



Rizzetta & Company

Wiregrass II Community Development District

**Board of Supervisors' Meeting
April 24, 2026**

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

www.wiregrassllcdd.org

**WIREFRASS II
COMMUNITY DEVELOPMENT DISTRICT**

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

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

All cellular phones must be placed on mute while in the meeting room.

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

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

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

April 16, 2026

Board of Supervisors
Wiregrass II Community
Development District

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Wiregrass II Community Development District will be held on **Friday, April 24, 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 Agreement for Chancey Road
Herbicide Treatments.....Tab 1
 - B. Discussion of 2026-2027 Budget Priorities
 - C. Consideration of Landscape & Irrigation Maintenance
Services RFP Proposals Ranking Summary.....Tab 2
 - D. Consideration of Resolution 2026-04; Awarding
Landscape and Irrigation Maintenance RFPTab 3
 - E. Consideration of Resolution 2026-05; Setting Public
Hearing on Rules of Procedure.....Tab 4
 - F. Consideration of Resolution 2026-06; Regarding
Landowners' Election.....Tab 5
- 4. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. Construction Manager
 - D. District Manager.....Tab 6
 - E. Landscape Inspection Services Report.....Tab 7
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of Board of Supervisors Regular
Meeting held on February 27, 2026Tab 8
 - B. Ratification of Operation & Maintenance Expenditures
For January, February and March 2026.....Tab 9
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

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

Sincerely,
Sean Craft
Sean Craft
District Manager

Tab 1

AGREEMENT BETWEEN THE WIREGRASS II COMMUNITY DEVELOPMENT DISTRICT AND TERRA CRAFTERS ENVIRONMENTAL, LLC FOR MITIGATION MAINTENANCE AND BERM VEGETATION MANAGEMENT SERVICES

THIS AGREEMENT (the “**Agreement**”) is made and entered into this 1st day of April, 2026 (the “**Effective Date**”), by and between:

Wiregrass II Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Pasco County, Florida, and whose mailing address is c/o Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (the “**District**”); and

Terra Crafters Environmental, LLC, a Florida limited liability company, with a mailing address of 2033 Main Street, Suite 600, Sarasota, Florida 34237 (the “**Contractor**,” together with the District, the “**Parties**”).

RECITALS

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

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

WHEREAS, the District desires to enter into an agreement with an independent contractor to provide berm vegetation management and mitigation maintenance services within the District; and

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

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

WHEREAS, the District and the Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

SECTION 1. INCORPORATION OF RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

SECTION 2. DESCRIPTION OF CONTRACTOR'S SERVICES.

- A.** The Contractor shall perform quarterly berm vegetation management and monthly mitigation maintenance services. The duties, obligations, and responsibilities of the Contractor are described in **Exhibit A** hereto.
- B.** The Contractor agrees, as an independent contractor, to perform the Services as specified in this Agreement or any addendum executed by the Parties or in any authorized written work order by the District issued in connection with this Agreement and accepted by the Contractor. Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of the Services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement.
- C.** This Agreement grants to the Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and the Contractor hereby agrees to comply with all applicable laws, rules, and regulations.
- D.** Contractor shall perform all Services in a neat and professional manner reasonably acceptable to the District. The performance of the Services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District. In the event the District in its sole determination, finds that the work of the Contractor is not satisfactory to the District, the District shall have the right to immediately terminate this Agreement and will only be responsible for payment of the Services satisfactorily completed and for materials actually incorporated into the Services.
- E.** The Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services.
- F.** The Contractor agrees that the District shall not be liable for the payment of any work or services not included in **Section 2** unless the District, through an authorized representative of the District, authorizes the Contractor, in writing, to perform such work.
- G.** The District shall designate in writing a person to act as the District's representative with respect to the services to be performed under this Agreement. The District's representative shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services.

1. The District hereby designates the District Manager to act as its representative.
 2. Upon request, the Contractor shall meet with the District's representative to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement and other items.
- H.** The Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. The Contractor agrees to repair any damage resulting from the Contractor's activities and work within twenty-four (24) hours.

SECTION 3. TERM; COMPENSATION.

- A.** The term of this Agreement shall be from April 1, 2026, through March 31, 2027, unless terminated earlier by either party in accordance with the provisions of this Agreement. As compensation for the Services described in this Agreement, the District agrees to pay the Contractor as follows:
1. **For Quarterly Berm Vegetation Management:**
The District agrees to pay Contractor the sum of **Eight Hundred Fifty Dollars and No Cents (\$850.00)** for each quarterly berm event. The total annual compensation for these events shall amount to **Three Thousand, Four Hundred Dollars and No Cents (\$3,400.00)**.
 2. **For Monthly Mitigation Maintenance:**
The District agrees to pay the Contractor for monthly mitigation maintenance. The payment for these services shall be **Three Thousand, Nine Hundred Ninety-Five Dollars and No Cents (\$3,995.00)** per month. The total annual compensation for these services shall amount to **Forty-Seven Thousand, Nine Hundred Forty Dollars and No Cents (\$47,940.00)**.
- B.** If the District should desire additional work or services, or to add additional areas to be maintained, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the Parties and agreed to in writing.
- C.** The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, materialmen, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require,

as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

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

SECTION 4. INSURANCE.

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

- B.** The District, its staff, consultants, officers, and supervisors shall be named as additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.
- C.** If the Contractor fails to have secured and maintained the required insurance, the District has the right but not the obligation to secure such required insurance in which event the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

SECTION 5. INDEMNIFICATION.

- A.** The Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by the Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto.
- B.** Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees, expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District.

SECTION 6. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

SECTION 7. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the

Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

SECTION 8. LIENS AND CLAIMS. The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

SECTION 9. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

SECTION 10. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

SECTION 11. SUCCESSORS. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

SECTION 12. TERMINATION. The District agrees that the Contractor may terminate this Agreement with cause by providing thirty (30) days' written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the

effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

SECTION 13. PERMITS AND LICENSES. All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

SECTION 14. ASSIGNMENT. Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

SECTION 15. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

SECTION 16. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 17. ENFORCEMENT OF AGREEMENT. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity. In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees and expert witness fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 18. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement.

SECTION 19. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the Parties.

SECTION 20. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this Agreement.

SECTION 21. NOTICES. All notices, requests, consents and other communications under this Agreement (the “Notice” or “Notices”) shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the Parties, as follows:

A. If to the District: Wiregrass 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 32301
Attn: District Counsel

B. If to the Contractor: Terra Crafters Environmental, LLC
2033 Main Street, Suite 600
Sarasota, Florida 34237
Attention: _____

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

SECTION 22. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the Parties hereto and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors, and assigns.

SECTION 23. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be Pasco County, Florida.

SECTION 24. COMPLIANCE WITH PUBLIC RECORDS LAWS. The Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, the Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. The Contractor acknowledges that the designated public records custodian for the District is Sean Craft (the “**Public Records Custodian**”). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in the Contractor’s possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 994-1001, SCRAFT@RIZZETTA.COM, OR 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614

SECTION 25. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 26. ARM’S LENGTH TRANSACTION. This Agreement has been negotiated fully between the Parties as an arm’s length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

SECTION 27. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Additionally, the Parties acknowledge and agree that the Agreement may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. Without limitation, “electronic signature” shall include faxed versions of an

original signature, electronically scanned and transmitted versions (e.g. via PDF) of an original signature, or signatures created in a digital format.

SECTION 28. E-VERIFY REQUIREMENTS. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, beginning January 1, 2021, to the extent required by Florida Statute, the Contractor shall register with and use the United States Department of Homeland Security’s E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*.

If the Contractor anticipates entering into agreements with a subcontractor for the Services, the Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. The Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request.

In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.

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

SECTION 29. COMPLIANCE WITH SECTION 20.055, FLORIDA STATUTES. The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant to such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.

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

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

*of the right to transact business with public entities; denial of economic benefits;
and*

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

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

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

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

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

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

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

**WIREGRASS II COMMUNITY
DEVELOPMENT DISTRICT**

Chairperson, Board of Supervisors

**TERRA CRAFTERS
ENVIRONMENTAL, LLC**

By: _____
Its: _____

Exhibit A: Scope of Services

Exhibit A

Scope of Services

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

Scope of Services:

Task 1 Quarterly Berm Vegetation Management – April 2026 thru March 2027:

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

Task 2 Monthly Mitigation Maintenance - April 2026 thru March 2027:

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

Tab 2

Wiregrass II CDD
Landscape Maintenance Services RFP - March 2026
Bid Ranking

			Bill Porter	Colby Chandler	Haley Porter	Kyle Larsen	Quinn Porter	Totals	
Arazoza Brothers		Personnel (20)						0.00	
		Experience (25)						0.00	
initial term	\$118,502.00	Understanding Scope (15)						0.00	
1st annual renewal	\$118,502.00	Contract Price (20)	12.51	12.51	12.51	12.51	12.51	62.55	
2nd annual renewal	\$118,502.00	Financial Capacity (5)						0.00	
3rd annual renewal	\$118,502.00	Reasonableness (15)						0.00	
4th annual renewal	\$118,502.00								Rank
Five (5) yr. avg.	\$118,502.00	Totals	12.510	12.510	12.510	12.510	12.510	62.55	6
ASI Landscapes		Personnel (20)						0.000	
		Experience (25)						0.000	
initial term	\$101,076.00	Understanding Scope (15)						0.000	
1st annual renewal	\$101,076.00	Contract Price (20)	14.380	14.380	14.380	14.380	14.380	71.900	
2nd annual renewal	\$101,076.00	Financial Capacity (5)						0.000	
3rd annual renewal	\$106,129.00	Reasonableness (15)						0.000	
4th annual renewal	\$106,129.00								Rank
Five (5) yr. avg.	\$103,097.20	Totals	14.380	14.380	14.380	14.380	14.380	71.900	2
Brightview Landscape		Personnel (20)						0.000	
		Experience (25)						0.000	
initial term	\$291,469.12	Understanding Scope (15)						0.000	
1st annual renewal	\$291,469.12	Contract Price (20)	5.090	5.090	5.090	5.090	5.090	25.450	
2nd annual renewal	\$291,469.12	Financial Capacity (5)						0.000	
3rd annual renewal	\$291,469.12	Reasonableness (15)						0.000	
4th annual renewal	\$291,469.12								Rank
Five (5) yr. avg.	\$291,469.12	Totals	5.090	5.090	5.090	5.090	5.090	25.450	9
Juniper Landscape Services		Personnel (20)						0.000	
		Experience (25)						0.000	
initial term	\$110,000.00	Understanding Scope (15)						0.000	
1st annual renewal	\$110,000.00	Contract Price (20)	13.240	13.240	13.240	13.240	13.240	66.200	
2nd annual renewal	\$113,300.00	Financial Capacity (5)						0.000	
3rd annual renewal	\$113,300.00	Reasonableness (15)						0.000	
4th annual renewal	\$113,300.00								Rank
Five (5) yr. avg.	\$111,980.00	Totals	13.240	13.240	13.240	13.240	13.240	66.20	4
Pine Lake Landscape		Personnel (20)						0.000	
		Experience (25)						0.000	
initial term	\$129,092.00	Understanding Scope (15)						0.000	
1st annual renewal	\$129,092.00	Contract Price (20)	11.310	11.310	11.310	11.310	11.310	56.550	
2nd annual renewal	\$131,674.00	Financial Capacity (5)						0.000	
3rd annual renewal	\$131,674.00	Reasonableness (15)						0.000	
4th annual renewal	\$134,307.00								Rank
Five (5) yr. avg.	\$131,167.80	Totals	11.310	11.310	11.310	11.310	11.310	56.550	8
RedTree Landscape Services		Personnel (20)						0.000	
		Experience (25)						0.000	
initial term	\$114,500.00	Understanding Scope (15)						0.000	
1st annual renewal	\$114,500.00	Contract Price (20)	12.710	12.710	12.710	12.710	12.710	63.550	
2nd annual renewal	\$117,215.00	Financial Capacity (5)						0.000	
3rd annual renewal	\$117,215.00	Reasonableness (15)						0.000	
4th annual renewal	\$120,011.45								Rank
Five (5) yr. avg.	\$116,688.29	Totals	12.710	12.710	12.710	12.710	12.710	63.550	5
Sunrise Landscape		Personnel (20)						0.000	
		Experience (25)						0.000	
initial term	\$73,709.68	Understanding Scope (15)						0.000	
1st annual renewal	\$73,709.68	Contract Price (20)	20.000	20.000	20.000	20.000	20.000	100.000	
2nd annual renewal	\$73,709.68	Financial Capacity (5)						0.000	
3rd annual renewal	\$73,709.68	Reasonableness (15)						0.000	
4th annual renewal	\$75,920.97								Rank
Five (5) yr. avg.	\$74,151.94	Totals	20.000	20.000	20.000	20.000	20.000	100.000	1
United Land Services		Personnel (20)						0.000	
		Experience (25)						0.000	
initial term	\$124,863.00	Understanding Scope (15)						0.000	
1st annual renewal	\$124,863.00	Contract Price (20)	11.530	11.530	11.530	11.530	11.530	57.650	
2nd annual renewal	\$131,106.00	Financial Capacity (5)						0.000	
3rd annual renewal	\$131,106.00	Reasonableness (15)						0.000	
4th annual renewal	\$131,106.00								Rank
Five (5) yr. avg.	\$128,608.80	Totals	11.530	11.530	11.530	11.530	11.530	57.650	7
Yellowstone Landscape Services		Personnel (20)						0.000	
		Experience (25)						0.000	
initial term	\$109,800.00	Understanding Scope (15)						0.000	
1st annual renewal	\$109,800.00	Contract Price (20)	13.270	13.270	13.270	13.270	13.270	66.350	
2nd annual renewal	\$113,100.00	Financial Capacity (5)						0.000	
3rd annual renewal	\$113,100.00	Reasonableness (15)						0.000	
4th annual renewal	\$113,100.00								Rank
Five (5) yr. avg.	\$111,780.00	Totals	13.270	13.270	13.270	13.270	13.270	66.350	3

Tab 3

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WIREGRASS II COMMUNITY DEVELOPMENT DISTRICT REGARDING THE AWARD OF A LANDSCAPE AND IRRIGATION MAINTENANCE CONTRACT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Wiregrass II Community Development District (the “District”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, to plan, construct, install, acquire, finance, manage, and operate public improvements and community facilities within and without its boundaries; and

WHEREAS, the District has solicited bids from contractors interested in providing landscape and irrigation maintenance services within the District (the “Services”); and

WHEREAS, the District has received and evaluated bids from nine (9) contractors interested in providing the Services; and

WHEREAS, in the best interest of the District, the Board of Supervisors of the District (the “Board”) desires to award a contract to _____ (the “Contractor”).

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

SECTION 1. All of the representations, findings, and determinations contained within the recitals stated above are recognized as true and accurate and are expressly incorporated into this Resolution.

SECTION 2. The bid submitted by the Contractor is the bid which best serves the interests of the District.

SECTION 3. The Contractor shall be awarded a contract for landscape and irrigation maintenance services.

SECTION 4. The Chairman and District Staff are hereby authorized to give notice of this award to all bidders to the extent required by law and to proceed with the execution of a contract with the Contractor.

SECTION 5. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 6. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 24th day of April 2026.

ATTEST:

**WIREGRASS II COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Tab 4

RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WIREGRASS II COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE DATE, TIME AND PLACE OF PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING RULES OF PROCEDURE; AND PROVIDING AN EFFECTIVE DATE

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

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

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

SECTION 1. A Public Hearing will be held to adopt the District’s Rules of Procedure on May 22, 2026, at 11:30 a.m., at the Offices of Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544.

SECTION 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

SECTION 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 24th day of April, 2026.

ATTEST:

**WIREGRASS II COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Tab 5

RESOLUTION 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WIREGRASS II COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME, AND LOCATION FOR A LANDOWNERS' MEETING AND ELECTION; PROVIDING FOR PUBLICATION; ESTABLISHING FORMS FOR THE LANDOWNER ELECTION; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, 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 Pasco County, Florida; and

WHEREAS, pursuant to Section 190.006(1), *Florida Statutes*, the District’s Board of Supervisors (“**Board**”) “shall exercise the powers granted to the district pursuant to Chapter 190, *Florida Statutes*,” and the Board shall consist of five members; and

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing Board Supervisors for the District in November, which shall be noticed pursuant to Section 190.006(2), *Florida Statutes*.

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

1. EXISTING BOARD SUPERVISORS; THE SEAT SUBJECT TO ELECTION. The Board is currently made up of the following individuals:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Bill Porter	2028
2	Colby Chandler	2028
3	Haley Porter	2026
4	Kyle Larsen	2026
5	Quinn Porter	2026

This year, Seat 3, currently held by Haley Porter, is subject to election by landowners in November 2026. The candidate receiving the highest number of votes shall be elected for a term of four (4) years. The term of office for the candidate shall commence upon election.

2. LANDOWNER’S ELECTION. In accordance with Section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect Board Supervisor(s) of the District shall be held on the 20th day of November, 2026, at 11:30 a.m., and located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544.

3. PUBLICATION. The District’s Secretary is hereby directed to publish notice of the landowners’ meeting and election in accordance with the requirements of Section 190.006(2),

Florida Statutes.

4. **FORMS.** Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners' meeting and election have been announced by the Board at its meeting held as of the date hereof. A sample notice of landowners' meeting and election, proxy, ballot form, and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the office of the District Manager, Rizzetta and Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544.

5. **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.

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

PASSED AND ADOPTED THIS 24TH DAY OF APRIL 2026.

**WIREGRASS II COMMUNITY
DEVELOPMENT DISTRICT**

ATTEST:

Chairperson, Board of Supervisors

Secretary / Assistant Secretary

EXHIBIT A
NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE WIREGRASS II COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Wiregrass II Community Development District ("**District**"), the location of which is generally described as comprising a parcel or parcels of land containing approximately 515.268 acres, located at the northeast corner of the Chancey Boulevard and Wiregrass Ranch Boulevard intersection in Pasco County, Florida, advising that a meeting of landowners will be held for the purpose of electing one (1) person to the District's Board of Supervisors ("**Board**", and individually, "**Supervisor**"). Immediately following the landowners' meeting, there will be convened a meeting of the Board for the purpose of considering certain matters of the Board, to include election of certain District officers, and other such business which may properly come before the Board.

DATE: November __, 2026
TIME: _____ .m.
PLACE: Rizzetta & Company, Inc.
5844 Old Pasco Road, Suite 100
Wesley Chapel, Florida 33544

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, Rizzetta and Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544, Ph: (813) 994-1001 ("**District Manager's Office**"). At said meeting, each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting, the landowners shall select a person to serve as the meeting chair, who shall conduct the meeting.

The landowners' meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the 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's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office, at least 48 hours before the hearing. 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.

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(s): _____ & _____, 2026

PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
WIREGRASS II COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: **November _____, 2026**

TIME: ____:____ __.M.

LOCATION: **Rizzetta & Company, Inc.
5844 Old Pasco Road, Suite 100
Wesley Chapel, Florida 33544**

Pursuant to Chapter 190, *Florida Statutes*, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), *Florida Statutes*.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting, who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate a candidate and make and second motions. The candidate must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, **one (1) seat** on the Board will be up for election by landowners. The candidate receiving the highest number of votes shall be elected for **a term of four (4) years**. The term of office for the successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property, or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY

**WIREGRASS II COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER _____, 2026**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ ("**Proxy Holder**") for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Wiregrass II Community Development District to be held at Rizzetta and Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544, on November _____, 2026, at ____:____.m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting, including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

<u>Parcel Description</u>	<u>Acreage</u>	<u>Authorized Votes</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes*, a fraction of an acre is treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership, or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT
WIREGRASS II COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
LANDOWNERS' MEETING - NOVEMBER _____, 2026

For Election (1 Supervisor): The **one (1)** candidate receiving the highest number of vote will receive a four (4) year term, with the term of office for the successful candidate commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Wiregrass II Community Development District and described as follows:

<u>Description</u>	<u>Acreage</u>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT #	NAME OF CANDIDATE	NUMBER OF VOTES
3		

Date: _____

Signed: _____

Printed Name: _____

Tab 6



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** May 22nd, 2026 @ 11:30 AM

April 24

District
Manager's
Report

2026

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FINANCIAL SUMMARY

2/28/2026

General Fund Cash & Investment Balance:	\$350,813
Irrigation Fund Cash & Investment Balance:	\$493,675
Debt Service Fund Investment Balance:	<u>\$2,212,799</u>
Total Cash and Investment Balances:	\$3,057,287
General Fund Expense Variance: \$60,855	Under Budget

Tab 7

Wiregrass II

COMMUNITY ASSET MANAGEMENT REPORT



April 02, 2026

Rizzetta & Company

Amiee Brodeen – Community Asset Manager



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 – Trash Debris:** Despite the crew servicing the site the day prior to the inspection, a significant amount of trash was scattered in the planting beds and some within the turf areas. Please remind the crew that all planting beds and turf areas are to be cleared of trash and debris during every visit. (Pic 1a, 1b>, 1c>)



- 2. Broken Limbs – Shrubs:** During the inspection, several plants were noted with browning limbs. Upon closer review, these limbs were found to be broken rather than naturally declining. The Podocarpus shrubs appear to have been recently trimmed (very nice by the way); however, clarification is requested on whether the remaining shrubs will have their broken and dead limbs....

(#2 Cont.).... removed during an upcoming visit to restore plant health and appearance. (Pic 2a>, 2b>, 2c>)

Wiregrass Ranch Blvd

3. Mower Tracks – Median Planting Beds:

Ruts were noted in several planting beds along the median, and plant decline is evident within these depressed areas. The affected plants appear stressed, and weedy growth....



(#3 Cont.).... is beginning to establish in the disturbed soil. This damage suggests that mowing equipment may be driving through the planting beds to access adjacent turf areas. This practice must stop immediately, as it is causing plant decline and compromising bed integrity. Crews should use designated turf paths only, or roadways, and avoid all planted areas to prevent further damage. (Pic 3a, 3b)



4. Tree Straps: During the last Board meeting, tree support straps were discussed. Straps should be removed where they are no longer needed and properly re-strapped where support is still required. Please have the crew address all tree straps during the next scheduled visit, there were at least 10 trees that have been documented.

(Pic 4a>, 4b>, 4c>)

Wiregrass Ranch Blvd

5. Weedy Plants – Planting Beds: Several instances were observed where unwanted or non-designated plants were growing within established plant material. During scheduled detail days, please remind the crew to....



(#5 Cont.).... to remove all invasive or unintended plants, ensuring only the originally designed and intended plant species remain within each planting area to maintain plant health and a clean, uniform appearance. (Pic 5a, 5b)



6. Tree Removal – Construction Area: Near the construction area, please remove the large tree sapling growing within the muhly grasses. Be sure to remove the entire root system, as this tree will continue to grow and compete with the ornamental grasses if not fully extracted. (Pic 6>)

7. Muhly Grasses – Weed Infestation: Although it is difficult to clearly see in the photo, vetch weed is encroaching on and overtaking several of the muhly....**(Next page)**

Wiregrass Ranch Blvd

(#7 Cont.).... grass tops. Please ensure this weed growth is removed during the next scheduled detailing visit to prevent further spread and to restore the health and appearance of the grasses. (Pic 7a, 7b)



8. Sunrise – Weedy Turf in Shrubs: Zoysia turf is growing within the viburnum shrubs. During the next visit, please remove all turf encroachment and detail the area thoroughly to prevent competition with the shrubs. (Pic 8)



9. Sunrise – Bed Edging: The planting bed edges are deteriorating and becoming indistinct. During the next scheduled detailing visit, please clean up and re-establish all bed edges.

10. Sunrise – Volunteer Trees in Planting Beds: A significant number of wax myrtles and several oak saplings were observed growing within planting beds and among existing shrubs. These species establish quickly and should be removed as soon as possible, including all roots, before they become further established and cause damage or overcrowding within the beds.

11. Wiregrass Ranch Blvd – Median Irrigation: A missing irrigation valve lid was observed in the median bed along Wiregrass Ranch Blvd, located adjacent to one of the trash lids. Please replace the missing irrigation lid during the next visit to ensure system protection and safety. (Pic 11>)

12. Mulch / Weed Control: In areas where mulch coverage is thinning or absent, weedy growth is significantly heavier. These....**(Nxt pg)**

Wiregrass Ranch Blvd

(#12 Cont.).... weeds are currently averaging 6–10 inches in height and should be removed by hand to ensure proper removal and prevent further spread. (Pic 12a, 12b, 12c>)



13. Junipers – Browning Limbs: During the next detailing event, please have the crew clip out and remove all browning or dead limbs from the junipers throughout the boulevard to improve plant health and maintain a clean, uniform appearance. (Pic 13)



14. Palmettos – Plant Health & Debris: Hughes, please assess the palmettos, as several are exhibiting more yellowing than expected and may be showing signs of chlorosis. Sunrise, trash debris continues to be an issue—plastic bags were observed caught within plant branching in multiple areas. Please ensure all trash is removed during the next visit, including debris lodged within shrubs and trees. (Pic 14>)

Wiregrass Ranch Blvd

15. Volunteer Tree Growth in Shrubs: Another instance of a tree growing within shrubs. Please address and remove all volunteer trees and all previously noted areas to prevent further competition, and long-term landscape damage. (Pic 15a, 15b>, 15c>)



16. Texas Sage – West Side of Boulevard: On the west side of the boulevard, the Texas sage has not been thriving, and the planting bed is now experiencing increased growth of small weedy plants throughout the mulched areas. These weeds should be treated and removed promptly to prevent further spread.

17. Dandelions: A heavy presence of dandelions was noticed actively growing and going to seed. These should be treated and removed immediately upon detection.



18. Pine Trees – Tree Straps: As noted earlier in the report, the tree support straps are an ongoing issue. Several straps are now constricting the trunks of the pine trees, causing visible stress and potential long-term damage. These straps must be adjusted, re-strapped properly, or removed immediately where no longer needed to prevent girdling. (Pic 18a>, 18b>, 18c>, 18d>>)

19. Bed Edge & Weed Growth – Median: Another section of the median requires corrective attention due to significant weed growth, lost bed edging, and missing plants. Please have the crew visit this area, remove existing weeds, re-establish clean bed edges, and evaluate plant losses so the area can be treated and restored appropriately.

Wiregrass Ranch Blvd



20. Tire Ruts – Turf Areas: The cause of this issue is unclear; however, tire tracks were noted in the turf along the east side of the Blvd., resulting in noticeable ruts. If the crew encounters this area during service, please have them tamp down and level the raised and rutted sections to help restore an even turf surface and prevent further turf stress or damage. (Pic 20)



21. Fakahatchee Grasses: Vetch weed is encroaching on the tips of new growth on the Fakahatchee grasses and beginning to overtake the plant canopy. This should be removed during the next visit to prevent the grasses' natural growth habit. Additionally, an active ant mound near the center of the area. Please treat the mound accordingly, and once inactive, rake away and level. (Pic 21>)

Wiregrass Ranch Blvd

22. Tree Well – West ROW: Previously reported condition remains unchanged. The drip line is still actively supplying water to the tree well. At this time, request that the crew secure/screw down the cap to temporarily shut off irrigation in this area to conserve water until a replacement tree is installed. (Pic 22)



24. Tree Saplings: Please remind the crew that during bed detailing, all volunteer tree saplings growing within planted areas must be removed immediately to prevent competition with existing plants and maintain proper bed appearance. (Pic 24)



23. Dead Palm Tree: This palm has been in a declined condition for several months. Upon inspection, the trunk was found to be hollow, raising safety concerns regarding potential failure during strong wind events. It is highly recommended that this palm be proposed for removal. A replacement can be discussed following completion of the RFP process. (Pic 23>)



Tab 8

MINUTES OF MEETING

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

WIREGRASS II COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors meeting of the Wiregrass II Community Development District was held on Friday, February 27, 2026, at 11:59 a.m. at the offices of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544.

Present and Constituting a Quorum were:

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

Also Present were:

- | | |
|----------------|---|
| Sean Craft | District Manager, Rizzetta & Company, Inc. |
| Lindsay Whelan | District Counsel, Kutak Rock LLC (via call) |
| Kubra Metin | District Counsel, Kutak Rock LLC (via call) |
| Scott Sheridan | Developer, Locust Branch |
| Victor Barbosa | District Engineer, Atwell LLC (via call) |
| Amiee Brodeen | LIS, Rizzetta & Company |
| John Toborg | LIS Manager, Rizzetta & Company |

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Audience Comments

A member of the audience commented on the boundary assessment while several others commented that there is insufficient water pressure at The Esplanade.

THIRD ORDER OF BUSINESS

Ratification of Addendum to Audit Engagement Letter

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On a motion by Ms. Quinn Porter, and seconded by Mr. Bill Porter, with all in favor, the Board of Supervisors ratified the Addendum to the Audit Engagement Letter from DiBartolomeo, McBee, Hartley & Barnes, P.A., for the Wiregrass II Community Development District.

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FOURTH ORDER OF BUSINESS

Ratification of FY 2025-2026 Egis Insurance Renewal

On a motion by Mr. Bill Porter, and seconded by Mr. Chandler, with all in favor, the Board of Supervisors ratified the FY 2025-2026 Egis Insurance Renewal, for the Wiregrass II Community Development District.

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FIFTH ORDER OF BUSINESS

Ratification of Proposal for Boundary Amendment

On a motion by Mr. Chandler, and seconded by Ms. Haley Porter, with all in favor, the Board of Supervisors ratified the proposal for Boundary Amendment from Atwell, LLC, for the Wiregrass II Community Development District.

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SIXTH ORDER OF BUSINESS

Discussion of Seats for General & Landowners' Election

The Board approved a motion to put seat #3 up for Landowners' Election and seats #4 and #5 up for General Election. All will be for four-year terms.

On a motion by Mr. Chandler, and seconded by Ms. Quinn Porter, with all in favor, the Board of Supervisors approved to put seat #3 up for Landowners' Election and seats #4 and #5 up for General Election, for the Wiregrass II Community Development District.

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SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2026-01; Notice General Election

On a motion by Ms. Haley Porter, and seconded by Ms. Quinn Porter, with all in favor, the Board of Supervisors approved Resolution 2026-01; Notice General Election, for the Wiregrass II Community Development District.

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EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2026-02;
Boundary Amendment**

On a motion by Mr. Bill, and seconded by Ms. Quinn Porter, with all in favor, the Board of Supervisors approved Resolution 2026-02; Boundary Amendment, for the Wiregrass II Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Boundary Amendment
Funding Agreement**

On a motion by Mr. Chandler, and seconded by Mr. Bill Porter, with all in favor, the Board of Supervisors approved the Boundary Amendment Funding Agreement, for the Wiregrass II Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Resolution 2026-03;
Authorizing Landscape and Irrigation
Maintenance RFP**

The Board approved Resolution 2026-03; Authorizing Landscape and Irrigation Maintenance RFP and made the following notes:

- Remove the bid bond requirement from the RFP.
- Have the initial contract run from May 1st, 2026 through April 30th, 2027 with four (4) non-automatic renewals.
- Keep the scoring criteria as is.
- Have the landscaping vendor attend Board meetings upon request.

On a motion by Mr. Chandler, and seconded by Ms. Quinn Porter, with all in favor, the Board of Supervisors approved Resolution 2026-03; Authorizing Landscape and Irrigation Maintenance RFP as stated above, for the Wiregrass II Community Development District.

ELEVENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel**
No report
- B. District Engineer**
No report.

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C. Construction Manager

No report.

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 March 27, 2026, 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 Website Compliance Reports to the Board stating that the report showed no negative findings.

E. Landscape Inspection Services Report

Ms. Brodeen shared her report with the Board.

TWELFTH ORDER OF BUSINESS

Consideration of Proposals for Plant Replacements

These proposals were tabled until further notice.

THIRTEEN ORDER OF BUSINESS

Consideration of Proposal for Tree Work

This proposal was tabled until further notice.

FOURTEENTH ORDER OF BUSINESS

Consideration of Proposals for Mulch Installation

This was tabled until further notice.

FIFTEENTH ORDER OF BUSINESS

Consideration of Proposals for Shrub Fertilization

This was tabled until further notice.

SIXTEENTH ORDER OF BUSINESS

Consideration of Proposal for Turf Health and Pest Mitigation

This was tabled until further notice.

SEVENTEENTH ORDER OF BUSINESS

Consideration of Proposal for Turf Fertilization Application

This was tabled until further notice.

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EIGHTEENTH ORDER OF BUSINESS

Consideration of Proposal for Weed Control Application

This was tabled until further notice.

NINETEENTH ORDER OF BUSINESS

Chancey Road Mitigation Report

The Board reviewed the report.

TWENTIETH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors Meeting held on August 22, 2025

On a motion by Mr. Bill Porter, and seconded by Ms. Haley Porter, with all in favor, the Board of Supervisors approved the August 22, 2025, Board of Supervisors Regular Meeting Minutes, as presented, for the Wiregrass II Community Development District.

TWENTY-FIRST ORDER OF BUSINESS

Consideration of the Minutes of the Audit Committee Meeting held on August 22, 2025

On a motion by Mr. Chandler, and seconded by Ms. Quinn Porter, with all in favor, the Board of Supervisors approved the August 22, 2025, Audit Committee Meeting Minutes, as presented, for the Wiregrass II Community Development District.

TWENTY-SECOND ORDER OF BUSINESS

Consideration of the Operation and Maintenance Expenditures for August, September, October, November and December 2025

On a motion by Mr. Bill Porter and seconded by Ms. Quinn Porter, with all in favor, the Board of Supervisors approved the August (\$60,844.32), September (\$29,606.30), October (\$22,983.03), November (\$10,607.12) and December 2025 (\$111,614.36) Operation and Maintenance Expenditures, for the Wiregrass II Community Development District.

TWENTY-THIRD ORDER OF BUSINESS

Supervisors Requests

There were no requests.

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TWENTY-FOURTH ORDER OF BUSINESS Adjournment

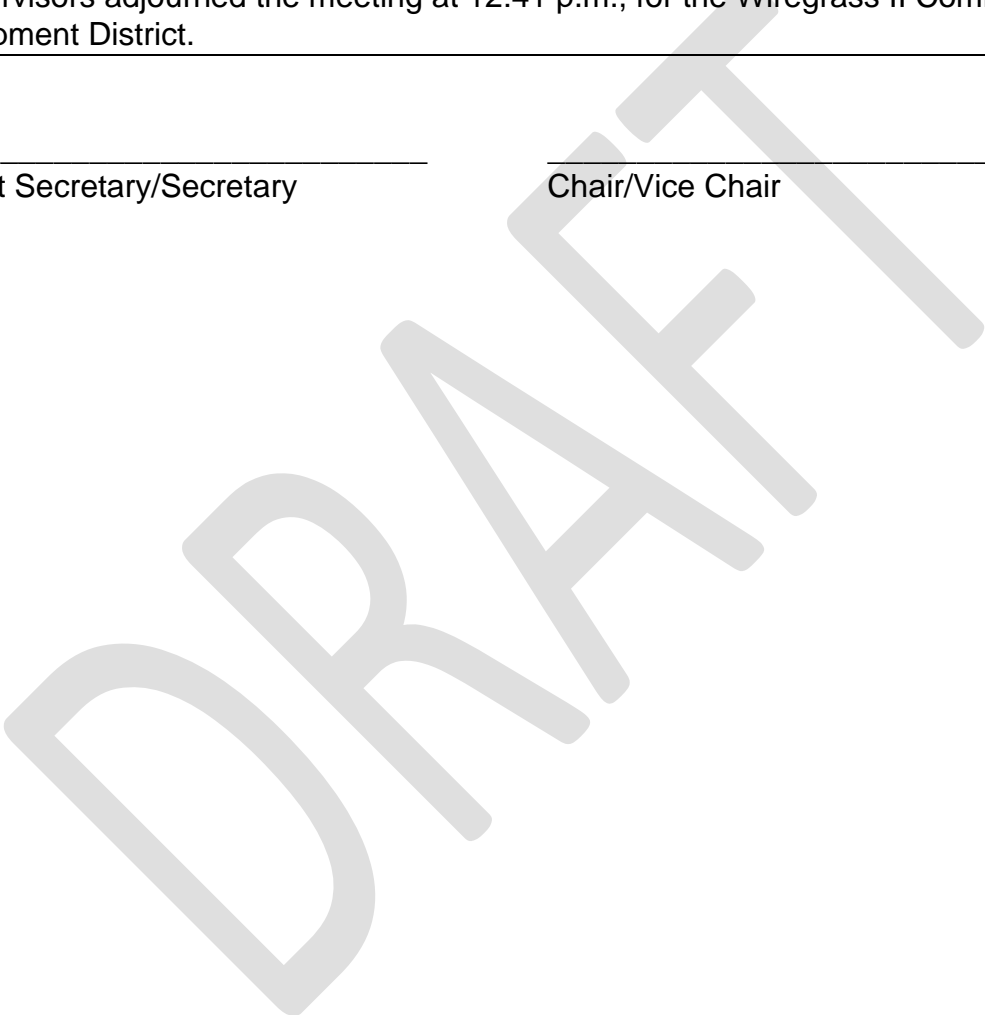
Mr. Craft stated that if there was no further business to come before the Board of Supervisors, then a motion to adjourn would be in order.

On a motion by Mr. Chandler and seconded by Ms. Bill Porter, with all in favor, the Board of Supervisors adjourned the meeting at 12:41 p.m., for the Wiregrass II Community Development District.

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Assistant Secretary/Secretary

Chair/Vice Chair



Tab 9

Wiregrass II Community Development District

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

Operations and Maintenance Expenditures January 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2026 through January 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$53,016.24**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Wiregrass II Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Hughes Exterminators	300087	64956145	Pest Control 12/25	\$ 2,300.00
Jayman Enterprises, LLC	300088	4356	Dog Waste Station Supplies & Maintenance 12/25	\$ 250.00
Rizzetta & Company, Inc.	300086	INV0000106237	Accounting Services 01/26	\$ 5,067.92
Rizzetta & Company, Inc.	600016	INV0000106302	Accounting Services 01/26	\$ 573.33
Sunrise Landscape	300089	11 51843	Landscape Maintenance 01/26	\$ 2,980.00
Terra Crafters Environmental LLC	300085	1259	Mitigation Monitoring & Maintenance 12/25	\$ 4,845.00
Wiregrass Irrigation, LLC	600017	63	Irrigation Fees 12/25	\$ 33,408.25
Withlacoochee River Electric Cooperative, Inc.	20260109-2	2167077-122625	Electric Services 12/25	\$ 597.95
Withlacoochee River Electric Cooperative, Inc.	20260109-1	2227047-122625	Electric Services 12/25	\$ 2,790.46
Withlacoochee River Electric Cooperative, Inc.	20260109-3	2259613-122625	Water Services 12/25	\$ 40.69
Withlacoochee River Electric Cooperative, Inc.	20260109-6	2259615-122625	Water Services 12/25	\$ 40.58
Withlacoochee River Electric Cooperative, Inc.	20260109-7	2259617-122625	Water Services 12/25	\$ 40.58

Wiregrass II Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<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.	20260109-4	2259618-122625	Water Services 12/25	\$ 40.69
Withlacoochee River Electric Cooperative, Inc.	20260109-5	2259619-122625	Water Services 12/25	<u>\$ 40.79</u>
Total				<u>\$ 53,016.24</u>

Service Slip/Invoice



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

INVOICE:	64956145
DATE:	12/30/2025
ORDER:	64956145

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
12/30/2025	12:58 PM		JCCUTTING	James Cutting
Purchase Order	Terms	Last Service	Map Code	Time Out
		12/30/2025		Lic:JE94582

Service	Description	Price
---------	-------------	-------

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

AMOUNT DUE \$2,300.00

* 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

Date	Invoice #
1/1/2026	4356

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

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
	December 2025 Monthly maintenance of dog stations	250.00	250.00
All work is complete!		Total	\$250.00

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

Invoice

Date	Invoice #
1/2/2026	INV0000106237

Bill To:

Wiregrass II CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614
--

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

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,181.00	\$1,181.00
Administrative Services	1.00	\$295.25	\$295.25
Dissemination Services	1.00	\$500.00	\$500.00
Bond Amortization Schedules	1.00	\$600.00	\$600.00
Financial & Revenue Collections	1.00	\$344.00	\$344.00
Landscape Consulting Services	1.00	\$700.00	\$700.00
Management Services	1.00	\$1,337.67	\$1,337.67
Website Compliance & Management	1.00	\$110.00	\$110.00
		Subtotal	\$5,067.92
		Total	\$5,067.92

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

Invoice

Date	Invoice #
1/2/2026	INV0000106302

Bill To:

Wiregrass II CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614
--

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

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



5100 W Kennedy Blvd
 Ste 325
 Tampa, FL 33609

Invoice 11 51843

PO#	Date
	01/01/2026
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
#33006 - Landscape Maintenance Contract - January 2026	January 2026			\$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	\$0.00	\$0.00	\$0.00

INVOICE

Terra Crafters Environmental LLC
2220 Springrain Dr
Clearwater, FL 33763-2237

justin@terrascraftersenvironmental.com
+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.: 1259
Terms: Due on receipt
Invoice date: 12/22/2025
Due date: 12/22/2025

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



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

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

Bill Date **12/26/2025**
Amount Due **597.95**
Current Charges Due **01/19/2026**

District Office Serving You
One Pasco Center

Service Address PUBLIC LIGHTING
Service Classification Public Lighting

See Reverse Side For More Information

ELECTRIC SERVICE

From Date	Reading	To Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
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Comparative Usage Information

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

Previous Balance		597.95
Payment	597.95CR	
Balance Forward		0.00



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

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		597.95
Total Due	E.F.T.	597.95

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

DO NOT PAY
Total amount will be electronically transferred on or after 01/09/2026.



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: 12/26/2025

District: OP17

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after	01/09/2026
TOTAL CHARGES DUE	597.95
DO NOT PAY	

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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 **12/26/2025**
Amount Due **2,790.46**
Current Charges Due **01/19/2026**

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 Date	Reading	To Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
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Comparative Usage Information

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

Previous Balance 2,790.46
Payment 2,790.46CR
Balance Forward 0.00



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

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 2,790.46
Total Due E.F.T. 2,790.46

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

DO NOT PAY
Total amount will be electronically transferred on or after 01/09/2026.



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: 12/26/2025

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

Electronic Funds Transfer on or after	01/09/2026
TOTAL CHARGES DUE	2,790.46
DO NOT PAY	

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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 **12/26/2025**
Amount Due **40.69**
Current Charges Due **01/19/2026**

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		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
11/18	116	12/19	121				5

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Dec 2025	31	0
Nov 2025	27	0
Dec 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.

Previous Balance 40.58
Payment 40.58CR
Balance Forward 0.00

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 40.69
Total Due E.F.T. 40.69



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

DO NOT PAY

Total amount will be electronically transferred on or after 01/09/2026.



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: 12/26/2025

District: OP17

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

Electronic Funds Transfer on or after	01/09/2026
TOTAL CHARGES DUE	40.69
DO NOT PAY	

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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 **12/26/2025**
Amount Due **40.58**
Current Charges Due **01/19/2026**

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		Multiplier	Dem. Reading	KW Demand	kWh Used	
Date	Reading	Date	Reading					
11/18	108	12/19	112				4	

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Dec 2025	31	0
Nov 2025	27	0
Dec 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.

Previous Balance 40.58
Payment 40.58CR
Balance Forward 0.00

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 40.58
Total Due E.F.T. 40.58



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

DO NOT PAY

Total amount will be electronically transferred on or after 01/09/2026.



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: 12/26/2025

District: OP17

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

Electronic Funds Transfer on or after	01/09/2026
TOTAL CHARGES DUE	40.58
DO NOT PAY	

000225961500000405800000405803



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

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

Bill Date **12/26/2025**
Amount Due **40.58**
Current Charges Due **01/19/2026**

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		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
11/18	116	12/19	120				4

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Dec 2025	31	0
Nov 2025	27	0
Dec 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.

Previous Balance 40.69
Payment 40.69CR
Balance Forward 0.00

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 40.58
Total Due E.F.T. 40.58



2 0 0 9 8 4 1 0

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

DO NOT PAY
Total amount will be electronically transferred on or after 01/09/2026.



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: 12/26/2025

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

Electronic Funds Transfer on or after	01/09/2026
TOTAL CHARGES DUE	40.58
DO NOT PAY	

000225961700000405800000405808



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 **12/26/2025**
Amount Due **40.69**
Current Charges Due **01/19/2026**

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		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
11/19	127	12/19	132				5

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Dec 2025	30	0
Nov 2025	28	0
Dec 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.

Previous Balance 40.69
Payment 40.69CR
Balance Forward 0.00

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 40.69
Total Due E.F.T. 40.69



2 0 0 9 8 4 1 0

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DO NOT PAY
Total amount will be electronically transferred on or after 01/09/2026.



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: 12/26/2025

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

Electronic Funds Transfer on or after 01/09/2026	
TOTAL CHARGES DUE	40.69
DO NOT PAY	

000225961800000406900000406908



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

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

Bill Date **12/26/2025**
Amount Due **40.79**
Current Charges Due **01/19/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
11/18	268	12/19	277				9

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Dec 2025	31	0
Nov 2025	27	0
Dec 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. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

Previous Balance		41.22
Payment		41.55CR
Balance Forward		0.33CR
Customer Charge		39.16
Energy Charge 9 KWH @ 0.06090		0.55
Fuel Adjustment 9 KWH @ 0.04200		0.38
FL Gross Receipts Tax		1.03
Total Current Charges		41.12
Total Due	E.F.T.	40.79

DO NOT PAY
Total amount will be electronically transferred on or after 01/09/2026.



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: 12/26/2025

Use above space for address change ONLY.

District: OP17

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

Electronic Funds Transfer on or after	01/09/2026
TOTAL CHARGES DUE	40.79
DO NOT PAY	

000225961900000407900000407904

Wiregrass II Community Development District

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

Operations and Maintenance Expenditures February 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2026 through February 28, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$65,629.42**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Wiregrass II Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Hughes Exterminators	300098	65341533	Pest Control 01/26	\$ 2,300.00
Hughes Exterminators	300096	65341534	Pest Control 01/26	\$ 800.00
Jayman Enterprises, LLC	300091	4388	Dog Waste Station Supplies & Maintenance 01/26	\$ 250.00
Jerry Richardson	300092	2111	Miscellaneous Expense 01/26	\$ 600.00
Rizzetta & Company, Inc.	300090	INV0000106659	Accounting Services 02/26	\$ 4,467.92
Rizzetta & Company, Inc.	600018	INV0000106723	Accounting Services 02/26	\$ 573.33
Sunrise Landscape	300097	11 53826	Landscape Maintenance 02/26	\$ 2,980.00
Terra Crafters Environmental LLC	300093	1267	Mitigation Monitoring & Maintenance 01/26	\$ 3,995.00
The Observer Group, Inc.	300094	26-00070P	Legal Advertising 01/26	\$ 61.25
U.S. Bank	300095	8014232	Trustee Fees S2020 12/01/25-11/30/26	\$ 4,256.13
Wiregrass Irrigation, LLC	600019	64	Irrigation Fees 01/26	\$ 41,753.52
Withlacoochee River Electric Cooperative, Inc.	20260213-7	2167077-012726	Electric Services 01/26	\$ 597.95

Wiregrass II Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<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.	20260213-6	2227047-012726	Electric Services 01/26	\$ 2,790.46
Withlacoochee River Electric Cooperative, Inc.	20260213-5	2259613-012726	Electric Services 01/26	\$ 40.58
Withlacoochee River Electric Cooperative, Inc.	20260213-3	2259615-012726	Electric Services 01/26	\$ 40.69
Withlacoochee River Electric Cooperative, Inc.	20260213-4	2259617-012726	Electric Services 01/26	\$ 40.69
Withlacoochee River Electric Cooperative, Inc.	20260213-2	2259618-012726	Electric Services 01/26	\$ 40.58
Withlacoochee River Electric Cooperative, Inc.	20260213-1	2259619-012726	Electric Services 01/26	<u>\$ 41.32</u>
Total				<u>\$ 65,629.42</u>

Service Slip/Invoice



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

INVOICE: 65341533
DATE: 02/10/2026
ORDER: 65341533

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
02/10/2026	09:40 AM		JCCUTTING	James Cutting
Purchase Order	Terms	Last Service	Map Code	Time Out
		02/10/2026		Lic:JE94582

Service	Description	Price
---------	-------------	-------

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

AMOUNT DUE \$2,300.00

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: 65341534
DATE: 01/28/2026
ORDER: 65341534

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
01/28/2026	12:50 PM		JCCUTTING	James Cutting
Purchase Order	Terms	Last Service	Map Code	Time Out
		01/28/2026		Lic:JE94582

Service	Description	Price
---------	-------------	-------

LC-ORNAMENTAL	Ornamental Service	\$800.00
---------------	--------------------	----------

QUARTERLY ORNAMENTALS. FERT, FUNG, INSECT
 Today your technician applied a liquid, slow-release balanced fertilizer and micronutrients for continued gradual feeding that aids in the development of new stems, leaves and flowers. We also applied an insecticide to combat the migration and damage from plant feeding insects.

We provide several services for our customers, including Mosquito Reduction Service, Termite Treatment and Prevention, Fire Ant Service, Ornamental and Palm Service. If there is anything I can help you with, please don't hesitate to give me a call or text at (678) 490-6233 - Jeff Brixius

SUBTOTAL	\$800.00
TAX	\$0.00
AMT. PAID	\$0.00
TOTAL	\$800.00
AMOUNT DUE	\$800.00

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

© Copyright 2018 WORKWAVE - All Rights Reserved

Jayman Enterprises, LLC

1020 HILL FLOWER DR
Brooksville, FL 34604

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

Date	Invoice #
2/1/2026	4388

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
	January 2026 Monthly maintenance of dog stations	250.00	250.00
All work is complete!		Total	\$250.00

INVOICE

State Wildlife Trapper
2103 W Rio Vista Ave
Tampa, FL 33603

trapperjerry@gmail.com
+1 (813) 390-9578



Bill to

Wiregrass II CDD
3434 Colwell Avenue
Suite 200
Tampa, Florida 33614

Invoice details

Invoice no.: 2111
Terms: Net 15
Invoice date: 01/29/2026
Due date: 02/13/2026

#	Date	Product or service	Description	Qty	Amount
1.		State Wildlife Trapping	Sean Craft - requested a dead hog be removed from this property on 1/28/2025.	1	\$600.00

Total **\$600.00**

Ways to pay



Note to customer

Thank you for your business.

Make all checks payable to: Jerry Richardson

A late fee of 15% late fee will be applied if not paid within 10 days from due date.

If you have any questions concerning this invoice, please contact:

Jerry Richardson
Phone 813-390-9578
email - trapperjerry@gmail.com

30-day notice to terminate trapping service in writing; removal fees of \$335.00 applies.

[View and pay](#)

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

Invoice

Date	Invoice #
2/2/2026	INV0000106659

Bill To:

Wiregrass II CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614
--

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

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,181.00	\$1,181.00
Administrative Services	1.00	\$295.25	\$295.25
Dissemination Services	1.00	\$500.00	\$500.00
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	\$4,467.92
		Total	\$4,467.92

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

Invoice

Date	Invoice #
2/2/2026	INV0000106723

Bill To:

Wiregrass II CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614
--

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

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



5100 W Kennedy Blvd
 Ste 325
 Tampa, FL 33609

Invoice 11 53826

PO#	Date
	02/02/2026
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
#34594 - Landscape Maintenance Contract - February 2026	February 2026			\$2,980.00

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

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$2,980.00	\$0.00	\$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.: 1267
Terms: Due on receipt
Invoice date: 01/26/2026
Due date: 01/26/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Mitigation Maintenance	Task 2: Monthly Mitigation Maintenance (January 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 # 26-00070P

Date 01/16/2026

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 # 26-00070P Public Board Meetings RE: Wiregrass II Board of Supervisors Meeting on January 23, 2026 Published: 1/16/2026	\$61.25
---	---------

Important Message

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

Paid	()
Total	\$61.25

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

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

NOTICE

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

Business Observer

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

INVOICE

Legal Advertising

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, January 23, 2026, at 11:30 a.m., at the offices of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544. 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

January 16, 2026

26-00070P

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
26-00070P

Business Observer

JAN 20 2026

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 January 23, 2026

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

issues of 1/16/2026

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

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Sean Craft
District Manager
January 16, 2026

26-00070P

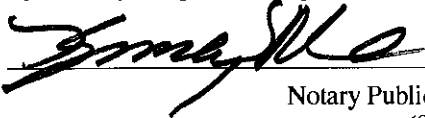


Lindsey Padgett

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

16th day of January, 2026 A.D.

by Lindsey Padgett who is personally known to me.



Notary Public, State of Florida
(SEAL)





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

Invoice Number: 8014232
Account Number: 262283000
Invoice Date: 12/24/2025
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 2020 (ASSESSMENT AREA ONE) REVENUE ACCOUNT**

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
2020 (ASSESSMENT AREA ONE) REVENUE ACCOUNT**

Invoice Number: 8014232
Account Number: 262283000
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: 8014232
 Invoice Date: 12/24/2025
 Account Number: 262283000
 Direct Inquiries To: Duffy, Leanne M
 Phone: (407)-835-3807

**WIREGRASS II COMMUNITY DEVELOPMENT DISTRICT
 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES
 2020 (ASSESSMENT AREA ONE) REVENUE ACCOUNT**

Accounts Included 262283000 262283001 262283002 262283003 262283004
 In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,950.00	100.00%	\$3,950.00
Subtotal Administration Fees - In Advance 12/01/2025 - 11/30/2026				\$3,950.00
Incidental Expenses 12/01/2025 to 11/30/2026	3,950.00	0.0775		\$306.13
Subtotal Incidental Expenses				\$306.13
TOTAL AMOUNT DUE				\$4,256.13





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 **01/27/2026**
Amount Due **597.95**
Current Charges Due **02/18/2026**

District Office Serving You
One Pasco Center

Service Address PUBLIC LIGHTING
Service Classification Public Lighting

See Reverse Side For More Information

ELECTRIC SERVICE

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

Comparative Usage Information

Period	Days	Per Day
--------	------	---------

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

Previous Balance		597.95
Payment	597.95CR	
Balance Forward		0.00



2 0 0 9 8 4 1 0

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

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		597.95
Total Due	E.F.T.	597.95

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

DO NOT PAY
Total amount will be electronically transferred on or after 02/13/2026.



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: 01/27/2026

District: OP17

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after	02/13/2026
TOTAL CHARGES DUE	597.95
DO NOT PAY	

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 **01/27/2026**
Amount Due **2,790.46**
Current Charges Due **02/18/2026**

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

Comparative Usage Information

Period	Days	Per Day
--------	------	---------

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

Previous Balance 2,790.46
Payment 2,790.46CR
Balance Forward 0.00



2 0 0 9 8 4 1 0

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

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 2,790.46
Total Due E.F.T. 2,790.46

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

DO NOT PAY
Total amount will be electronically transferred on or after 02/13/2026.



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: 01/27/2026

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

Electronic Funds Transfer on or after	02/13/2026
TOTAL CHARGES DUE	2,790.46
DO NOT PAY	

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 **01/27/2026**
Amount Due **40.58**
Current Charges Due **02/18/2026**

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		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
12/19	121	01/22	125				4

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Jan 2026	34	0
Dec 2025	31	0
Jan 2025	34	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.

Previous Balance 40.69
Payment 40.69CR
Balance Forward 0.00

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 40.58
Total Due E.F.T. 40.58



2 0 0 9 8 4 1 0

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DO NOT PAY
Total amount will be electronically transferred on or after 02/13/2026.



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: 01/27/2026

District: OP17

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

Electronic Funds Transfer on or after	02/13/2026
TOTAL CHARGES DUE	40.58
DO NOT PAY	

000225961300000405800000405808



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

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

Bill Date **01/27/2026**
Amount Due **40.69**
Current Charges Due **02/18/2026**

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		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
12/19	112	01/22	117				5

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Jan 2026	34	0
Dec 2025	31	0
Jan 2025	34	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.

Previous Balance 40.58
Payment 40.58CR
Balance Forward 0.00

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 40.69
Total Due E.F.T. 40.69



2 0 0 9 8 4 1 0

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DO NOT PAY

Total amount will be electronically transferred on or after 02/13/2026.



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: 01/27/2026

District: OP17

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

Electronic Funds Transfer on or after	02/13/2026
TOTAL CHARGES DUE	40.69
DO NOT PAY	

000225961500000406900000406905



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 **01/27/2026**
Amount Due **40.69**
Current Charges Due **02/18/2026**

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		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
12/19	120	01/22	125				5

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Jan 2026	34	0
Dec 2025	31	0
Jan 2025	34	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.

Previous Balance 40.58
Payment 40.58CR
Balance Forward 0.00



2 0 0 9 8 4 1 0

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 40.69
Total Due E.F.T. 40.69

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DO NOT PAY
Total amount will be electronically transferred on or after 02/13/2026.



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: 01/27/2026

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

Electronic Funds Transfer on or after 02/13/2026	
TOTAL CHARGES DUE	40.69
DO NOT PAY	

000225961700000406900000406900



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

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

Bill Date **01/27/2026**
Amount Due **40.58**
Current Charges Due **02/18/2026**

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		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
12/19	132	01/22	136				4

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jan 2026	34	0
Dec 2025	30	0
Jan 2025	34	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.

Previous Balance 40.69
Payment 40.69CR
Balance Forward 0.00

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 40.58
Total Due E.F.T. 40.58



2 0 0 9 8 4 1 0

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DO NOT PAY

Total amount will be electronically transferred on or after 02/13/2026.



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: 01/27/2026

District: OP17

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after 02/13/2026	
TOTAL CHARGES DUE	40.58
DO NOT PAY	

000225961800000405800000405806



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 **01/27/2026**
Amount Due **41.32**
Current Charges Due **02/18/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
12/19	277	01/22	288				11

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Jan 2026	34	0
Dec 2025	31	0
Jan 2025	34	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.

Previous Balance 40.79
Payment 40.79CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 11 KWH @ 0.06090 0.67
Fuel Adjustment 11 KWH @ 0.04200 0.46
FL Gross Receipts Tax 1.03

Total Current Charges 41.32
Total Due E.F.T. 41.32



2 0 0 9 8 4 1 0

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

DO NOT PAY
Total amount will be electronically transferred on or after 02/13/2026.



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: 01/27/2026

District: OP17

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

Electronic Funds Transfer on or after 02/13/2026	
TOTAL CHARGES DUE	41.32
DO NOT PAY	

000225961900000413200000413200

Wiregrass II Community Development District

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

Operations and Maintenance Expenditures March 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from March 1, 2026 through March 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$8,689.66**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Wiregrass II Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	300099	INV0000107475	Accounting Services 03/26	\$ 4,467.92
Rizzetta & Company, Inc.	600020	INV0000107540	Accounting Services 03/26	\$ 573.33
The Observer Group, Inc.	300100	26-00368P	Legal Advertising 02/26	\$ 56.88
Withlacoochee River Electric Cooperative, Inc.	20260313-1	2167077-022426	Electric Services 02/26	\$ 597.95
Withlacoochee River Electric Cooperative, Inc.	20260313-7	2227047-022426	Electric Services 02/26	\$ 2,790.46
Withlacoochee River Electric Cooperative, Inc.	20260313-6	2259613-022426	Electric Services 02/26	\$ 40.58
Withlacoochee River Electric Cooperative, Inc.	20260313-5	2259615-022426	Electric Services 02/26	\$ 40.48
Withlacoochee River Electric Cooperative, Inc.	20260313-4	2259617-022426	Electric Services 02/26	\$ 40.58
Withlacoochee River Electric Cooperative, Inc.	20260313-3	2259618-022426	Electric Services 02/26	\$ 40.58
Withlacoochee River Electric Cooperative, Inc.	20260313-2	2259619-022426	Electric Services 02/26	<u>\$ 40.90</u>
Total				<u>\$ 8,689.66</u>

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

Invoice

Date	Invoice #
3/2/2026	INV0000107475

Bill To:

Wiregrass II CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614
--

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

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,181.00	\$1,181.00
Administrative Services	1.00	\$295.25	\$295.25
Dissemination Services	1.00	\$500.00	\$500.00
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			\$4,467.92
Total			\$4,467.92

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

Invoice

Date	Invoice #
3/2/2026	INV0000107540

Bill To:

Wiregrass II CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614
--

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

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

Business Observer

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

INVOICE

Legal Advertising

Invoice # 26-00368P

Date 02/20/2026

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 # 26-00368P

\$56.88

Public Board Meetings

RE: Wiregrass II Board of Supervisors Meeting on February 27, 2026

Published: 2/20/2026

Important Message

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

Paid

()

Total

\$56.88

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

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

NOTICE

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

Business Observer

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

INVOICE

Legal Advertising

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, 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. 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
February 20, 2026

26-00368P

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.

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

Bill Date **02/24/2026**
 Amount Due **597.95**
 Current Charges Due **03/19/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

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

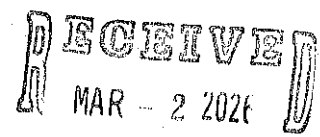
Comparative Usage Information		
Average kWh		
Period	Days	Per Day

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



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Previous Balance **597.95**
 Payment **597.95CR**
 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 @ 0.04200 **18.90**
 Poles (QTY 18) **189.00**
 FL Gross Receipts Tax **0.89**

Total Current Charges **597.95**
 Total Due **597.95** E.F.T.

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

DO NOT PAY
 Total amount will be electronically transferred on or after 03/13/2026.

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

See Reverse Side For Mailing Instructions

Bill Date: **02/24/2026**

District: OP17



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

31
9 - 9406



Electronic Funds Transfer on or after 03/13/2026	
TOTAL CHARGES DUE	597.95
DO NOT PAY	

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

Bill Date **02/24/2026**
 Amount Due **2,790.46**
 Current Charges Due **03/19/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

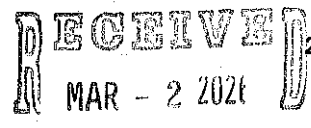
Service Address PUBLIC LIGHTING
 Service Description PUBLIC LIGHTING
 Service Classification Public Lighting

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

Comparative Usage Information		
Average kWh		
Period	Days	Per Day

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

Previous Balance 2,790.46
 Payment 2,790.46CR
 Balance Forward 0.00



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

Light Energy Charge BY: 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 2,790.46
 Total Due E.F.T. 2,790.46

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

DO NOT PAY
 Total amount will be electronically transferred on or after 03/13/2026.

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

See Reverse Side For Mailing Instructions

Bill Date: 02/24/2026

 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

Electronic Funds Transfer on or after 03/13/2026	
TOTAL CHARGES DUE	2,790.46
DO NOT PAY	

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

Bill Date **02/24/2026**
 Amount Due **40.58**
 Current Charges Due **03/19/2026**

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			Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
01/22	125	02/20	129				4

Previous Balance 40.58
 Payment
 Balance Forward 0.00

RECEIVED
 MAR - 2 2026

Customer Charge BY..... 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 40.58
 Total Due E.F.T. 40.58

Comparative Usage Information

Period	Days	Average kWh Per Day
Feb 2026	29	0
Jan 2026	34	0
Feb 2025	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. 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.

DO NOT PAY

Total amount will be electronically transferred on or after 03/13/2026.

Bill Date: 02/24/2026

District: OP17

Use above space for address change ONLY.



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

Electronic Funds Transfer on or after	03/13/2026
TOTAL CHARGES DUE	40.58
DO NOT PAY	

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

Bill Date **02/24/2026**
 Amount Due **40.48**
 Current Charges Due **03/19/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

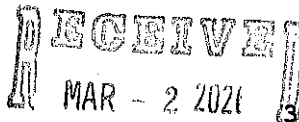
Service Address **4844 WIREGRASS RANCH BLVD**
 Service Description **IRRIGATION**
 Service Classification **General Service Non-Demand**

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
01/22	117	02/20	120				3

Period	Days	Per Day
Feb 2026	29	0
Jan 2026	34	0
Feb 2025	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.

Previous Balance 40.69
Payment 40.69CR
Balance Forward 0.00



Customer Charge
 Energy Charge 3 KWH @ 0.06090 0.18
 Fuel Adjustment 3 KWH @ 0.04200 0.13
 FL Gross Receipts Tax 1.01

Total Current Charges 40.48
Total Due E.F.T. 40.48



2 0 0 9 8 4 1 0

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DO NOT PAY

Total amount will be electronically transferred on or after 03/13/2026.

Bill Date: **02/24/2026**

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

Electronic Funds Transfer on or after 03/13/2026
TOTAL CHARGES DUE 40.48
DO NOT PAY

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

Bill Date **02/24/2026**
 Amount Due **40.58**
 Current Charges Due **03/19/2026**

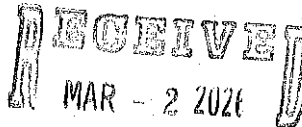
District Office Serving You
One Pasco Center

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		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
01/22	125	02/20	129				4

Previous Balance 40.69
 Payment
 Balance Forward 0.00



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 40.58
 Total Due **E.F.T.** 40.58

Comparative Usage Information
Average kWh

Period	Days	Per Day
Feb 2026	29	0
Jan 2026	34	0
Feb 2025	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.



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DO NOT PAY

Total amount will be electronically transferred on or after 03/13/2026.

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

Bill Date **02/24/2026**
 Amount Due **40.58**
 Current Charges Due **03/19/2026**

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**

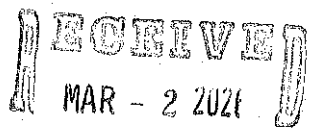
ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
01/22	136	02/20	140				4

Comparative Usage Information
Average kWh

Period	Days	Per Day
Feb 2026	29	0
Jan 2026	34	0
Feb 2025	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.

Previous Balance **40.58**
 Payment **40.58CR**
 Balance Forward **0.00**



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 **40.58**
 Total Due **40.58** E.F.T.



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DO NOT PAY
 Total amount will be electronically transferred on or after 03/13/2026.

Bill Date: **02/24/2026**

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

Electronic Funds Transfer on or after **03/13/2026**
TOTAL CHARGES DUE 40.58
DO NOT PAY

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

Bill Date **02/24/2026**
 Amount Due **40.90**
 Current Charges Due **03/19/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

ELECTRIC SERVICE									
From	To	Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
01/22	02/20		288		295				7

Comparative Usage Information
Average kWh

Period	Days	Per Day
Feb 2026	29	0
Jan 2026	34	0
Feb 2025	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 41.32
 Payment 41.32CR
 Balance Forward 0.00



Customer Charge 39.16
 Energy Charge 7 KWH @ 0.06090 0.43
 Fuel Adjustment 7 KWH @ 0.04200 0.29
 FL Gross Receipts Tax 1.02

Total Current Charges 40.90
 Total Due **E.F.T.** 40.90

DO NOT PAY

Total amount will be electronically transferred on or after 03/13/2026.

