  | To      |       |         |            |              |           |          |
|-------|---------|-------|---------|------------|--------------|-----------|----------|
| Date  | Reading | Date  | Reading | Multiplier | Dem. Reading | KW Demand | kWh Used |
| 10/22 | 122     | 11/19 | 127     |            |              |           | 5        |

Comparative Usage Information  
Average kWh

| Period   | Days | Per Day |
|----------|------|---------|
| Nov 2025 | 28   | 0       |
| Oct 2025 | 30   | 0       |
| Nov 2024 | 29   | 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](http://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 40.70  
Payment 45.70CR  
Balance Forward 5.00CR

Late Charge 5.00  
Customer Charge 39.16  
Energy Charge 5 KWH @ 0.06090 0.30  
Fuel Adjustment 5 KWH @ 0.04200 0.21  
FL Gross Receipts Tax 1.02

Total Current Charges 45.69  
Total Due Please Pay 40.69

Prenoting of your bank and account number has not been completed. Please make arrangements to pay this bill. EFT should start on your next regular bill. Thank you for your patience.



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: 11/24/2025

District: OP17

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         | 12/17/2025 |
| TOTAL CHARGES DUE                | 40.69      |
| Total Charges Due After Due Date | 40.69      |

000225961800000406900000406908



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 **11/24/2025**  
Amount Due **41.22**  
Current Charges Due **12/17/2025**

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 |
|----------|------|---------|
| Nov 2025 | 27   | 0       |
| Oct 2025 | 30   | 0       |
| Nov 2024 | 29   | 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](http://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 |
| 10/22            | 258     | 11/18 | 268     |            |              |           | 10       |

Previous Balance 41.24  
Payment 46.24CR  
Balance Forward 5.00CR

Late Charge 5.00  
Customer Charge 39.16  
Energy Charge 10 KWH @ 0.06090 0.61  
Fuel Adjustment 10 KWH @ 0.04200 0.42  
FL Gross Receipts Tax 1.03

Total Current Charges 46.22  
Total Due Please Pay 41.22

Prenoting of your bank and account number has not been completed. Please make arrangements to pay this bill. EFT should start on your next regular bill. Thank you for your patience.



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: 11/24/2025

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         | 12/17/2025 |
| TOTAL CHARGES DUE                | 41.22      |
| Total Charges Due After Due Date | 41.22      |

000225961900000412200000412204