



Rizzetta & Company

# **Wiregrass II Community Development District**

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**Board of Supervisors' Meeting  
February 27, 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 Colby Chandler Kyle Larsen Haley Porter Quinn Porter	Chair Vice Chair Assistant Secretary Assistant Secretary 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.wiregrassiicdd.org](http://www.wiregrassiicdd.org)

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February 19, 2026

**Board of Supervisors**  
**Wiregrass II Community**  
**Development District**

**REVISED AGENDA**

Dear Board Members:

The regular meeting of the Board of Supervisors of the Wiregrass II Community Development District will be held on **Friday, February 27, 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.** Ratification of Proposal for Boundary Amendment..... Tab 3
  - D.** Discussion of Seats for General & Landowners' Election
    - i. Consideration of Resolution 2026-01; General Election..... Tab 4
  - E.** Consideration of Resolution 2026-02; Boundary Amendment ..... Tab 5
  - F.** Consideration of Boundary Amendment Funding Agreement..... Tab 6
  - G.** Consideration of Final Draft of RFP for Landscaping Services  
(under separate cover)
- 4. STAFF REPORTS**
  - A.** District Counsel
  - B.** District Engineer
  - C.** Construction Manager
  - D.** District Manager..... Tab 7
    - i. Presentation of Website Compliance Audit Reports ..... Tab 8
  - E.** Landscape Inspection Services Report ..... Tab 9
    - i. Consideration of Proposals for Plant Replacement ..... Tab 10
    - ii. Consideration of Proposal for Tree Work..... Tab 11
    - iii. Consideration of Proposal for Mulch Installation..... Tab 12
    - iv. Consideration of Proposal for Shrub Fertilization ..... Tab 13
    - v. Consideration of Proposal for Turf Health & Pest Mitigation ..... Tab 14
    - vi. Consideration of Proposal for Turf Fertilization Application ..... Tab 15
    - vii. Consideration of Proposal for Weed Control Application ..... Tab 16
  - F.** Chancey Road Mitigation Report..... Tab 17
- 5. BUSINESS ADMINISTRATION**
  - A.** Consideration of Minutes of Board of Supervisors Regular Meeting held on August 22, 2025 ..... Tab 18
  - B.** Consideration of the Audit Committee Meeting Minutes held on August 22, 2025..... Tab 19

- C. Ratification of Operation & Maintenance Expenditures  
August, September, October, November and December 2025 ..... Tab 20
- 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

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Private Company Practice Section

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

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

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

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

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

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

#### **Audit Procedures—Internal Control**

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

#### **Audit Procedures—Compliance**

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

### **Other Services**

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

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

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

### **Responsibilities of Management for the Financial Statements**

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

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

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

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

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

#### **Engagement Administration, Fees, and Other**

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

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

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

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

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

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

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

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

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

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

#### Reporting

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

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

*DiBartolomeo, McBee, Hartley & Barnes*

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

#### RESPONSE:

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

Signature:

*William H. Foster*

Title:

*Chairman*

Date:

*9/15/25*

## **Tab 2**



## Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

### Wiregrass II Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

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

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

## **About FIA**

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

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

### **Competitive Advantage**

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

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

### **How are FIA Members Protected?**

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

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

### **What Are Members Responsible For?**

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

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

**Additional information regarding FIA and our member services can be found at [www.fia360.org](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 \$5,000 Annual Aggregate in any one agreement period
	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.
	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$500,000 in any one occurrence
	F	Duty to Defend	\$100,000 any one occurrence
	G	Errors and Omissions	\$250,000 in any one occurrence
	H	Expediting Expenses	\$250,000 in any one occurrence
	I	Fire Department Charges	\$50,000 in any one occurrence
	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
	K	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
	L	Leasehold Interest	Included
	M	Air Conditioning Systems	Included
	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
	O	Personal property of Employees	\$500,000 in any one occurrence
	P	Pollution Cleanup Expense	\$50,000 in any one occurrence
	Q	Professional Fees	\$50,000 in any one occurrence
	R	Recertification of Equipment	Included
	S	Service Interruption Coverage	\$500,000 in any one occurrence
	T	Transit	\$1,000,000 in any one occurrence
	U	Vehicles as Scheduled Property	Included
	V	Preservation of Property	\$250,000 in any one occurrence
	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

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

## CRIME COVERAGE

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

## AUTOMOBILE COVERAGE

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

**GENERAL LIABILITY COVERAGE (Occurrence Basis)**

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

**PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)**

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

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

**Cyber Liability sublimit included under POL/EPLI**

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



## PREMIUM SUMMARY

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

**Term: October 1, 2025 to October 1, 2026**

**Quote Number: 100125407**

### PREMIUM BREAKDOWN

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



## **EXHIBIT A**

### **SCOPE OF WORK FOR WIREGRASS II CDD BOUNDARY AMENDMENT**

Based upon our understanding of project requirements and discussions with Wiregrass II CDD (c/o Rizzetta), we have developed the following scope of services:

#### **TASK 01: BOUNDARY AMENDMENT COORDINATION:**

- Coordinate with Surveyor for Sketches and Legal Descriptions for Boundary Amendment.
- Coordinate with District Manager and District Counsel and provide necessary documentation in support of the Boundary Amendment.
- Attendance at CDD meeting to present Boundary Amendment to Board, as needed.

#### **TASK 02: AMENDED MASTER ENGINEER'S REPORT:**

- Prepare Amended Master Engineer's Report for Boundary Amendment.
- Master Engineer's Report to be amended to include the additional parcels as well as updated to reflect completed improvements.

#### **TASK 03: BOUNDARY AMENDMENT EXHIBITS:**

- Prepare necessary Exhibits for Boundary Amendment, including, but not limited to the following:
  - Exhibit 1 Location Map
  - Exhibit 2 Aerial Map
  - Boundary Amendment Exhibit

**ATWELL, LLC**

**Wiregrass II CDD (c/o Rizzetta) | Wiregrass II CDD Boundary Amendment**

February 12, 2026

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## CLARIFICATIONS

### PROJECT UNDERSTANDINGS & ASSUMPTIONS:

In preparing the proposal, we have assumed the following:

- No changes to the Cost Table are anticipated.

### INFORMATION TO BE PROVIDED BY THE CLIENT:

In preparing the proposal, it is understood the following be provided by the Client:

- All Legal Descriptions and Sketches to be provided by Others.

## ADDITIONAL SERVICES

We have the capability to provide services outside of the agreed-upon Scope of Services. These services would be considered Additional Services and would be provided on a Time and Material basis and billed in accordance with the attached Professional Services Fee Schedule. Additional Services will only be provided at the written request of Wiregrass II CDD (c/o Rizzetta).

### ATWELL, LLC

Wiregrass II CDD (c/o Rizzetta) | Wiregrass II CDD Boundary Amendment

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## EXHIBIT B

### Scope & Fee Proposal Work Authorization – Services

Task	Task Description	Original Fee	Type	Initial
01	Boundary Amendment Coordination	\$2,500	TME	
02	Amended Master Engineer's Report	\$2,500	TME	
03	Boundary Amendment Exhibits	\$2,000	TME	
98	Reimbursables	\$0	PER EXHIBIT C	
	<b>Total:</b>	<b>\$7,000</b>		

FF = Fixed Fee

TME = Time & Materials

TME - NTE = Time & Materials Not to Exceed

FF&D = Fixed Fee + Direct Expense Reimbursables

Upon receipt of this signed proposal, work authorization, and retainer/prepayment (if applicable), Atwell will commit the staff and resources necessary to begin work on the project.

Invoices will be submitted monthly for work completed and payment is expected within thirty (30) days of the date of the invoice. In the event of non-payment, services may be suspended.

All project related reimbursable expenses, including vehicle mileage, lodging, travel, travel time, computer time, outside data reports, postage, shipping, and reproductions will be billed per the attached rate table.

All fees and hourly rates quoted within this contract may increase annually after the beginning of each year. The original Atwell Agreement is enforceable for all subsequent work orders. The Client shall pay all fees and permit charges.

*With the online payment portal, you can pay using either ACH, Debit or Credit Card. A credit card fee of 3.0% or the maximum allowed in your State is applied to all credit card transactions. ACH and debit card transactions are not subject to a surcharge. To utilize the Payment Portal, click the link [here](#).*

**ATWELL, LLC**

Wiregrass II CDD (c/o Rizzetta) | Wiregrass II CDD Boundary Amendment  
February 12, 2026

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## EXHIBIT C


### ATWELL, LLC BILLING RATES

☐ Not applicable

☒ See attached

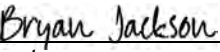
#### ACCEPTED BY:

##### ATWELL, LLC

By:   
Signature

Victor Barbosa  
Printed Name

Its: Associate Director  
Title

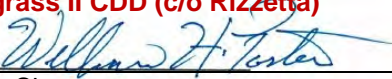
By:   
Signature

Bryan Jackson  
Printed Name

Its: Senior Director  
Title

February 12, 2026  
Date

##### Wiregrass II CDD (c/o Rizzetta)

By:   
Signature

William H. Porter  
Printed Name

Its: Chairman  
Title

2/18/26  
Date

ATWELL, LLC

Wiregrass II CDD (c/o Rizzetta) | Wiregrass II CDD Boundary Amendment  
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**2026 PROFESSIONAL SERVICES FEE SCHEDULE  
REAL ESTATE & LAND DEVELOPMENT**

**PROJECT MANAGEMENT SERVICES**

Senior Project Manager	\$290/hour
Project Manager I-III	\$235 to \$275/hour
Associate Project Manager I-II	\$200 to \$215/hour
Project Coordinator I-III	\$116 to \$153/hour

**ENGINEERING & PLANNING SERVICES**

Senior Technical Advisor	\$350/hour
Senior Project Engineer	\$255/hour
Engineer/Designer I-V	\$160 to \$230/hour
Planner/Designer I-V	\$160 to \$230/hour
Technician I-V	\$96 to \$143/hour

**SURVEYING & MAPPING SERVICES**

Senior Project Surveyor	\$255/hour
Project Surveyor I-V	\$160 to \$230/hour
Senior Crew Chief	\$170/hour
Crew Chief I-III	\$115 to \$155/hour
Crew Member I-II	\$83 to \$98/hour
Certified sUAS Pilot	\$210/hour
Technician I-V	\$96 to \$143/hour
GIS Services	\$125 to \$195/hour

**ENVIRONMENTAL & ECOLOGICAL SERVICES**

Senior Environmental/Ecological Consultant	\$255/hour
Environmental Consultant I-V	\$160 to \$230/hour
Technician I-V	\$96 to \$143/hour

**PROGRAM MANAGEMENT & CONSTRUCTION ADVISORY SERVICES**

Program Manager I-II	\$300 to \$315/hour
Senior Construction Manager	\$252/hour
Construction Manager I-II	\$210 to \$235/hour
Construction Engineer I-II	\$160 to \$195/hour
Construction Inspector	\$180/hour
Construction Coordinator	\$142/hour
Estimating Services	\$195 to \$235/hour
Senior Site Safety Manager	\$250/hour
Site Safety Manager	\$150/hour
QA/QC Specialist	\$150/hour
Safety Coordinator	\$115/hour

**MISCELLANEOUS**

Project Controller Services	\$110 to \$137/hour
Project Executive	\$355/hour
Expert Witness	\$278/hour
Expert Testimony	\$350/hour

In addition to the labor rates shown above, reimbursable expenses shall be charged in accordance with the attached rate schedule.

**ATWELL, LLC**

**Wiregrass II CDD (c/o Rizzetta) | Wiregrass II CDD Boundary Amendment**  
February 12, 2026

**CONFIDENTIAL**  
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**2026 PROFESSIONAL SERVICES NON-LABOR CHARGES  
REAL ESTATE & LAND DEVELOPMENT**

**OFFICE**

24" X 36" bond black and white plots/copies	\$2.50/each
24" X 36" bond black and white mylars	\$15/each
24" X 36" color imagery plots/copies	\$26/each
24" X 36" standard color plots/copies	\$15/each
County GIS Data	cost + 10%
Postage & Shipping	cost + 10%
Recording Fees	cost + 10%

**FIELD EQUIPMENT**

4-Gas Monitor w/Remote Sensor	\$85/day
Boat	\$300 to \$600/day
Field Equipment	\$35/day
Ground Penetrating Radar (GPR)	\$175/day
Laser Scanner	\$650/day
Mapping Grade Submeter (GPS)	\$50/day
Photoionization Detector (PID)	\$115/day
Pipe Locator	\$35/day
Robotic Total Station w/Data Collector	\$165/day
RTK GPS Unit w/Data Collector	\$225/day
Truck	\$125/day
Unmanned Aircraft System (UAS) Drone (Camera)	\$175/day
Unmanned Aircraft System (UAS) Drone (LIDAR)	\$750/day
Unmanned Survey Vessel (Hydrone)	\$350/day
UTV + Trailer	\$300/day

**FIELD MATERIALS**

Wood Stakes	\$1.25/stake
Iron Pipes	\$3.50/pipe
Monuments	cost + 10%

**MISCELLANEOUS**

Mileage	IRS Rate
Auto Rental	cost + 10%
Fuel	cost + 10%
Air Fare	cost + 10%
Lodging*	cost + 10%
Meals*	cost + 10%
Project Sub-consultants	cost + 15%
Misc./Out of Pocket Expenses**	cost + 10%
Rental Equipment	cost + 15%
Parcel Data	\$0.75/parcel
Cell Phone/Field Laptop	\$35/day
Technology Fee/Specialized Software by Industry	\$50 to \$200/day

\*Travel costs as noted, unless otherwise agreed to as a per diem charge per contract.

\*\*All permit, application, and submittal fees shall be paid directly by the Client.

**ATWELL, LLC**

**Wiregrass II CDD (c/o Rizzetta) | Wiregrass II CDD Boundary Amendment**

February 12, 2026

**CONFIDENTIAL**

P26002324

## **Tab 4**

## 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 27<sup>th</sup> day of February, 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 5**

## RESOLUTION 2026-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WIREGRASS II COMMUNITY DEVELOPMENT DISTRICT DIRECTING THE CHAIRMAN AND DISTRICT STAFF TO REQUEST THE PASSAGE OF AN ORDINANCE BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA, AMENDING THE DISTRICT'S BOUNDARIES, AND AUTHORIZING SUCH OTHER ACTIONS AS ARE NECESSARY IN FURTHERANCE OF THAT PROCESS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Wiregrass II Community Development District (the "District") is a unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* (the "Uniform Act"), and Pasco County Ordinance No. 19-03 (the "Ordinance"); and

**WHEREAS**, pursuant to the Uniform Act, the District is authorized to construct, acquire, and maintain infrastructure improvements and services; and

**WHEREAS**, the District presently consists of approximately 515.268 acres, more or less, as more fully described in the Ordinance; and

**WHEREAS**, the District desires to amend its boundaries to add certain developable lands (the "Expansion Parcel"), as described in the attached **Exhibit A**, resulting in an amended boundary (the "Boundary Amendment"); and

**WHEREAS**, the Boundary Amendment is in the best interest of the District, and the area of land within the amended boundaries of the District will continue to be of sufficient size, sufficiently compact, and sufficiently contiguous to be developable as one functionally related community; and

**WHEREAS**, the Boundary Amendment of the District's boundaries will allow the District to continue to be the best alternative available for delivering community development services and facilities to the lands within the District, as amended; and

**WHEREAS**, the Boundary Amendment is not inconsistent with either the State or local comprehensive plan and will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and

**WHEREAS**, the area of land that will lie in the amended boundaries of the District will continue to be amenable to separate special district government; and

**WHEREAS**, in order to seek a Boundary Amendment ordinance pursuant to Chapter 190, *Florida Statutes*, the District desires to authorize District staff, including but not limited to legal, engineering, and managerial staff, to provide such services as are necessary throughout the pendency of the process; and

**WHEREAS**, the retention of any necessary consultants and the work to be performed by District staff may require the expenditure of certain fees, costs, and other expenses by the District as authorized by the District's Board of Supervisors (the "Board"); and

**WHEREAS**, the owner of the lands within the Expansion Parcel (the "Developer") has agreed to provide sufficient funds to the District to reimburse the District for any expenditures including, but not limited to, legal, engineering and other consultant fees, filing fees, administrative, and other expenses, if any; and

**WHEREAS**, the District hereby desires to request a Boundary Amendment in accordance with Chapter 190, *Florida Statutes*, by taking such actions as are necessary in furtherance of the same.

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

**1. RECITALS.** The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

**2. AUTHORIZATION FOR BOUNDARY AMENDMENT.** Pursuant to Chapter 190, *Florida Statutes*, the Board hereby authorizes the Chairman and District Staff to proceed in an expeditious manner with the preparation and filing of any documentation with Pasco County, Florida, as necessary to seek the amendment of the District's boundaries and to add those lands depicted in **Exhibit A**. The Board further authorizes the prosecution of the procedural requirements detailed in Chapter 190, *Florida Statutes*, for the Boundary Amendment.

**3. AUTHORIZATION FOR AGENT.** The Board hereby authorizes the District Chairman, District Manager and District Counsel to act as agents of the District with regard to any and all matters pertaining to the petition to Pasco County, Florida, to amend the boundaries of the District. District Staff, in consultation with the District Chairman, is further authorized to revise and finalize **Exhibit A** in order to address any further minor boundary adjustments as may be identified by the District Engineer.

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

*[CONTINUED ON NEXT PAGE]*

**PASSED AND ADOPTED** this 27th day of February, 2026.

ATTEST:

**WIREGRASS II COMMUNITY  
DEVELOPMENT DISTRICT**

---

Assistant Secretary

---

Chairman, Board of Supervisors

**Exhibit A:** Legal Description of Expansion Parcel

## Exhibit A

### Legal Description of Expansion Parcel

#### CDD EXPANSION

A PARCEL OF LAND LYING IN SECTIONS 7, 17 AND 18, TOWNSHIP 26 SOUTH, RANGE 20 E, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF ESPLANADE AT WIREGRASS RANCH PHASES 2 AND 3, ACCORDING TO PLAT BOOK 87, PAGE 33 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY OF SAID ESPLANADE AT WIREGRASS RANCH PHASES 2 AND 3, AND ESPLANADE AT WIREGRASS RANCH PHASES 4A AND 4B, ACCORDING TO PLAT BOOK 95, PAGE 14 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA AND ESPLANADE AT WIREGRASS RANCH PHASES 5A AND 5B, ACCORDING TO PLAT BOOK 87, PAGE 33 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, RESPECTIVELY, THE FOLLOWING SIX (6) COURSES: (1) NORTH 89°55'08" EAST, A DISTANCE OF 3,745.24 FEET; (2) SOUTH 00°02'06" WEST, A DISTANCE OF 1,324.55 FEET; (3) SOUTH 00°17'41" WEST, A DISTANCE OF 2,647.55 FEET; (4) SOUTH 89°36'09" EAST, A DISTANCE OF 2,618.81 FEET; (5) SOUTH 00°19'13" WEST, A DISTANCE OF 1,110.08 FEET; (6) NORTH 89°35'57" WEST, A DISTANCE OF 3,171.41 FEET TO THE NORTHWEST CORNER OF CHANCEY ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 11015, PAGE 3629, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF CHANCEY ROAD AND THE EAST RIGHT-OF-WAY LINE OF WIREGRASS RANCH BOULEVARD, AS RECORDED IN OFFICIAL RECORDS BOOK 11015, PAGE 3629, AND OFFICIAL RECORDS BOOK 9631, PAGE 2132, AND OFFICIAL RECORDS BOOK 10220, PAGE 627, AND OFFICIAL RECORDS BOOK 10879, PAGE 3408, ALL OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, RESPECTIVELY, THE FOLLOWING TEN (10) COURSES: (1) CONTINUE WESTERLY 1,000.77 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,030.00 FEET, A CENTRAL ANGLE OF 28°14'47", AND A CHORD BEARING AND DISTANCE OF NORTH 75°28'33" WEST 990.67 FEET; (2) NORTH 61°21'10" WEST, A DISTANCE OF 187.95 FEET TO A POINT ON A CURVE TO THE LEFT; (3) WESTERLY 1,438.66 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,170.00 FEET, A CENTRAL ANGLE OF 37°59'09", AND A CHORD BEARING AND DISTANCE OF NORTH 80°20'44" WEST 1,412.46 FEET; (4) SOUTH 80°39'41" WEST, A DISTANCE OF 1,207.91 FEET TO A POINT ON A CURVE TO THE RIGHT; (5) NORTHWESTERLY 91.63 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 105°00'00", AND A CHORD BEARING AND DISTANCE OF NORTH 46°50'19" WEST 79.34 FEET; (6) NORTH 05°39'41" EAST, A DISTANCE OF 1,040.23 FEET TO A POINT ON A CURVE TO THE LEFT; (7) NORTHERLY 565.59 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,170.00 FEET, A CENTRAL ANGLE OF 14°56'01", AND A CHORD BEARING AND DISTANCE OF NORTH 01°48'19" WEST 563.99 FEET; (8) NORTH 09°16'19" WEST, A DISTANCE OF 1,197.44 FEET TO A POINT ON A CURVE TO THE LEFT; (9) NORTHERLY 861.39 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,170.00 FEET, A CENTRAL ANGLE OF 22°44'38", AND A CHORD BEARING AND DISTANCE OF NORTH 20°38'38" WEST 855.75 FEET; (10) NORTH 32°00'57" WEST, A DISTANCE OF 2,851.49 FEET TO THE NORTH LINE OF THE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 11360, PAGE 506, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE THE FOLLOWING FOUR (4) COURSES: (1) NORTH 49°43'12" EAST, A DISTANCE OF 224.84 FEET; (2) NORTH 13°21'53" EAST, A DISTANCE OF 340.52 FEET; (3) NORTH 40°30'45" EAST, A DISTANCE OF 667.03 FEET; (4) SOUTH 89°42'29" EAST, A DISTANCE OF 302.62 FEET TO THE WEST LINE OF SECTION 7, TOWNSHIP 26 SOUTH, RANGE 20 EAST; THENCE ALONG SAID WEST LINE AND THE WEST LINE OF SECTION 18, TOWNSHIP 26 SOUTH, RANGE 20 EAST, RESPECTIVELY, THE FOLLOWING TWO (2) COURSES: (1) SOUTH 00°17'31" WEST, A DISTANCE OF 1,022.25 FEET; (2) SOUTH 00°17'04" WEST, A DISTANCE OF 1,322.63 FEET; THENCE NORTH 89°55'08" EAST, A DISTANCE OF 1,541.28 FEET TO THE POINT OF BEGINNING.

CONTAINING 589.712 ACRES.

LESS AND EXCEPT

**LEGAL DESCRIPTION: (BY KING ENGINEERING)**

A PARCEL OF LAND BEING A PORTION OF SECTIONS 17, 20 AND 21, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1669, PAGE 1754, OFFICIAL RECORDS BOOK 7798, PAGE 940, OFFICIAL RECORDS BOOK 8407, PAGE 247, AND OFFICIAL RECORDS BOOK 8871, PAGE 826, ALL OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE SOUTH 89°35'58" EAST, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, A DISTANCE OF 2,618.81 FEET; THENCE SOUTH 00°19'13" WEST, A DISTANCE OF 1,109.95 FEET; THENCE NORTH 89°35'57" WEST, A DISTANCE OF 3,171.41 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE WESTERLY 1,000.77 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,030.00 FEET, A CENTRAL ANGLE OF 28°14'47", AND A CHORD BEARING AND DISTANCE OF NORTH 75°28'33" WEST 990.67 FEET; THENCE NORTH 61°21'10" WEST, A DISTANCE OF 187.95 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE WESTERLY 1,438.66 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,170.00 FEET, A CENTRAL ANGLE OF 37°59'09", AND A CHORD BEARING AND DISTANCE OF NORTH 80°20'44" WEST 1,412.46 FEET; THENCE SOUTH 80°39'41" WEST, A DISTANCE OF 419.94 FEET; THENCE NORTH 22°17'21" WEST, A DISTANCE OF 828.69 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 503.64 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 409.95 FEET TO THE POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY OF FUTURE WIREGRASS RANCH BOULEVARD, SAME BEING A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE ALONG SAID EAST RIGHT-OF-WAY OF FUTURE WIREGRASS RANCH BOULEVARD THE FOLLOWING THREE (3) COURSES: (1) NORTHERLY 256.37 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,170.00 FEET, A CENTRAL ANGLE OF 06°46'08", AND A CHORD BEARING AND DISTANCE OF NORTH 05°53'15" WEST 256.22 FEET; (2) NORTH 09°16'19" WEST, A DISTANCE OF 1,197.44 FEET TO A POINT ON A CURVE TO THE LEFT; (3) NORTHERLY 67.04 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,170.00 FEET, A CENTRAL ANGLE OF 01°46'13", AND A CHORD BEARING AND DISTANCE OF NORTH 10°09'26" WEST 67.04 FEET; THENCE NORTH 80°43'41" EAST, A DISTANCE OF 265.75 FEET; THENCE SOUTH 87°57'40" EAST, A DISTANCE OF 367.16 FEET; THENCE SOUTH 57°20'38" EAST, A DISTANCE OF 339.26 FEET; THENCE SOUTH 86°28'54" EAST, A DISTANCE OF 66.62 FEET; THENCE NORTH 42°21'42" EAST, A DISTANCE OF 121.56 FEET; THENCE NORTH 06°21'48" EAST, A DISTANCE OF 117.72 FEET; THENCE NORTH 30°04'53" EAST, A DISTANCE OF 317.33 FEET; THENCE NORTH 31°40'02" WEST, A DISTANCE OF 826.37 FEET; THENCE NORTH 00°11'52" EAST, A DISTANCE OF 397.93 FEET; THENCE NORTH 13°36'34" WEST, A DISTANCE OF 377.61 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF SADDLEBROOK RESORTS ACCORDING TO OFFICIAL RECORDS BOOK 1018, PAGE 1864 AND OFFICIAL RECORDS BOOK 1019, PAGE 12, BOTH OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE NORTH 89°54'52" EAST, ALONG SAID SOUTH LINE OF SADDLEBROOK RESORTS, A DISTANCE OF 3,742.53 FEET TO THE POINT OF INTERSECTION WITH THE EAST LINE OF SAID SECTION 17; THENCE SOUTH 00°10'07" WEST, ALONG SAID EAST LINE OF SECTION 17, A DISTANCE OF 3,972.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 483.906 ACRES.

LESS AND EXCEPT

**LEGAL DESCRIPTION:** (BY KING ENGINEERING)

A PARCEL OF LAND BEING A PORTION OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 1669, PAGE 1754 AND A PORTION OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 7798, PAGE 940, BOTH OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, LYING IN SECTIONS 20 AND 21, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE SOUTH 89°35'58" EAST, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21, A DISTANCE OF 2,618.81 FEET; THENCE SOUTH 00°19'13" WEST, A DISTANCE OF 1,109.95 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°19'13" WEST, A DISTANCE OF 140.00 FEET; THENCE NORTH 89°35'57" WEST, A DISTANCE OF 3,171.61 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE WESTERLY 1,069.79 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,170.00 FEET, A CENTRAL ANGLE OF 28°14'47", AND A CHORD BEARING AND DISTANCE OF NORTH 75°28'33" WEST 1,058.99 FEET; THENCE NORTH 61°21'10" WEST, A DISTANCE OF 187.95 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE WESTERLY 1,128.52 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,030.00 FEET, A CENTRAL ANGLE OF 31°51'07", AND A CHORD BEARING AND DISTANCE OF NORTH 77°16'43" WEST 1,114.04 FEET; THENCE NORTH 09°20'19" WEST, A DISTANCE OF 11.62 FEET; THENCE SOUTH 80°39'41" WEST, A DISTANCE OF 1,407.74 FEET TO THE EAST LINE OF CHANCEY ROAD ACCORDING TO OFFICIAL RECORDS BOOK 9631, PAGE 2132 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE NORTH 09°20'19" WEST, ALONG SAID EAST LINE, A DISTANCE OF 140.00 FEET; THENCE NORTH 80°39'41" EAST, A DISTANCE OF 1,190.83 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE EASTERLY 1,438.66 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,170.00 FEET, A CENTRAL ANGLE OF 37°59'09", AND A CHORD BEARING AND DISTANCE OF SOUTH 80°20'44" EAST 1,412.46 FEET; THENCE SOUTH 61°21'10" EAST, A DISTANCE OF 187.95 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE EASTERLY 1,000.77 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,030.00 FEET, A CENTRAL ANGLE OF 28°14'47", AND A CHORD BEARING AND DISTANCE OF SOUTH 75°28'33" EAST 990.67 FEET; THENCE SOUTH 89°35'57" EAST, A DISTANCE OF 3,171.41 FEET TO THE POINT OF BEGINNING.

CONTAINING 22.407 ACRES.

LESS AND EXCEPT

**LEGAL DESCRIPTION:** (BY KING ENGINEERING)

A PARCEL OF LAND LYING WITHIN SECTIONS 17 AND 20, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A SOUTHEAST CORNER OF ESTANCIA PHASE 1D, AS RECORDED IN PLAT BOOK 69, PAGE 21 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE THE FOLLOWING FOUR (4) COURSES ALONG THE EAST LINE AND THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID ESTANCIA PHASE 1D: (1) NORTH 05°39'41" EAST, A DISTANCE OF 94.10 FEET TO THE POINT OF BEGINNING; (2) CONTINUE NORTH 05°39'41" EAST, A DISTANCE OF 1,010.44 FEET TO A POINT ON A CURVE TO THE LEFT; (3) NORTHERLY 529.09 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,030.00 FEET, A CENTRAL ANGLE OF 14°56'00", AND A CHORD BEARING AND DISTANCE OF NORTH 01°48'19" WEST 527.59 FEET; (4) NORTH 09°16'19" WEST, A DISTANCE OF 1,197.44 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE NORTHERLY 29.92 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,030.00 FEET, A CENTRAL ANGLE OF 00°50'40", AND A CHORD BEARING AND DISTANCE OF NORTH 09°41'39" WEST 29.92 FEET; THENCE NORTH 79°53'01" EAST, A DISTANCE OF 140.00 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHERLY 31.98 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,170.00 FEET, A CENTRAL ANGLE OF 00°50'40", AND A CHORD BEARING AND DISTANCE OF SOUTH 09°41'39" EAST 31.98 FEET; THENCE SOUTH 09°16'19" EAST, A DISTANCE OF 1,197.44 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE SOUTHERLY 565.59 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,170.00 FEET, A CENTRAL ANGLE OF 14°56'00", AND A CHORD BEARING AND DISTANCE OF SOUTH 01°48'19" EAST 563.99 FEET; THENCE SOUTH 05°39'41" WEST, A DISTANCE OF 1,010.44 FEET; THENCE NORTH 84°20'19" WEST, A DISTANCE OF 140.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.955 ACRES.

## **Tab 6**

**BOUNDARY AMENDMENT FUNDING AGREEMENT BETWEEN  
WIREGRASS II COMMUNITY DEVELOPMENT DISTRICT  
AND LOCUST BRANCH, LLC**

This Agreement (the “**Agreement**”) is made and entered into this 27<sup>th</sup> day of February, 2026, by and between:

**Wiregrass II Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in Pasco County, Florida (hereinafter the “**District**”); and

**Lennar Homes, LLC**, a Florida limited liability company and the developer of certain lands within the District (hereinafter the “**Developer**”).

**RECITALS**

**WHEREAS**, the District was established pursuant to Chapter 190, *Florida Statutes* (the “**Act**”) and by Ordinance 19-03 (the “**Ordinance**”) adopted by the Board of County Commissioners for Pasco County, Florida (the “**County**”) for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

**WHEREAS**, the District presently consists of 515.268 acres, more or less, as more fully described in the Ordinance; and

**WHEREAS**, the Developer has approached the District and requested the District petition the County to amend its boundaries to add approximately 74.444 acres, as more particularly described on **Exhibit A** attached hereto, which will include legal, engineering, and managerial staff, among others (collectively, the “**District Staff**”), to provide such services as are necessary to effectuate such boundary amendment (the “**Services**”); and

**WHEREAS**, the retention of any necessary consultants and the work to be performed by District Staff requires the expenditure of certain fees, costs, and other expenses by the District (the “**Amendment Expenses**”), and the District has accordingly required the Developer to fund the Amendment Expenses as a condition to proceeding with the boundary amendment process; and

**WHEREAS**, the Developer has agreed to provide sufficient funds to the District to fund the cost of the Amendment Expenses; and

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

**1. PROVISION OF FUNDS.** The Developer agrees to make available to the District such monies as are necessary to enable the District to proceed with the boundary amendment and to provide such monies as are necessary to enable District Staff to provide the Services. The

Developer will make such funds available on a monthly basis, within thirty (30) days of a written request by the District. The District shall require consultants to provide invoices for the Amendment Expenses separate from other services provided to the District.

**2. DISTRICT USE OF FUNDS.** The District agrees to use the funds received from the Developer solely for the Amendment Expenses. The District agrees to use its good faith best efforts to proceed in an expeditious manner with the prosecution of the procedural requirements detailed in the Act, for the amendment of the District's boundary. The District shall not have any obligation to reimburse or repay the Developer for funds made available to the District under this Agreement.

**3. DEFAULT.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of actual damages (but not consequential, special or punitive damages), injunctive relief and/or specific performance.

**4. ENFORCEMENT OF AGREEMENT.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' and paralegals' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

**5. AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

**6. AMENDMENTS.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing that is executed by both of the parties hereto.

**7. AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties to this Agreement, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

**8. NOTICES.** All notices, requests, consents and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

**A. If to Developer:** Lennar Homes, LLC  
4301 Boy Scout Boulevard, Suite 600  
Tampa, Florida 33607  
Attn: James Vrionis

**B. If to District:** Wiregrass II Community Development District  
3434 Colwell Avenue, Suite 200  
Tampa, Florida 33614  
Attn: District Manager

**With a copy to:** Kutak Rock LLP  
107 West College Avenue  
Tallahassee, Florida 32308  
Attn: District Counsel

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth in this Agreement. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the parties may deliver Notice on behalf of the parties. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addresses of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addresses set forth in this Agreement.

**9. THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the formal parties to this Agreement and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties to this Agreement any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the parties to this Agreement and their respective representatives, successors, and assigns.

**10. ASSIGNMENT.** Neither party may assign this Agreement or any monies to become due hereunder without the prior written approval of the other party.

**11. CONTROLLING LAW.** This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida.

**12. EFFECTIVE DATE.** The Agreement shall be effective after execution by both parties to this Agreement and shall remain in effect unless terminated by either of the parties. However, the Developer recognizes that due to the timing of the preparation of the petition, certain fees, costs and expenses may have been incurred by the District prior to execution and such amounts shall be due and owing regardless of the effective date of this Agreement.

**13. TERMINATION.** Either party may terminate this Agreement upon a breach by the other party, notice of which breach shall be provided to all parties at the addresses noted above, and only after the breaching party is provided fifteen (15) calendar days period to cure said breach. Notwithstanding the foregoing, the Developer's obligation to remit reimbursement for any amounts due and owing to the District for Amendment Expenses shall survive any termination of this Agreement

**14. PUBLIC RECORDS.** Developer understands and agrees that all documents of any kind provided to the District or to District Staff in connection with the work contemplated under this Agreement may be public records and will be treated as such in accord with Florida law.

**15. ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and doubtful language will not be interpreted or construed against any party.

**16. SOVEREIGN IMMUNITY.** Developer agrees that nothing in this Agreement shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, *Florida Statutes*, or other statutes or law.

**17. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

**18. COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

**[Signatures on Next Page]**

**IN WITNESS THEREOF**, the parties execute this Agreement the day and year first written above.

Attest:

**WIREGRASS II COMMUNITY  
DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chairperson, Board of Supervisors

**LENNAR HOMES, LLC**

\_\_\_\_\_  
Witness

\_\_\_\_\_  
By: \_\_\_\_\_  
Its: \_\_\_\_\_

**Exhibit A:**    Legal Description

**Exhibit A**  
**Legal Description**

**CDD EXPANSION**

A PARCEL OF LAND LYING IN SECTIONS 7, 17 AND 18, TOWNSHIP 26 SOUTH, RANGE 20 E, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF ESPLANADE AT WIREGRASS RANCH PHASES 2 AND 3, ACCORDING TO PLAT BOOK 87, PAGE 33 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY OF SAID ESPLANADE AT WIREGRASS RANCH PHASES 2 AND 3, AND ESPLANADE AT WIREGRASS RANCH PHASES 4A AND 4B, ACCORDING TO PLAT BOOK 95, PAGE 14 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA AND ESPLANADE AT WIREGRASS RANCH PHASES 5A AND 5B, ACCORDING TO PLAT BOOK 87, PAGE 33 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, RESPECTIVELY, THE FOLLOWING SIX (6) COURSES: (1) NORTH 89°55'08" EAST, A DISTANCE OF 3,745.24 FEET; (2) SOUTH 00°02'06" WEST, A DISTANCE OF 1,324.55 FEET; (3) SOUTH 00°17'41" WEST, A DISTANCE OF 2,647.55 FEET; (4) SOUTH 89°36'09" EAST, A DISTANCE OF 2,618.81 FEET; (5) SOUTH 00°19'13" WEST, A DISTANCE OF 1,110.08 FEET; (6) NORTH 89°35'57" WEST, A DISTANCE OF 3,171.41 FEET TO THE NORTHWEST CORNER OF CHANCEY ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 11015, PAGE 3629, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF CHANCEY ROAD AND THE EAST RIGHT-OF-WAY LINE OF WIREGRASS RANCH BOULEVARD, AS RECORDED IN OFFICIAL RECORDS BOOK 11015, PAGE 3629, AND OFFICIAL RECORDS BOOK 9631, PAGE 2132, AND OFFICIAL RECORDS BOOK 10220, PAGE 627, AND OFFICIAL RECORDS BOOK 10879, PAGE 3408, ALL OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, RESPECTIVELY, THE FOLLOWING TEN (10) COURSES: (1) CONTINUE WESTERLY 1,000.77 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,030.00 FEET, A CENTRAL ANGLE OF 28°14'47", AND A CHORD BEARING AND DISTANCE OF NORTH 75°28'33" WEST 990.67 FEET; (2) NORTH 61°21'10" WEST, A DISTANCE OF 187.95 FEET TO A POINT ON A CURVE TO THE LEFT; (3) WESTERLY 1,438.66 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,170.00 FEET, A CENTRAL ANGLE OF 37°59'09", AND A CHORD BEARING AND DISTANCE OF NORTH 80°20'44" WEST 1,412.46 FEET; (4) SOUTH 80°39'41" WEST, A DISTANCE OF 1,207.91 FEET TO A POINT ON A CURVE TO THE RIGHT; (5) NORTHWESTERLY 91.63 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 105°00'00", AND A CHORD BEARING AND DISTANCE OF NORTH 46°50'19" WEST 79.34 FEET; (6) NORTH 05°39'41" EAST, A DISTANCE OF 1,040.23 FEET TO A POINT ON A CURVE TO THE LEFT; (7) NORTHERLY 565.59 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,170.00 FEET, A CENTRAL ANGLE OF 14°56'01", AND A CHORD BEARING AND DISTANCE OF NORTH 01°48'19" WEST 563.99 FEET; (8) NORTH 09°16'19" WEST, A DISTANCE OF 1,197.44 FEET TO A POINT ON A CURVE TO THE LEFT; (9) NORTHERLY 861.39 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,170.00 FEET, A CENTRAL ANGLE OF 22°44'38", AND A CHORD BEARING AND DISTANCE OF NORTH 20°38'38" WEST 855.75 FEET; (10) NORTH 32°00'57" WEST, A DISTANCE OF 2,851.49 FEET TO THE NORTH LINE OF THE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 11360, PAGE 506, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE THE FOLLOWING FOUR (4) COURSES: (1) NORTH 49°43'12" EAST, A DISTANCE OF 224.84 FEET; (2) NORTH 13°21'53" EAST, A DISTANCE OF 340.52 FEET; (3) NORTH 40°30'45" EAST, A DISTANCE OF 667.03 FEET; (4) SOUTH 89°42'29" EAST, A DISTANCE OF 302.62 FEET TO THE WEST LINE OF SECTION 7, TOWNSHIP 26 SOUTH, RANGE 20 EAST; THENCE ALONG SAID WEST LINE AND THE WEST LINE OF SECTION 18, TOWNSHIP 26 SOUTH, RANGE 20 EAST, RESPECTIVELY, THE FOLLOWING TWO (2) COURSES: (1) SOUTH 00°17'31" WEST, A DISTANCE OF 1,022.25 FEET; (2) SOUTH 00°17'04" WEST, A DISTANCE OF 1,322.63 FEET; THENCE NORTH 89°55'08" EAST, A DISTANCE OF 1,541.28 FEET TO THE POINT OF BEGINNING.

CONTAINING 589.712 ACRES.

LESS AND EXCEPT

**LEGAL DESCRIPTION: (BY KING ENGINEERING)**

A PARCEL OF LAND BEING A PORTION OF SECTIONS 17, 20 AND 21, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1669, PAGE 1754, OFFICIAL RECORDS BOOK 7798, PAGE 940, OFFICIAL RECORDS BOOK 8407, PAGE 247, AND OFFICIAL RECORDS BOOK 8871, PAGE 826, ALL OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE SOUTH 89°35'58" EAST, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, A DISTANCE OF 2,618.81 FEET; THENCE SOUTH 00°19'13" WEST, A DISTANCE OF 1,109.95 FEET; THENCE NORTH 89°35'57" WEST, A DISTANCE OF 3,171.41 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE WESTERLY 1,000.77 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,030.00 FEET, A CENTRAL ANGLE OF 28°14'47", AND A CHORD BEARING AND DISTANCE OF NORTH 75°28'33" WEST 990.67 FEET; THENCE NORTH 61°21'10" WEST, A DISTANCE OF 187.95 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE WESTERLY 1,438.66 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,170.00 FEET, A CENTRAL ANGLE OF 37°59'09", AND A CHORD BEARING AND DISTANCE OF NORTH 80°20'44" WEST 1,412.46 FEET; THENCE SOUTH 80°39'41" WEST, A DISTANCE OF 419.94 FEET; THENCE NORTH 22°17'21" WEST, A DISTANCE OF 828.69 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 503.64 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 409.95 FEET TO THE POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY OF FUTURE WIREGRASS RANCH BOULEVARD, SAME BEING A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE ALONG SAID EAST RIGHT-OF-WAY OF FUTURE WIREGRASS RANCH BOULEVARD THE FOLLOWING THREE (3) COURSES: (1) NORTHERLY 256.37 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,170.00 FEET, A CENTRAL ANGLE OF 06°46'08", AND A CHORD BEARING AND DISTANCE OF NORTH 05°53'15" WEST 256.22 FEET; (2) NORTH 09°16'19" WEST, A DISTANCE OF 1,197.44 FEET TO A POINT ON A CURVE TO THE LEFT; (3) NORTHERLY 67.04 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,170.00 FEET, A CENTRAL ANGLE OF 01°46'13", AND A CHORD BEARING AND DISTANCE OF NORTH 10°09'26" WEST 67.04 FEET; THENCE NORTH 80°43'41" EAST, A DISTANCE OF 265.75 FEET; THENCE SOUTH 87°57'40" EAST, A DISTANCE OF 367.16 FEET; THENCE SOUTH 57°20'38" EAST, A DISTANCE OF 339.26 FEET; THENCE SOUTH 86°28'54" EAST, A DISTANCE OF 66.62 FEET; THENCE NORTH 42°21'42" EAST, A DISTANCE OF 121.56 FEET; THENCE NORTH 06°21'48" EAST, A DISTANCE OF 117.72 FEET; THENCE NORTH 30°04'53" EAST, A DISTANCE OF 317.33 FEET; THENCE NORTH 31°40'02" WEST, A DISTANCE OF 826.37 FEET; THENCE NORTH 00°11'52" EAST, A DISTANCE OF 397.93 FEET; THENCE NORTH 13°36'34" WEST, A DISTANCE OF 377.61 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF SADDLEBROOK RESORTS ACCORDING TO OFFICIAL RECORDS BOOK 1018, PAGE 1864 AND OFFICIAL RECORDS BOOK 1019, PAGE 12, BOTH OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE NORTH 89°54'52" EAST, ALONG SAID SOUTH LINE OF SADDLEBROOK RESORTS, A DISTANCE OF 3,742.53 FEET TO THE POINT OF INTERSECTION WITH THE EAST LINE OF SAID SECTION 17; THENCE SOUTH 00°10'07" WEST, ALONG SAID EAST LINE OF SECTION 17, A DISTANCE OF 3,972.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 483.906 ACRES.

LESS AND EXCEPT

**LEGAL DESCRIPTION: (BY KING ENGINEERING)**

A PARCEL OF LAND BEING A PORTION OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 1669, PAGE 1754 AND A PORTION OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 7798, PAGE 940, BOTH OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, LYING IN SECTIONS 20 AND 21, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE SOUTH 89°35'58" EAST, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21, A DISTANCE OF 2,618.81 FEET; THENCE SOUTH 00°19'13" WEST, A DISTANCE OF 1,109.95 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°19'13" WEST, A DISTANCE OF 140.00 FEET; THENCE NORTH 89°35'57" WEST, A DISTANCE OF 3,171.61 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE WESTERLY 1,069.79 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,170.00 FEET, A CENTRAL ANGLE OF 28°14'47", AND A CHORD BEARING AND DISTANCE OF NORTH 75°28'33" WEST 1,058.99 FEET; THENCE NORTH 61°21'10" WEST, A DISTANCE OF 187.95 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE WESTERLY 1,128.52 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,030.00 FEET, A CENTRAL ANGLE OF 31°51'07", AND A CHORD BEARING AND DISTANCE OF NORTH 77°16'43" WEST 1,114.04 FEET; THENCE NORTH 09°20'19" WEST, A DISTANCE OF 11.62 FEET; THENCE SOUTH 80°39'41" WEST, A DISTANCE OF 1,407.74 FEET TO THE EAST LINE OF CHANCEY ROAD ACCORDING TO OFFICIAL RECORDS BOOK 9631, PAGE 2132 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE NORTH 09°20'19" WEST, ALONG SAID EAST LINE, A DISTANCE OF 140.00 FEET; THENCE NORTH 80°39'41" EAST, A DISTANCE OF 1,190.83 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE EASTERLY 1,438.66 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,170.00 FEET, A CENTRAL ANGLE OF 37°59'09", AND A CHORD BEARING AND DISTANCE OF SOUTH 80°20'44" EAST 1,412.46 FEET; THENCE SOUTH 61°21'10" EAST, A DISTANCE OF 187.95 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE EASTERLY 1,000.77 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,030.00 FEET, A CENTRAL ANGLE OF 28°14'47", AND A CHORD BEARING AND DISTANCE OF SOUTH 75°28'33" EAST 990.67 FEET; THENCE SOUTH 89°35'57" EAST, A DISTANCE OF 3,171.41 FEET TO THE POINT OF BEGINNING.

CONTAINING 22.407 ACRES.

**LESS AND EXCEPT**

**LEGAL DESCRIPTION: (BY KING ENGINEERING)**

A PARCEL OF LAND LYING WITHIN SECTIONS 17 AND 20, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A SOUTHEAST CORNER OF ESTANCIA PHASE 1D, AS RECORDED IN PLAT BOOK 69, PAGE 21 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE THE FOLLOWING FOUR (4) COURSES ALONG THE EAST LINE AND THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID ESTANCIA PHASE 1D: (1) NORTH 05°39'41" EAST, A DISTANCE OF 94.10 FEET TO THE POINT OF BEGINNING; (2) CONTINUE NORTH 05°39'41" EAST, A DISTANCE OF 1,010.44 FEET TO A POINT ON A CURVE TO THE LEFT; (3) NORTHERLY 529.09 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,030.00 FEET, A CENTRAL ANGLE OF 14°56'00", AND A CHORD BEARING AND DISTANCE OF NORTH 01°48'19" WEST 527.59 FEET; (4) NORTH 09°16'19" WEST, A DISTANCE OF 1,197.44 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE NORTHERLY 29.92 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,030.00 FEET, A CENTRAL ANGLE OF 00°50'40", AND A CHORD BEARING AND DISTANCE OF NORTH 09°41'39" WEST 29.92 FEET; THENCE NORTH 79°53'01" EAST, A DISTANCE OF 140.00 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHERLY 31.98 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,170.00 FEET, A CENTRAL ANGLE OF 00°50'40", AND A CHORD BEARING AND DISTANCE OF SOUTH 09°41'39" EAST 31.98 FEET; THENCE SOUTH 09°16'19" EAST, A DISTANCE OF 1,197.44 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE SOUTHERLY 565.59 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,170.00 FEET, A CENTRAL ANGLE OF 14°56'00", AND A CHORD BEARING AND DISTANCE OF SOUTH 01°48'19" EAST 563.99 FEET; THENCE SOUTH 05°39'41" WEST, A DISTANCE OF 1,010.44 FEET; THENCE NORTH 84°20'19" WEST, A DISTANCE OF 140.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.955 ACRES.

## **Tab 7**



Rizzetta & Company

#### UPCOMING DATES TO REMEMBER

- **Next Meeting:** March 27th, 2026 @ 11:30 AM

## District Manager's Report

February 27

# 2026

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**FINANCIAL SUMMARY****12/31/2025**

General Fund Cash &amp; Investment Balance: \$376,006

Irrigation Fund Cash &amp; Investment Balance: \$545,247

Debt Service Fund Investment Balance: \$2,148,436**Total Cash and Investment Balances: \$3,069,689****General Fund Expense Variance: \$27,447 Under Budget**

## **Tab 8**



# Quarterly Compliance Audit Report

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## 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*

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# Compliance Audit Overview

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

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

## Compliance Criteria

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



### ADA Website Accessibility

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



## Florida Statute Compliance

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

## Audit Process

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

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

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



# ADA Website Accessibility

Result: **PASSED**

## Accessibility Grading Criteria

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

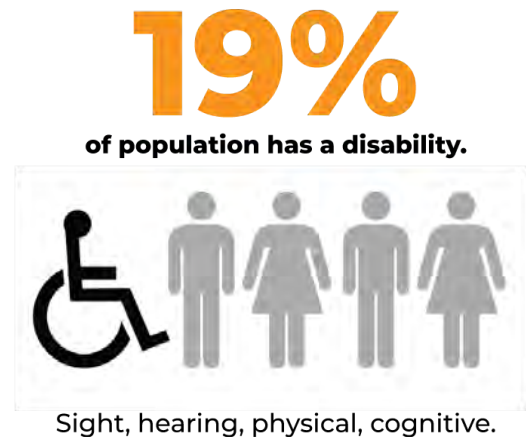
## Compliance Criteria

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



# Quarterly Compliance Audit Report

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## Wiregrass II

**Date:** December 2025 - 4th Quarter

**Prepared for:** Matthew Huber

**Developer:** Rizzetta

**Insurance agency:**



**Preparer:**

Susan Morgan - *SchoolStatus Compliance*

*ADA Website Accessibility and Florida F.S. 189.069 Requirements*

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

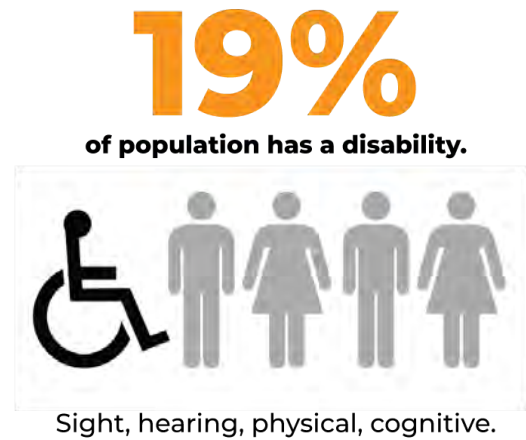
## Compliance Criteria

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 9**

# Wiregrass II

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## LANDSCAPE INSPECTION REPORT



February 02, 2026  
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.

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. **Sunrise:** During my visit to the property, I observed several impressions along the boulevard. Please propose bringing in soil to backfill all holes and impressions throughout the boulevard to restore grade and ensure safety and aesthetics.
2. **Sunrise:** Prior to mulch approval, ensure crews hard-edge all boulevard planting beds to prepare the areas properly before installation.
3. **Hughes:** Several ant mounds are present throughout the boulevard; this includes within grasses and tree trunks. Treat all active mounds and rake away excess soil once the ant nests are no longer active. (Pic 3)
4. **Sunrise:** Volunteer trees continue to appear within the plant material. These should be hand-pulled during each visit to prevent them from establishing and competing with existing plantings.
5. **Sunrise:** Although the tree straps were recently adjusted, this tree already has a broken strap. This will be an ongoing process, unfortunately. A few trees still require backfilling, and the trees are still not rooting in properly. With the roots remaining close to the surface, I highly recommend assessing whether a root stimulant can be applied to promote better establishment and propose to backfill. (Pic 5)



# Wiregrass Ranch Blvd

6. **Sunrise:** A weed was observed growing as tall as the fakahatchee grasses. Hopefully this has already been removed, as it's surprising it was able to reach that height during cooler temperatures. (Pic 6)



7. **Sunrise:** Bermuda grass is growing within the ornamental grasses. Remove promptly before it begins to take over, as Bermuda can be very aggressive and difficult to control once established.

8. **Sunrise:** On the east side of the street, there is an area where a tree was removed some time ago. The hole is continuing to concave and settle. Add this location to the list of areas to be backfilled when proposing to bring in soil. (Pic 8)



9. **Sunrise:** This may already be in the works, but I would like to keep this area on the radar. Site damage along east side of Wiregrass Ranch due to the ongoing new construction. Several plants and areas of turf have been damaged. Once construction is complete, please prepare a proposal to replace the affected plant material and repair the turf in this area. (Pic 9a, 9b)



10. **Sunrise:** A couple of the ball-and-burlap trees on site that have been flush-cut, at this point, if we want to install any additional replacement trees, the existing root balls will need to be removed. I recommend submitting a proposal for the root-ball removal so we can present it to the board and determine whether they would like to move forward. (Pic 10>)

# Wiregrass Ranch Blvd

**11. Sunrise:** I am still seeing several exposed roots from various plant species. During each visit, the crew and leads should be identifying these areas and marking them as they move down the boulevard. Any plants that are viable should be re-planted properly, and those that are not salvageable should be noted for future replacement. (Pic 11)



**12. Hughes:** There are noticeable weeds present, including this dandelion. During your next visit to the boulevard, please ensure the crew identifies all unwanted plant material and treats these areas as needed. (Pic 12>)

**13. Sunrise and Hughes:** Several areas along the boulevard show evidence of weed treatments; however, the dead plant material has not been removed. It's important that we stay consistent with both spraying and....



**(13. Cont.)** .... cleaning up the treated weeds. Planting beds that have been treated currently appear unfinished. Please address this during each visit to maintain a clean and complete appearance. (Pic 13)



**14. Sunrise:** I understand that mulch will be needed along the boulevard, but before we move forward with installation, we need to focus on re-establishing the bed edges and cleaning up the planting beds. In this photo, it appears the bed edge has been lost and there is possibly unwanted plant growth beginning to sprout. I did not identify the plant material sprouting, this may be the viburnums growing back. Let's make sure these beds are properly prepped before mulch is added and identify if this plant material should be removed before it is established. (Pic 14>)



# Wiregrass Ranch Blvd

**15. Hughes:** Have the palms been treated with any fertilizers or growth enhancers? Based on the yellowing I observed during my site visit, these may need to be drenched to support recovery. Please identify the affected areas and treat as needed. (Pic 15)



**(17. Cont.)**.... should be removed, as the bed is intended solely for the viburnums. Additionally, the dead encroaching turf grass is ready to be cleared out. Please address both of these items during your next visit to ensure the bed is properly maintained. (Pic 17)



**16. Sunrise:** There are a couple of areas where mulch is overflowing into the turf and onto the concrete slabs near drainage points. This needs to be addressed immediately to prevent mulch from entering the drains and potentially causing damage to the sewer system. Please correct these areas on your next visit to ensure proper containment of the mulch. (Pic 16>)



**17. Sunrise:** In the same area as the mulch and drainage concern, the muhly grass continues to grow within the viburnum bed. This....



**18. Board:** In this photo, it is clear that mulch installation is needed. The viburnums that still have mulch appear noticeably healthier compared to the smaller, stressed viburnums without mulch. To support plant health and maintain consistent bed conditions, a mulch installation will be necessary. (Pic 18>)

**19. Sunrise:** I assume this issue has already been addressed and the tree has been re-established. If not, please do so immediately. It appears the tree fell due to....(Nxt pg)



# Wiregrass Ranch Blvd

**(19. Cont)**.... insufficient root anchoring combined with the high winds common along this boulevard. If necessary, please propose new straps, additional soil for proper backfilling, and mulch to help retain moisture and support successful watering-in. (Pic 19a, 19b>)



**(21. Cont)**.... Second, there are grass clippings scattered throughout the bed, yet the grasses themselves were not trimmed. Please clean up the debris, properly edge the bed, and prepare the area for mulch installation. (Pic 21)



**20. Sunrise:** In the same area as the previously noted tree issue, there is another tree that requires attention. The support straps need to be adjusted, as the tree is currently leaning and the straps appear loose while still attached. Please identify this tree during your next visit and make the necessary corrections to ensure proper stabilization.

**21. Sunrise and Hughes:** There are two items to address in this area. First, the ant mound remains active and needs to be treated....



**22. Sunrise:** I completed my inspection prior to the recent cold snap, and even then, these liriopce grasses were already laying over and appeared dried out. Please ensure that the irrigation in this area is turned on and functioning properly so the plants can receive adequate moisture moving forward.

**23. Sunrise and Hughes:** I'm not sure what is occurring in this area. The soil level is sitting higher than the turf, and the turf itself appears dried out and patchy. Let's look into applying a Bahia fertilizer to help restore.... **(Nxt pg)**

# Wiregrass Ranch Blvd

**(23. Cont.)**.... strengthen this section. Please assess the area and determine the best approach for correction.



**24. Sunrise:** All of the pine trees in this area need their current support straps adjusted and inspected. During my visit, I observed that the straps are too tight and are beginning to dig into the trunks. This can cause long-term damage and must be corrected. Please address this on your next visit and ensure each tree is properly secured without restricting trunk growth. (Pic 24)



**25. Sunrise:** On the west side of the boulevard, another oak tree that is uprooted and falling over. Please locate this area and adjust the support straps as needed to stabilize the tree. If necessary, bring in organic soil to properly backfill the root zone and provide additional nutrients to support recovery. (Pic 25>)

**26. Sunrise:** In the median of the boulevard, the grassy weeds have been treated. Please revisit this area and remove any remaining or active weed growth to help prevent another outbreak and maintain a clean, finished appearance.

**27. Sunrise:** Please inspect all shrub areas growing along the planting edges. I am noticing several plants that appear smashed, as if a heavy motorized piece of equipment may have run over them. While some of these shrubs may recover, please examine each one carefully to ensure the root ball has not been damaged. Any plants with compromised root systems should be noted for potential inclusion in the replacement list. (Pic 27)



# Wiregrass Ranch Blvd

**28. Sunrise:** Here is an example of a tree where the straps were recently adjusted, but they are far too tight around the trunk. This can cause damage to the bark and restrict growth. Please identify all similar areas along the boulevard and adjust the straps accordingly to ensure they are secure but not constricting the tree. (Pic 28a, 28b, 28c)



**29. Sunrise:** Near one of the sewer structures, we have lost a few shrubs, and the creeping turf grass within the bed has been treated. Let's work on restoring this area to its original condition. Please propose plant replacements, remove all unwanted plant material (including the turf grass that has grown into the bed), and begin scheduling the fakahatchee grasses for pruning within the next few weeks. (Pic 29)



**30. Overall Property Summary:** The property needs significant restoration. There are multiple areas where the same issues are recurring, including: Tree straps that need adjustment, unwanted weeds throughout planting beds, bed edge lines that require redefining, tree root balls that need to be re-established, turf areas that require fertilization and restoration, plants that need to be properly re-established or replaced. At this time, I would like Sunrise and Hughes to provide documentation of the services completed to date. This should include types of fertilizers used across the property, treatments applied to active ant mounds, a list of plants that have been damaged or removed, any irrigation reports or testing results conducted. Consistent maintenance and clear reporting will help us track progress.

## **Tab 10**



**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 :**

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**Scope of Work:**

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

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**LANDSCAPE**

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<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

**Plant Material Install:** \$31,251.50

**PROJECT TOTAL:** \$31,251.50

### 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 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
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<b>Sable Palm</b>	5	16' - 20' Clear Trunk
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<b>Dahoon Holly</b>	5	30 Gallon
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### 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.**

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

### **Terms and Conditions:**

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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**

**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.**

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**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**

## **Tab 11**

**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.**

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**PROJECT TOTAL:      \$1,982.99**

### **Terms and Conditions:**

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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 12**

**Proposal Prepared for:**

Wiregrass II CDD Chancey Rd, Phase 3  
Chancey Road  
Wesley Chapel, Florida 33543  
Contact: Scott Sheridan  
Email: scott@thewiregrassranch.com

**Prepared by:**

Marq Governor  
Email: mgovernor@sunriselandscape.com  
Proposal Date: 1/22/2026  
Proposal #: 33978

## Property Mulch Refresh

### Project Overview

This proposal covers the large-scale installation of premium Mini Pine Bark mulch along the Wiregrass Ranch Boulevard corridor. This project is designed to enhance moisture retention for existing plant material, suppress weed growth, and provide a uniform, high-end aesthetic for one of the District's primary thoroughfares.

### Scope of Work

#### 1. Premium Mulch Installation (Mini Pine Bark)

- **Material:** Professional-grade Mini Pine Bark.
- **Volume:** Installation of up to **828 cubic yards** of material.
- **Coverage:** Application will follow the approved District map, ensuring consistent depth and coverage across all designated landscape beds along Wiregrass Ranch Blvd.
- **Service:** Includes professional blowing/installation to ensure clean edges and even distribution around existing trees, shrubs, and groundcovers.

#### 2. Site Preparation & Detailing

- **Pre-Installation:** Sunrise crews will ensure beds are clear of large debris prior to the mulch arrival.
- **Post-Installation:** Includes "walking the line" to ensure all curb lines, sidewalks, and drains are blown clear of stray mulch material, leaving the boulevard in pristine condition.

### The Sunrise Advantage

By utilizing high-volume installation methods, we are able to complete this massive

828-yard project with minimal disruption to traffic flow on Wiregrass Ranch Blvd. Mini Pine Bark is specifically chosen for this corridor for its longevity and its ability to stay in place during Florida's heavy rain events, protecting the District's investment in its landscape beds.

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

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**PROJECT TOTAL:     \$53,228.57**

### **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** 1/22/2026  
\_\_\_\_\_  
**Sunrise Landscaping Contrs**

**By** \_\_\_\_\_  
**Date** \_\_\_\_\_  
\_\_\_\_\_  
**Wiregrass II CDD Chancey Rd, Phase 3**

## **Tab 13**

**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: 1/16/2026  
Proposal #: 33804

## Shrub Fertilization

### Project Overview

To support the vitality of the community's ornamental plant material and address recent attrition along Wiregrass Ranch Boulevard, Sunrise Landscape recommends a high-performance, custom-blend fertilization application for all shrub and groundcover beds. Current site observations indicate nutrient deficiencies in key species, such as Viburnum and Podocarpus; this application is designed to provide essential micronutrients required to restore foliage color, stimulate blooming, and increase resistance to environmental stress.

### Why Custom Shrub Fertilization for Wiregrass II?

#### 1. Accelerated Establishment & Recovery

Given the high volume of new 3-gallon plant material proposed for the boulevard, this fertilization is critical for rapid root establishment. By providing a targeted nutrient "boost," we ensure that new installs fill in quickly, creating the dense, layered look the community expects.

#### 2. Micronutrient Fortification

Florida's sandy soils are notoriously deficient in minor elements like Manganese and Iron. This blend is specifically formulated to treat "interveinal chlorosis" (yellowing leaves) often found in Wiregrass shrubs, restoring a deep, vibrant green and improving the overall architectural silhouette of the plants.

#### 3. Disease & Pest Resistance

Well-nourished plants are naturally more resistant to the pathogens and pests noted in recent property reports. By strengthening the cell wall structure through balanced nutrition, we reduce the need for reactive fungicide and insecticide treatments throughout the year.

#### 4. Enhancing "The Entrance Experience"

Uniform, healthy shrubs provide the visual framework for the community. This broadcast application ensures that all beds—from the SR 54 entrance to the Esplanade—maintain a consistent, lush appearance that protects the District's significant horticultural investment.

##### Scope of Work

- **Product:** Professional-grade granular ornamental fertilizer with a complete micronutrient package (Iron, Manganese, Zinc, Magnesium).
- **Coverage:** All maintained shrub beds and parking lot islands within the Wiregrass II CDD footprint.
- **Service:** Targeted hand-broadcast application by certified Sunrise technicians, ensuring placement directly in the root zone for maximum uptake.

**Proposal Pricing is valid for 30 days from the proposal date. In the event there is/are unforeseen incidents impacting the allocated time within the proposal to perform the included repairs, work would stop. Pictures with a description and a phone call would be sent to discuss and review appropriate next steps that could potentially include a revised quote.**

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<b>PROJECT TOTAL:</b>	<b>\$372.50</b>
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### **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.
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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.
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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** 1/16/2026

**Sunrise Landscaping Contrs**

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

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

**Wiregrass II CDD**

## **TAB 14**

**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: 1/16/2026  
Proposal #: 33713

## Top Choice Application

### Project Overview: Turf Health & Pest Mitigation

Recent landscape reports for Wiregrass II have highlighted specific challenges regarding turf density and invasive pest activity. To address these concerns and protect the District's significant investment in its turfgrass, Sunrise Landscape recommends a broadcast application of **Top Choice**.

This is a specialized, long-term solution designed to eliminate the root causes of turf decline that standard monthly maintenance cannot address.

### Why Top Choice for Wiregrass II?

#### 1. Fire Ant Control (1-Year Guarantee)

Top Choice is the gold standard for fire ant control. A single application provides a full year of control. This is critical for CDD common areas where resident safety and pet activity are high priorities.

#### 2. Prevention of Secondary Turf Pests

Beyond fire ants, Top Choice effectively controls Mole Crickets, Ticks, and Fleas. At Wiregrass, mole cricket activity is a leading cause of the "thinning" turf mentioned in recent reports, as they tunnel through the root zone and destroy the grass from the bottom up.

#### 3. Synergy with Weed Control Efforts

By eliminating soil-borne pests, we allow the turf to grow thicker and more aggressively. High-density turf is the best natural defense against the weed encroachment noted in recent inspections. When the turf is healthy and thick, there is no room for weeds to take root.

#### 4. Cost-Effectiveness

While the initial application is a premium service, it eliminates the need for reactive, "spot" treatments throughout the year, providing a more stable budget and a consistently better-looking product.

### Scope of Work

- **Product:** Professional broadcast application of Top Choice.
- **Coverage:** All primary turf areas within the Wiregrass II maintained footprint.
- **Service:** Application by licensed technicians followed by necessary irrigation scheduling to activate the product.

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**PROJECT TOTAL:      \$1,291.80**

### **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.
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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** 1/16/2026

**Sunrise Landscaping Contrs**

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

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

**Wiregrass II CDD**

## **TAB 15**

**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: 1/23/2026  
Proposal #: 33697

## Turf Fertilization Application

### Project Overview

To complement our recent pest and weed mitigation efforts, Sunrise Landscape recommends a high-performance granular fertilization application for the Wiregrass II turf areas. Current site reports indicate areas of chlorosis (yellowing) and reduced density; this application is designed to provide the essential macronutrients required to restore a deep green color and promote "lateral spread" to fill in bare spots.

### Why Custom Fertilization for Wiregrass II?

#### 1. Density as Defense

The most effective way to eliminate the weeds noted in recent reports is to create a turf canopy so thick that weed seeds cannot reach the soil. This application triggers aggressive root and blade growth, allowing the St. Augustine/Bahia to "out-compete" invasive weed species.

#### 2. Slow-Release Nitrogen Technology

We utilize professional-grade, slow-release fertilizers that provide a consistent "spoon-feeding" of nutrients over several weeks. This prevents the "surge growth" associated with cheap fertilizers and ensures long-lasting color without excessive mowing requirements.

#### 3. Root System Fortification

A healthy lawn is built underground. This nutrient blend is specifically formulated for Florida soils to strengthen root architecture, making the turf more resilient against drought, heavy foot traffic, and the "thinning" mentioned in inspection logs.

#### 4. Aesthetic Consistency

This broadcast application will ensure a uniform color and texture across all maintained

common areas, eliminating the "patchy" appearance that currently exists in nutrient-depleted zones.

### **Scope of Work**

- **Product:** Custom-blend granular fertilizer with micronutrients (Iron, Manganese, Magnesium).
- **Coverage:** All primary turf areas within the Wiregrass II CDD footprint.
- **Service:** Uniform broadcast application by certified Sunrise technicians, followed by proper irrigation calibration for nutrient activation.

**Proposal Pricing is valid for 30 days from the proposal date. In the event there is/are unforeseen incidents impacting the allocated time within the proposal to perform the included repairs, work would stop. Pictures with a description and a phone call would be sent to discuss and review appropriate next steps that could potentially include a revised quote.**

---

**PROJECT TOTAL:           \$146.87**

### **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.
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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 1/23/2026

**Sunrise Landscaping Contrs**

By \_\_\_\_\_

Date \_\_\_\_\_

**Wiregrass II CDD**

## **Tab 16**

**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: 1/23/2026  
Proposal #: 33803

## Turf Weed Application

### Project Overview

In direct response to recent inspection reports highlighting excessive weed encroachment along Wiregrass Ranch Boulevard and within the District's common areas, Sunrise Landscape recommends a comprehensive broadcast herbicide application. This service is designed to aggressively target invasive broadleaf and grassy weeds that are currently compromising the health and aesthetic uniformity of the St. Augustine and Bahia turf.

### Why Professional Weed Control for Wiregrass II?

#### 1. Targeted Eradication of Invasive Species

Our technicians utilize a custom tank-mix of selective herbicides specifically calibrated for Florida turf. This allows us to eliminate tough, deep-rooted weeds (such as Dollarweed, Sedges, and Spurge) while leaving the desirable turfgrass unharmed. This is a critical "reset" for the property's aesthetic.

#### 2. Reclaiming the Turf Canopy

The "waist-high" weeds noted in recent site observations are currently robbing the turf of sunlight, water, and nutrients. By eliminating this competition, we allow the existing turf to recover and fill in bare spots, reducing the risk of permanent turf loss and expensive sod replacement.

#### 3. Pre-Emergent Protection

This application includes a pre-emergent barrier that prevents new weed seeds from germinating. For a community like Wiregrass with large open buffer zones, this proactive layer is the only way to break the cycle of constant weed regrowth.

#### 4. Enhancing Community Standards

Weeds in high-visibility areas along the boulevard create a "neglected" appearance that impacts resident satisfaction. This broadcast application ensures a clean, professional, and uniform look from the main entrance throughout the corridor, aligning the landscape with Wiregrass II community standards.

### Scope of Work

- **Product:** Professional-grade selective post-emergent and pre-emergent herbicide blend.
- **Coverage:** All maintained turf areas and common area slopes within the Wiregrass II CDD footprint.
- **Service:** Full-property broadcast application by licensed and certified applicators. Our team will perform a secondary "follow-up" spot treatment 14 days post-application to ensure any stubborn varieties are fully neutralized.

**Proposal Pricing is valid for 30 days from the proposal date. In the event there is/are unforeseen incidents impacting the allocated time within the proposal to perform the included repairs, work would stop. Pictures with a description and a phone call would be sent to discuss and review appropriate next steps that could potentially include a revised quote.**

---

<b>PROJECT TOTAL:</b>	<b>\$500.00</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** 1/23/2026

**Sunrise Landscaping Contrs**

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

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

**Wiregrass II CDD**

## **Tab 17**

Leonard Morrow

Terra Crafters Environmental LLC

Feb 5, 2026 | 58 Photos



# Chancey Road Treatment Summary

January 2026



28.221625° N 82.332468° W

# January 2026 Treatment and Progress Update

## *Chancey Road Mitigation*

### *January 2026 Maintenance Summary*

Project Location: Chancey Road Mitigation, Wesley Chapel, Florida

Reporting Period: January 2026

Maintenance Type: Invasive vegetation management and site inspection

Applicator: Licensed applicator – FDACS License No. CM 22220

### **Field Activity Summary**

Maintenance activities were conducted during the reporting period to address invasive vegetation within multiple mitigation areas at the Chancey Road site. Work included targeted herbicide applications to both previously treated and newly observed invasive species. Treatments were performed as spot applications to minimize non-target impacts and support ongoing native vegetation establishment.

Site conditions reflected a seasonal drying trend. Standing water was limited, and soil conditions were firm, allowing effective access and precise application. Previously treated areas were clearly identifiable, supporting continuity of treatment documentation and evaluation of treatment effectiveness.

### **Target Vegetation Treated**

Cogongrass (*Imperata cylindrica*)

Torpedograss (*Panicum repens*)

West Indian marsh grass (*Hymenachne amplexicaulis*)

Primrose willow (*Ludwigia peruviana*)

Dogfennel (*Eupatorium capillifolium*)

Cattail (*Typha domingensis*)

Minor occurrences of additional invasive herbaceous species were treated opportunistically where encountered to prevent expansion.

### **Observations and Site Progress**

A continued reduction in invasive vegetation density was observed across treated areas, particularly where follow-up applications were conducted. West Indian marsh grass previously treated showed effective control, with visible decline and reduced vigor noted during inspection.

Native vegetation is exhibiting strong establishment, with increasing density and vigor across multiple strata. Cypress (*Taxodium distichum*) and red maple (*Acer rubrum*) establishment was observed, indicating favorable hydrologic and soil conditions. Spartina (*Spartina* spp.) and associated native

herbaceous species are showing clear establishment and expansion within buffer and herbaceous zones.

No evidence of off-target herbicide impacts or environmental stress to desirable vegetation was observed. Overall site conditions reflect measurable progress toward mitigation performance goals, with native species increasingly occupying treated zones and invasive pressure remaining low.

### **Herbicide Utilization**

Approved aquatic and wetland-labeled herbicides were utilized and applied by a licensed applicator in accordance with product labels and Florida Pesticide Law. Applications were conducted under suitable weather conditions to minimize drift and maximize efficacy.

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

Follow-up monitoring will occur within a 21–30 day window to assess regrowth and treatment effectiveness. Additional spot treatments of cogongrass, torpedograss, and West Indian marsh grass will be implemented as needed to prevent reinfestation. Continued suppression of woody and semi-woody invasive species, including primrose willow, will be conducted to protect establishing native communities. Treatment timing will remain adaptive to seasonal hydrology and weather conditions to maintain regulatory compliance and ecological performance.

### **Overall Assessment**

January maintenance activities at the Chancey Road Mitigation site demonstrate clear, cumulative progress. Invasive species are in retreat, native vegetation including canopy, emergent, and herbaceous components is establishing with high density and vigor, and the site remains on a positive trajectory consistent with long-term mitigation success objectives.



Installed plant material actively establishing across site

Project: Chancey Road Ponds  
Date: Jan 5, 2026, 11:58 AM  
Creator: Leonard Morrow



Thalia in marsh zone showing expected seasonal browning.

Project: Chancey Road Ponds  
Date: Jan 5, 2026, 11:58 AM  
Creator: Leonard Morrow



Invasive vegetation treated; see accompanying treatment chart.

Project: Chancey Road Ponds  
Date: Jan 5, 2026, 11:58 AM  
Creator: Leonard Morrow



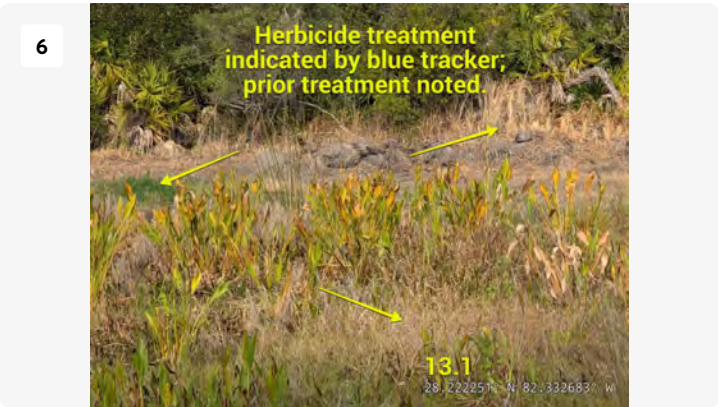
Captured standing water conditions as site transitions drier.

Project: Chancey Road Ponds  
Date: Jan 5, 2026, 11:59 AM  
Creator: Leonard Morrow



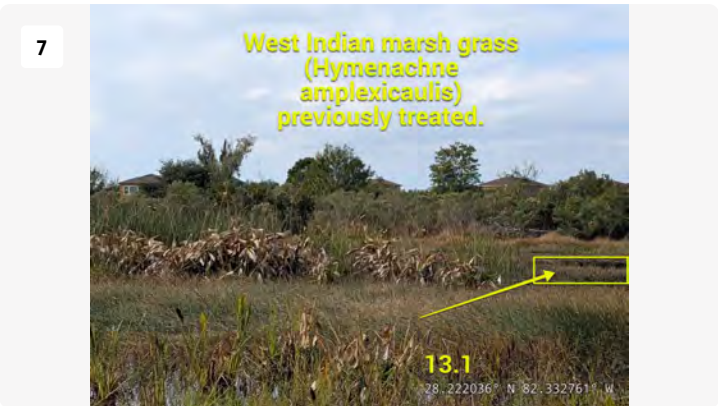
Site demonstrating continued progress and vegetative establishment.

Project: Chancey Road Ponds  
Date: Jan 5, 2026, 11:59 AM  
Creator: Leonard Morrow



Herbicide treatment indicated by blue tracker; prior treatment noted.

Project: Chancey Road Ponds  
Date: Jan 5, 2026, 12:00 PM  
Creator: Leonard Morrow



West Indian marsh grass (*Hymenachne amplexicaulis*) previously treated.

Project: Chancey Road Ponds  
Date: Jan 5, 2026, 11:59 AM  
Creator: Leonard Morrow



Herbaceous vegetation demonstrating strong site adaptation.

Project: Chancey Road Ponds  
Date: Jan 5, 2026, 12:00 PM  
Creator: Leonard Morrow

**Cogon grass (*Imperata cylindrica*) treated outside buffer to prevent intrusion.**

Project: Chancey Road Ponds  
Date: Jan 5, 2026, 11:59 AM  
Creator: Leonard Morrow

**Approved aquatic herbicide applied by licensed applicator**

Project: Chancey Road Ponds  
Date: Jan 5, 2026, 11:48 AM  
Creator: Leonard Morrow

**Herbaceous vegetation  
showing vigorous  
establishment**

Project: Chancey Road Ponds  
Date: Jan 5, 2026, 12:01 PM  
Creator: Leonard Morrow

**Buffer and herbaceous zones showing successful vegetative establishment.**

Project: Chancey Road Ponds  
Date: Jan 5, 2026, 12:00 PM  
Creator: Leonard Morrow



Significant accomplishment in successful vegetation establishment across site.

Project: Chancey Road Ponds  
Date: Jan 5, 2026, 11:49 AM  
Creator: Leonard Morrow



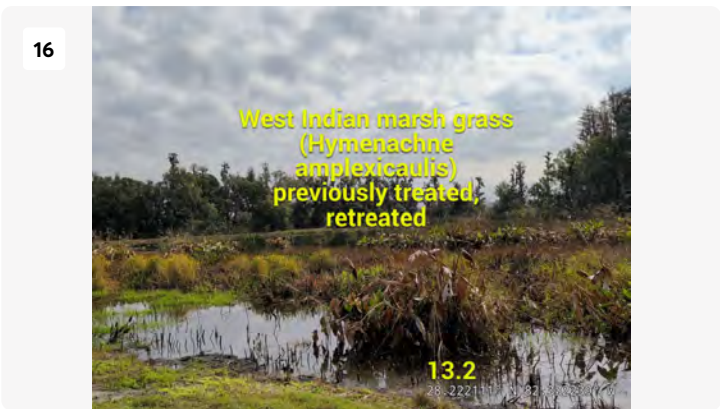
Site demonstrating continued progress and vegetative establishment.

Project: Chancey Road Ponds  
Date: Jan 5, 2026, 11:49 AM  
Creator: Leonard Morrow



Vegetation establishment noted with minimal invasives due to previous actions.

Project: Chancey Road Ponds  
Date: Jan 5, 2026, 11:49 AM  
Creator: Leonard Morrow



West Indian marsh grass (Hymenachne amplexicaulis) previously treated retreated.

Project: Chancey Road Ponds  
Date: Jan 5, 2026, 11:49 AM  
Creator: Leonard Morrow



Maidencane (*Panicum hemitomon*) establishment flourishing across site.

Project: Chancey Road Ponds  
Date: Jan 5, 2026, 11:50 AM  
Creator: Leonard Morrow



West Indian marsh grass (*Hymenachne amplexicaulis*) previously treated.

Project: Chancey Road Ponds  
Date: Jan 5, 2026, 11:50 AM  
Creator: Leonard Morrow



Vegetation establishment noted with minimal invasives due to previous actions.

Project: Chancey Road Ponds  
Date: Jan 5, 2026, 11:50 AM  
Creator: Leonard Morrow



Significant accomplishment in successful vegetation establishment across site.

Project: Chancey Road Ponds  
Date: Jan 5, 2026, 11:50 AM  
Creator: Leonard Morrow



Fragrant water lily (*Nymphaea odorata*) successfully establishing.

Project: Chancey Road Ponds  
Date: Jan 5, 2026, 11:51 AM  
Creator: Leonard Morrow



Effective control of West Indian marsh grass (*Hymenachne amplexicaulis*) observed.

Project: Chancey Road Ponds  
Date: Jan 5, 2026, 12:00 PM  
Creator: Leonard Morrow



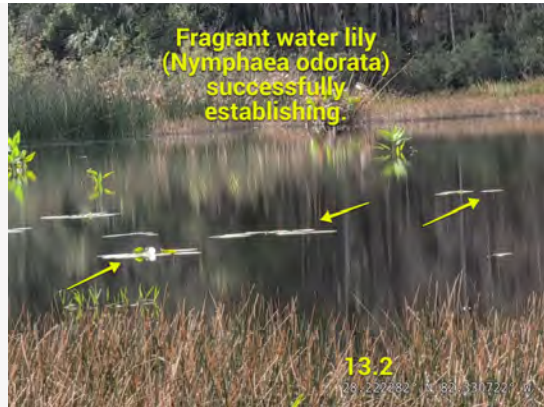
High-density herbaceous vegetation coverage observed across site.

Project: Chancey Road Ponds  
Date: Jan 5, 2026, 11:51 AM  
Creator: Leonard Morrow



Project: Chancey Road Ponds  
Date: Jan 5, 2026, 11:51 AM  
Creator: Leonard Morrow

25



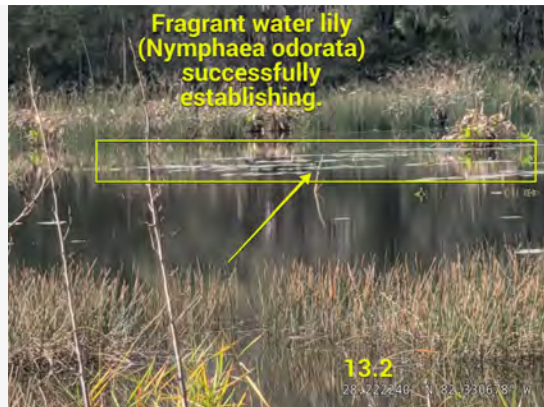
Fragrant water lily (*Nymphaea odorata*) successfully establishing.

Project: Chancey Road Ponds

Date: Jan 5, 2026, 11:52 AM

Creator: Leonard Morrow

26



Fragrant water lily (*Nymphaea odorata*) successfully establishing.

Project: Chancey Road Ponds

Date: Jan 5, 2026, 11:53 AM

Creator: Leonard Morrow

27



Torpedo grass (*Panicum repens*) treated within management area.

Project: Chancey Road Ponds

Date: Jan 5, 2026, 11:54 AM

Creator: Leonard Morrow

28



Effective control of West Indian marsh grass (*Hymenachne amplexicaulis*) observed.

Project: Chancey Road Ponds

Date: Jan 5, 2026, 11:54 AM

Creator: Leonard Morrow



Herbaceous vegetation showing vigorous establishment and growth.

Project: Chancey Road Ponds  
Date: Jan 5, 2026, 11:55 AM  
Creator: Leonard Morrow



Noted successful control of previously treated invasive vegetation.

Project: Chancey Road Ponds  
Date: Jan 5, 2026, 11:56 AM  
Creator: Leonard Morrow



Herbaceous vegetation demonstrating strong establishment and site adaptation.

Project: Chancey Road Ponds  
Date: Jan 5, 2026, 11:56 AM  
Creator: Leonard Morrow



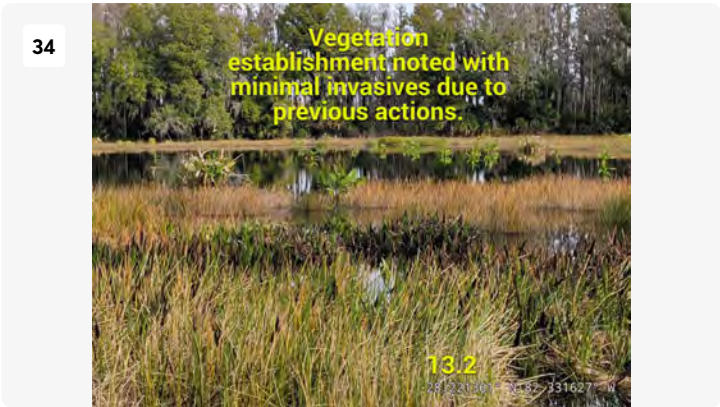
Site demonstrating continued progress and vegetative establishment.

Project: Chancey Road Ponds  
Date: Jan 5, 2026, 11:56 AM  
Creator: Leonard Morrow



Site showing continued progress and establishment

Project: Chancey Road Ponds  
Date: Jan 5, 2026, 11:56 AM  
Creator: Leonard Morrow



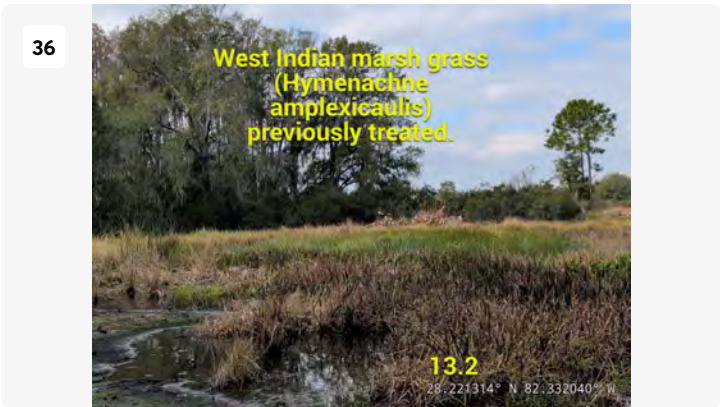
Vegetation establishment noted with minimal invasives due to previous actions.

Project: Chancey Road Ponds  
Date: Jan 5, 2026, 11:56 AM  
Creator: Leonard Morrow



Significant accomplishment in successful vegetation establishment across site.

Project: Chancey Road Ponds  
Date: Jan 5, 2026, 11:57 AM  
Creator: Leonard Morrow



West Indian marsh grass (*Hymenachne amplexicaulis*) previously treated.

Project: Chancey Road Ponds  
Date: Jan 5, 2026, 11:57 AM  
Creator: Leonard Morrow



High-density herbaceous vegetation coverage observed across site.

Project: Chancey Road Ponds  
Date: Jan 5, 2026, 11:58 AM  
Creator: Leonard Morrow



High-density herbaceous vegetation coverage observed across site

Project: Chancey Road Ponds  
Date: Jan 5, 2026, 11:58 AM  
Creator: Leonard Morrow



Significant accomplishment in successful vegetation establishment across site

Project: Chancey Road Ponds  
Date: Jan 5, 2026, 11:58 AM  
Creator: Leonard Morrow



Native plant material successfully establishing within Site

Project: Chancey Road Ponds  
Date: Jan 5, 2026, 11:58 AM  
Creator: Leonard Morrow



Cypress (*Taxodium distichum*) successfully establishing within treatment area.

Project: Chancey Road Ponds  
Date: Jan 5, 2026, 2:10 PM  
Creator: Leonard Morrow



Captured standing water conditions as site transitions drier.

Project: Chancey Road Ponds  
Date: Jan 5, 2026, 2:10 PM  
Creator: Leonard Morrow



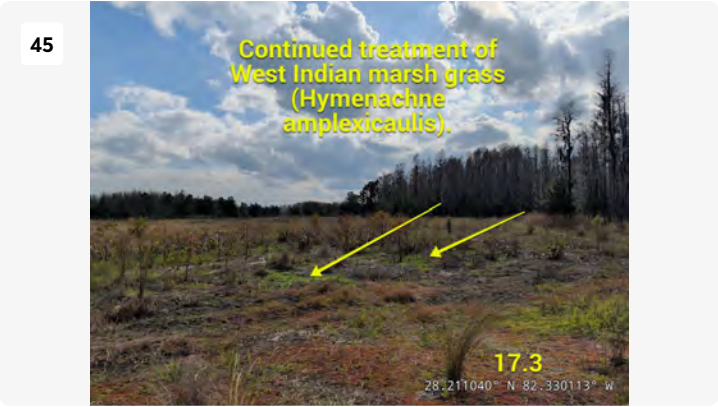
Red maple (*Acer rubrum*) showing healthy foliage.

Project: Chancey Road Ponds  
Date: Jan 5, 2026, 2:10 PM  
Creator: Leonard Morrow



Noted successful control of previously treated invasive vegetation.

Project: Chancey Road Ponds  
Date: Jan 5, 2026, 2:10 PM  
Creator: Leonard Morrow



Continued treatment of West Indian marsh grass (*Hymenachne amplexicaulis*).

Project: Chancey Road Ponds  
Date: Jan 5, 2026, 2:11 PM  
Creator: Leonard Morrow



Mitigation Site 17.3

Project: Chancey Road Ponds  
Date: Jan 5, 2026, 2:11 PM  
Creator: Leonard Morrow



Torpedo grass (*Panicum repens*) treated within management area

Project: Chancey Road Ponds  
Date: Jan 5, 2026, 2:11 PM  
Creator: Leonard Morrow



Approved aquatic herbicide applied by licensed applicator

Project: Chancey Road Ponds  
Date: Jan 5, 2026, 2:12 PM  
Creator: Leonard Morrow



Continued treatment of West Indian marsh grass (*Hymenachne amplexicaulis*).

Project: Chancey Road Ponds  
Date: Jan 5, 2026, 2:12 PM  
Creator: Leonard Morrow



Previously treated vegetation areas clearly highlighted.

Project: Chancey Road Ponds  
Date: Jan 5, 2026, 2:12 PM  
Creator: Leonard Morrow



Invasive vegetation treated; see accompanying treatment chart.

Project: Chancey Road Ponds  
Date: Jan 5, 2026, 2:12 PM  
Creator: Leonard Morrow



Site seasonably dry; soils showed limited standing water.

Project: Chancey Road Ponds  
Date: Jan 5, 2026, 2:13 PM  
Creator: Leonard Morrow



Thalia in marsh zone showing expected seasonal browning.

Project: Chancey Road Ponds  
Date: Jan 5, 2026, 2:13 PM  
Creator: Leonard Morrow



Observed reduction in West Indian marsh grass (Hymenachne amplexicaulis).

Project: Chancey Road Ponds  
Date: Jan 5, 2026, 2:13 PM  
Creator: Leonard Morrow



Ongoing maintenance will continue to address regrowth and maintain treatment progress

Project: Chancey Road Ponds  
Date: Jan 5, 2026, 2:14 PM  
Creator: Leonard Morrow



Thalia in marsh zone showing expected seasonal browning.

Project: Chancey Road Ponds  
Date: Jan 5, 2026, 2:15 PM  
Creator: Leonard Morrow



Spartina Bakeri - Sand Cordgrass

Project: Chancey Road Ponds  
Date: Jan 5, 2026, 2:15 PM  
Creator: Leonard Morrow



Installed plant material successfully establishing

Project: Chancey Road Ponds  
Date: Jan 5, 2026, 2:15 PM  
Creator: Leonard Morrow

## **Tab 18**

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 19**

## 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> <i>(via call)</i>
Kubra Metin	<b>District Counsel, Kutak Rock LLC</b> <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 20**

# Wiregrass II Community Development District

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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](#)

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

## INVOICE

**Bill To [3136103]**

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

**Service Address [3136103]**

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

Invoice # 60907013

Invoice Date 03/14/25

Service Date 03/14/25

Technician James Cutting

License # JE94582

Target Pest

Purchase  
Order

Service	Description	Price
LC-PREMIUM	Premium Lawn Service	\$2,300.00
<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.

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

Order/Service  
Instructions

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BAHIA



**Geraldine Zito**

**Customer Care Specialist**

---

**P** 352-567-2395

15534 US-301, Dade City, FL 33523

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

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**To:** [CDD Invoice](#)  
**Subject:** Wiregrass II [EXTERNAL] Invoice for Service  
**Date:** Wednesday, July 30, 2025 9:45:18 AM  
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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>

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Order/Service  
Instructions

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**Geraldine Zito**

**Customer Care Specialist**

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**To:** [CDD Invoice](#)  
**Subject:** Wiregrass II [EXTERNAL] Invoice for Service  
**Date:** Wednesday, July 30, 2025 9:50:00 AM  
**Attachments:** [image112151.png](#)

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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>

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Order/Service  
Instructions

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**Customer Care Specialist**

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**To:** [CDD Invoice](#)  
**Subject:** Wiregrass II [EXTERNAL] Invoice for Service  
**Date:** Wednesday, July 30, 2025 9:46:18 AM  
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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>

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Instructions

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AUG AND BAHIA



**Geraldine Zito**

**Customer Care Specialist**

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15534 US-301, Dade City, FL 33523

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

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**From:** [gzito@hughes-exterminators.com](mailto:gzito@hughes-exterminators.com)  
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**Subject:** Wiregrass II [EXTERNAL] Invoice for Service  
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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>

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

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**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

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
	Subtotal		\$4,787.75
	Total		\$4,787.75

**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

<b>Services for the month of</b>	<b>Terms</b>	<b>Client Number</b>
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.**

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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.**

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Serial Number  
25-01528P



Published Weekly  
New Port Richey , Pasco County, Florida

COUNTY OF PASCO

STATE OF FLORIDA

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

being a Notice of Public Hearing

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

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

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

**See Attached**

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

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

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

Lindsey Padgett

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

1st day of August, 2025 A.D.

by Lindsey Padgett who is personally known to me.

---

# WIREFRASS II COMMUNITY DEVELOPMENT DISTRICT

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

### Upcoming Public Hearings and Regular Meeting

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

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

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

### Description of the FY 26 Assessments

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

Land Use	Total # of Units / Acres	Equivalent Assessment Unit Factor <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	\$722.14
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 (collection costs / unit payment discount)
SF 41 - 50	227	41 - 50	\$734.52
SF 51 - 60	320	51 - 60	\$767.34
SF 61 - 70	315	61 - 70	\$803.56
SF 71 - 80	59	71 - 80	\$852.01
SF 80 PLUS	41	80 Plus	\$896.66

<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

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

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

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

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

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

**STATEMENT SUMMARY**

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

**TOTAL AMOUNT DUE** **\$4,256.13**

All invoices are due upon receipt.

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

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

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

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





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

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

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

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

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





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

## INVOICE

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

**BILL TO:**

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

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

Make all checks payable to WIREGRASS IRRIGATION, LLC

INVOICE  
ESPLANADE  
WIREGRASS IRRIGATION TO CDD II

7/29/2025

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

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
17-26-20-0080-00000-5370	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+	29225	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'	29274	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'</					

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'	5013	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 4100	410	41'-50'	4424	GAROFALO ROAD	\$ 35.73	19.23	54.96
17 26 20 0090 00000 4190	419	61'-70'	4431	GAROFALO ROAD	\$ 42.27	19.23	61.50
17 26 20 0090 00000 4090	409	51'-60'	4437	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 3890	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 3780	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	61.50
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	61.50
17 26 20 0090 00000 2780	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	64.78
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			
18-26-20-0000-00100-0000			COMMON	WRB - 3			
18-26-20-0000-00100-0000			COMMON	WRB - 4			
07-26-20-0000-00200-0050			COMMON	WRB - 5			
17-26-20-0000-49900-0010			COMMON	WRB-6			
17-26-20-0000-49900-0010			COMMON	WRB - 7			
17-26-20-0080-00200-0000			COMMON	PROVINCIALE GATE 1			
17-26-20-0080-00200-0000			COMMON	PROVINCIALE GATE 2			
17-26-20-0080-00200-0000			COMMON	PROVINCIALE GATE 3			
17-26-20-0080-00100-0000			COMMON	PROVINCIALE A			
17-26-20-0080-00100-0000			COMMON	PROVINCIALE B			
17-26-20-0080-00100-0000			COMMON	PROVINCIALE C			
17-26-20-0080-00100-0000			COMMON	AMENITY A			
17-26-20-0080-00100-0000			COMMON	AMENITY B			
17-26-20-0080-00100-0000			COMMON	GINNETTO A			
17-26-20-0080-00100-0000			COMMON	GINNETTO B			
17-26-20-0080-00100-0000			COMMON	GINNETTO C			
17-26-20-0080-00100-0000			COMMON	GINNETTO D			
17-26-20-0080-00100-0000			COMMON	ROSATTI A			
17-26-20-0080-00100-0000			COMMON	ROSATTI B			
17-26-20-0080-00100-0000			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

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

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
07/22	89	08/21	94				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 40.59  
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

Use above space for address change ONLY.

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

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

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

000225961500000407000000457000



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

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

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

District Office Serving You  
One Pasco Center

See Reverse Side For More Information

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

ELECTRIC SERVICE

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

Comparative Usage Information  
Average kWh

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

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



2 0 0 9 8 4 1 0

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Previous Balance 40.59  
Payment 40.59CR  
Balance Forward 0.00

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

Total Current Charges 40.59  
Total Due Please Pay 40.59



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

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

See Reverse Side For Mailing Instructions

Bill Date: 08/26/2025

District: OP17

Use above space for address change ONLY.

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

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

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

000225961700000405900000455909



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

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

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

District Office Serving You  
One Pasco Center

See Reverse Side For More Information

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

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	107	08/21	112				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 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

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

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

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

000225961800000407000000457003



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

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

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

District Office Serving You  
One Pasco Center

See Reverse Side For More Information

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

Comparative Usage Information  
Average kWh

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

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



2 0 0 9 8 4 1 0

You have 24-hour access to manage your account on-line through Smarthub at [www.wrec.net](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	226	08/21	237				11

Previous Balance 41.03  
Payment 41.03CR  
Balance Forward 0.00

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

Total Current Charges 41.34  
Total Due Please Pay 41.34



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

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

See Reverse Side For Mailing Instructions

Bill Date: 08/26/2025

District: OP17

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

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

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

000225961900000413400000463405

# Wiregrass II Community Development District

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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. (Phase 3) 08/25	\$ 2,980.00
Sunrise Landscape	300061	11 42494	Irrigation Repairs 08/25	\$ 751.49
Sunrise Landscape	300061	11 43329	Landscape Maintenance - Chancey Rd. (Phase 3) 09/25	\$ 2,980.00
Terra Crafters Environmental LLC	300062	1211	Monthly Mitigation Maintenance 08/25	\$ 3,995.00

## Wiregrass II Community Development District

### Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
The Observer Group, Inc.	300063	25-01901P	Legal Advertising 09/25	\$ 85.31
The Observer Group, Inc.	300063	25-01971P	Legal Advertising 09/25	<u>\$ 61.25</u>
<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 Florida Insurance Alliance  Package - Renew policy Due Date: 9/16/2025  <b>General Liability \$3,737.00</b> <b>Public Officials Liability \$3,058.00</b> <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**

(321)233-9939

**Date**

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

accounting@egisadvisors.com

09/16/2025



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

## Service Slip/Invoice

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

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

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

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

James Cutting

Lic:JE94582

Service	Description	Price
LC-PREMIUM	Premium Lawn Service	\$2,300.00
ESW-LC-PREMIUM/TREAT ALL SOD AREAS, FERT, FUNG, INS, HERB. MIX OF ST AUG AND BAHIA		
		<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				<u>\$2,465.50</u>

**RECEIVED**  
09-24-2025

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

# Invoice

<b>Date</b>	<b>Invoice #</b>
9/2/2025	INV0000102270

**Bill To:**

Wiregrass II CDD  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

INV0000102270 \$4,236.50  
INV0000102270 IRR \$551.25

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

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,686.83	\$1,686.83
Administrative Services	1.00	\$283.92	\$283.92
Dissemination Services	1.00	\$500.00	\$500.00
Financial & Revenue Collections	1.00	\$330.75	\$330.75
Landscape Consulting Services	1.00	\$600.00	\$600.00
Management Services	1.00	\$1,286.25	\$1,286.25
Website Compliance & Management	1.00	\$100.00	\$100.00
<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 3434 Colwell Ave Suite 200 Tampa, FL 33614

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

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

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

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



5100 W Kennedy Blvd  
Ste 325  
Tampa, FL 33609

Invoice 11 42494

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

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

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

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

#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	0.10			
(Material)				

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 3434 Colwell Ave Suite 200 Tampa, FL 33614

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

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

RECEIVED  
09-02-2025

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

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

INVOICE

Terra Crafters Environmental LLC

2220 Springrain Dr

Clearwater, FL 33763-2237

justin@terrecraftersenvironmental.co

m

+1 (727) 643-1562



Bill to

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

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

Ship to

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

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

Invoice details

Invoice no.: 1211

Terms: Due on receipt

Invoice date: 08/29/2025

Due date: 08/29/2025

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

RECEIVED

08-29-2025

# Business Observer

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

## INVOICE

Legal Advertising

Invoice # 25-01901P

Date 09/12/2025

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

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

### Description

### Amount

Serial # 25-01901P <b>Notice of Public Meeting Dates</b> <b>RE: Fiscal Year 2025-2026</b> <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.**

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# 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.**

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# Business Observer

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

## INVOICE

### Legal Advertising

#### NOTICE OF REGULAR MEETING OF THE WIREGRASS II COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Wiregrass II Community Development District will hold their regular monthly meeting on Friday, September 26, 2025, at 11:30 a.m., at the offices of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544. Items on the agenda may include, but are not limited to, District operations and maintenance activities, financial matters, capital improvements, and general administration activities.

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

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

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

Sean Craft  
District Manager  
September 19, 2025

25-01971P

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#### NOTICE

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# Wiregrass II Community Development District

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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>



# INVOICE

<b>Customer</b>	Wiregrass II Community Development District
<b>Acct #</b>	914
<b>Date</b>	09/25/2025
<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>	\$ 5,569.00
<b>Payment Amount</b>	<b>\$5,569.00</b>
<b>Payment for:</b>	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 Surtec Insurance Company  Utility Bond - Renew policy 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  
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
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
<div> <div>RECEIVED</div> <div>09-29-2025</div> </div>	Subtotal		\$5,041.25
	Total		\$5,041.25

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

000216707700005988800006078602



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

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

Bill Date **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

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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

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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 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

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

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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

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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 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

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

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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

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Previous Balance 40.70  
Payment 40.70CR  
Balance Forward 0.00

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

Total Current Charges 40.70  
Total Due Please Pay 40.70



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

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

See Reverse Side For Mailing Instructions

Bill Date: 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

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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

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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

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# Wiregrass II Community Development District

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

# WIREFRASS 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.

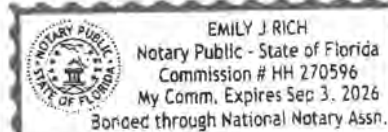
1. ORIGINAL CONTRACT SUM	\$ 8,999,929.00
2. NET CHANGES BY CHANGE ORDERS	\$ (1,301,261.00)
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$ 7,698,668.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$ 7,698,668.00
5. RETAINAGE:	
a. 5% of Completed Work (Column D + E on G703)	\$ 384,933.42
b. Previously 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		
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
	TOTAL PAVING				\$2,511,406.50				\$0.00	\$2,511,406.50	\$2,511,406.50	100%	\$0.00	\$125,570.33
	STORM SEWER													
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	\$138.00
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
	TOTAL STORM SEWER				\$1,462,210.00				\$0.00	\$1,462,210.00	\$1,462,210.00	100%	\$0.00	\$73,110.50

Chancey Road Phase 3

## APPLICATION FOR PAYMENT

PAY APP  
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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

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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
--

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

Description	Qty	Rate	Amount
Bond Amortization Schedules	1.00	\$600.00	\$600.00
Subtotal			\$600.00
Total			\$600.00

RECEIVED  
10-24-2025



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 **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

See Reverse Side For More Information

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

**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

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Previous Balance	2,794.76
Payment	2,794.76CR
Balance Forward	<b>Paid \$2,836.68</b> 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

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

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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

Use above space for address change ONLY.

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

000225961800000407000000457003

# Wiregrass II Community Development District

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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. (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 LLC	300075	1224	Monthly Mitigation Maintenance 09/25	\$ 4,845.00
Terra Crafters Environmental LLC	300075	1232	Aquatic Maintenance 10/25	\$ 3,995.00
Terra Crafters Environmental 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

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
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% 9.39% AMMONICAL NITROGEN* 14.61% UREA NITROGEN* SOLUBLE POTASH (K2O) 11.00% SULFUR (S) 10.00% 12% CONTROLLED RELEASE NITROGEN FROM: 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	
			James Cutting	
Purchase Order	Terms	Last Service	Map Code	Time Out
		10/30/2025		
			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 C/O Rizzetta and Company 5844 Old Pasco Rd Wesley Chapel, Fl 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.  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 C/O Rizzetta and Company 5844 Old Pasco Rd Wesley Chapel, Fl 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 C/O Rizzetta and Company 5844 Old Pasco Rd Wesley Chapel, Fl 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

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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
09/24/25	L. Whelan	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
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TOTAL FOR SERVICES RENDERED	\$573.00
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TOTAL CURRENT AMOUNT DUE	<u>\$573.00</u>
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**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  
3434 Colwell Avenue  
Suite 200  
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
	<b>Subtotal</b>		\$5,041.25
	<b>Total</b>		\$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

Subscription start: 10/1/2025  
Subscription end: 9/30/2026

Subtotal: \$1,537.50  
Tax Total:  
Total: \$1,537.50  
Amount Paid: \$0.00

<b>Direct Deposit Instruction:</b>	<b>Amount Due:</b>	<b>\$1,537.50</b>
------------------------------------	--------------------	-------------------

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

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

Invoice 11 45755

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

Property Address
Wiregrass II CDD Chancey Rd, Phase 3 Chancey Road 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 Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$5,960.00	\$0.00	\$0.00	\$0.00	\$0.00



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 3434 Colwell Ave Suite 200 Tampa, FL 33614

Property Address
Wiregrass II CDD Chancey Rd, Phase 3 Chancey Road 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 Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days 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 Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$1,442.88	\$0.00	\$0.00	\$0.00	\$0.00



5100 W Kennedy Blvd  
Ste 325  
Tampa, FL 33609

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

Invoice 11 49931

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

Property Address
Wiregrass II CDD Chancey Rd, Phase 3 Chancey Road 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)
Balance Due	\$2,980.00

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

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#### 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

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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.

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Sean Craft  
District Manager  
October 17, 2025

25-02246P

  
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.



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.**

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# Business Observer

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

## INVOICE

### Legal Advertising

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#### 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.

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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.**

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Serial Number  
25-02439P

**RECEIVED**  
**Business Observer**  
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.

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Sean Craft  
District Manager  
November 14, 2025

25-02439P

  
Lindsey Padgett

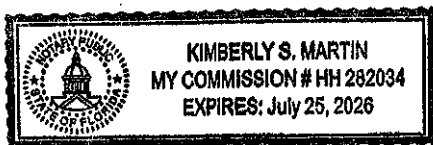
Sworn to and subscribed, and personally appeared by physical presence before me,

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**

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

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

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

#### ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
10/22	112	11/18	116				4

#### Comparative Usage Information

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

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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

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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

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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

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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

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See Reverse Side For Mailing Instructions

Bill Date: 11/24/2025

Use above space for address change ONLY.

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

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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

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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  
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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

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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

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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

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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

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Your Touchstone Energy® Cooperative  
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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

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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.



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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

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