



Rizzetta & Company

Wiregrass II Community Development District

**Board of Supervisors Meeting
May 26, 2022**

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

www.wiregrassllcdd.org

WIREGRASS II COMMUNITY DEVELOPMENT DISTRICT

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

Board of Supervisors	Bill Porter	Chair
	Colby Chandler	Vice Chair
	Hatcher Porter	Assistant Secretary
	Caitlyn Chandler	Assistant Secretary
	Quinn Porter	Assistant Secretary
District Manager	Lynn Hayes	Rizzetta & Company, Inc.
District Counsel	Lindsay Whelan	Kutak Rock LLP
Interim 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.

May 23, 2022

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

REVISED FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Wiregrass II Community Development District will be held on **Thursday, May 26, 2022, at 10:30 a.m.**, at the offices of Rizzetta & Company located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544 The following is the agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors Meeting held on April 28, 2022..... Tab 1
 - B. Consideration of Operations and Maintenance Expenditures for April 2022..... Tab 2
- 4. BUSINESS ITEMS**
 - A. Consideration of Supplemental Engineer's Report Tab 3
 - B. Consideration of Final Supplemental Assessment Methodology Report (USC) Tab 4
 - C. Consideration of Resolution 2022-05, Supplemental Assessment Resolution Tab 5
 - D. Presentation of Berger, Toombs Fiscal Year 2020-2021 Audit Report Tab 6
 - E. Presentation of Fiscal Year 2022-2023 Proposed Budget Tab 7
 - F. Consideration of Resolution 2022-06, Approving Fiscal Year 2022-2023 Proposed Budget and Setting the Public Hearing on the Final Budget..... Tab 8
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager Report.....Tab 9
 1. Announcement of Voter Registration Count

- 6. **SUPERVISOR REQUESTS**
- 7. **ADJOURNMENT**

I look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call me at (813) 994-1001.

Very truly yours,

Lynn Hayes
District Manager

cc. Lindsay Whelan, Kutak Rock LLP
Victor Barbosa, Atwell LLC

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 Wiregrass II Community Development District was held on **Thursday, April 28, 2022, at 10:30 a.m.** at the offices of Rizzetta & Company Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544.

Present were:

Bill Porter	Board Supervisor, Chair
Colby Chandler	Board Supervisor, Vice Chair
Hatcher Porter	Board Supervisor, Assistant Secretary
Quinn Porter	Board Supervisor, Assistant Secretary

Also Present were:

Lynn Hayes	District Manager, Rizzetta & Co.
Scott Sheridan	Developer, Locust Branch
Lindsay Whelan	District Counsel, Kutak Rock LLP
Victor Barbosa	District Engineer, Atwell Engineering <i>(joined at 10:12 a.m)</i>
Kayla Connell	District Financial Services Mgr., Rizzetta & Co
Sara Zare	Representative, MBS Capital Markets
Cynthia Wilhelm	Representative, Nabors, Giblin, & Nickerson, P.A. <i>(via. conf. call)</i>

FIRST ORDER OF BUSINESS

Call to Order / Roll Call

Mr. Hayes confirmed there was a quorum present and called the meeting to order.

SECOND ORDER OF BUSINESS

Audience Comments

No members of general audience in attendance.

THIRD ORDER OF BUSINESS

Ratification of Engineering
Assignment from Waldrop to Atwell

Mr. Bill Porter executed this Engineering Assignment from Waldrop to Atwell.

On a Motion by Mr. Colby Chandler, seconded by Ms. Quinn Porter, with all in favor, the Board of Supervisors ratified the Engineering Agreement from Waldrop to Atwell, for Wiregrass II Community Development District

FOURTH ORDER OF BUSINESS

**Consideration of MBS Capital Markets,
LLC Investment Banking Agreement**

Ms. Zare of MBS Capital Markets provided her presentation to the Board and fielded their questions.

On a Motion by Ms. Quinn Porter, seconded by Mr. Hatcher Porter, with all in favor, the Board of Supervisors approved the MBS Capital Markets, LLC Investment Banking Agreement, for Wiregrass II Community Development District.

FIFTH ORDER OF BUSINESS

**Presentation of Draft Supplemental
Engineer's Report**

Mr. Barbosa presented the Supplemental Engineer's Report.

On a Motion by Mr. Bill Porter, seconded by Mr. Colby Chandler, with all in favor, the Board of Supervisors approved the Supplemental Engineer's Report in substantial form, for Wiregrass II Community Development District

SIXTH ORDER OF BUSINESS

**Presentation of Preliminary
Supplemental Assessment
Methodology Report**

Ms. Connell presented the details of the Preliminary Supplemental Assessment Methodology Report.

On a Motion by Mr. Hatcher Porter, seconded by Ms. Quinn Porter, with all in favor, the Board of Supervisors approved the Preliminary Supplemental Assessment Report in substantial form, for Wiregrass II Community Development District

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2022-03,
Delegated Award Resolution**

Ms. Wilhelm presented the details of the Resolution.

On a Motion by Mr. Bill Porter, seconded by Ms. Quinn Porter, with all in favor, the Board of Supervisors adopted Resolution 2022-03, Delegated Award Resolution and the Purchase Agreement, Supplemental Indenture, Preliminary Limited Offering Memorandum, and Continuing Disclosure Agreement for Wiregrass II Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Ancillary Financing Agreements

Ms. Whelan presented the Ancillary Financing Agreements to the Board.

On a Motion by Ms. Quinn Porter, seconded by Mr. Colby Porter, with all in favor, the Board of Supervisors approved the Collateral Assignment and Assumption of Development and Contract Rights Relating to the Series 2022 Project, The Agreement between Wiregrass II CDD and Locust Branch, LLC Regarding the Completion of Certain Improvements, The True-Up and Payment of Special Assessments (Series 2022 Project), Declaration of Consent to Jurisdiction of Wiregrass II Community Development District and to Imposition of Special Assessments for Assessment Area Two, Tri-Party Agreement Relating to Acknowledgement of Jurisdiction Imposition of Series 2022 Assessments and Acknowledgement of Subordination with Wiregrass II CDD and Taylor Morrison, Fly Catcher Enterprises LLC and the Agreement By and Between Wiregrass II Community Development District and Locust Branch Regarding the Acquisition of Certain Work Product, Infrastructure and Real Property, in substantial form, for Wiregrass II Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2022-04, Designating a Date, Time, and Place for Landowner's Election

Mr. Hayes informed the Board the second Landowner's Election will be held on November 1, 2022, which is the 1st Tuesday of the Month per Florida Statute 190. He indicated seat 3 will be a 2-year term and seats 4 and 5 will be four-year terms.

On a Motion by Mr. Colby Chandler, seconded by Ms. Quinn Porter, with all in favor, the Board of Supervisors adopted Resolution 2022-04, Designating a date, time, and place for the Landowner's Election, for Wiregrass II Community Development District.

TENTH ORDER OF BUSINESS

Consideration of Acquisition of Wiregrass Ranch Blvd. Phase 3B and 4

Ms. Whelan presented the details of the Acquisition of Wiregrass Ranch Blvd. Phase 3B and 4 to the Board.

On a Motion by Mr. Colby Chandler, seconded by Mr. Bill Porter, with all in favor, the Board of Supervisors approved the Special Warranty Deed and Promissory Note, in substantial form, for Wiregrass II Community Development District.

ELEVENTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors Meeting held on January 27, 2022

Mr. Hayes presented the minutes and inquired if there were any amendments necessary. There were none.

On a Motion by Mr. Colby Chandler, seconded by Ms. Quinn Porter, with all in favor, the Board of Supervisors approved the January 27, 2022, regular meeting minutes, as presented, for Wiregrass II Community Development District.

TWELFTH ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for
January, February, and March 2022**

Mr. Hayes presented the Operation and Maintenance Expenditures for January, February, and March 2022.

On a Motion by Mr. Bill Porter, seconded by Mr. Hatcher Porter, with all in favor, the Board of Supervisors ratified the payment of Operation & Maintenance Expenditures for January (\$22,715.28), February, (\$19,501.94), and March 2022 (\$14,220.04), for Wiregrass II Community Development District.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

The Board and Ms. Whelan had a discussion on whether they may need to change the May 26, 2022, CDD meeting date. Ms. Whelan will advise if it needs to be changed so we can properly advertise this and post it on the website.

B. District Engineer

No report.

C. District Manager Report

Mr. Hayes presented his report and announced that the next regularly scheduled meeting would be May 26, 2022, at 10:30 a.m. at the offices of Rizzetta & Company Inc. located at 5844 Old Pasco Road, Wesley Chapel, FL 33544.

FOURTEENTH ORDER OF BUSINESS

Supervisor Requests

The developer of Locust Branch provided the Board with an update on the Wiregrass Ranch Boulevard Phase 3B and 4 Collector Road project. The District Manager informed the Board he would contact the insurance carrier to cancel the Wiregrass II CDD- Building Materials-Phase 3B and 4 Collector Road Insurance Policy effective April 29, 2022.

FIFTEENTH ORDER OF BUSINESS

Adjournment

Mr. Hayes stated that if there was no more business to come before the Board than a motion to adjourn would be in order.

WIREGRASS II COMMUNITY DEVELOPMENT DISTRICT

April 28, 2022 Minutes of Meeting

Page 5

On a Motion by Mr. Bill Porter, seconded by Mr. Colby Chandler, with all in favor, the Board of Supervisors adjourned the meeting at 11:06 a.m. for Wiregrass II Community Development District.

Secretary/ Assistant Secretary

Chair/Vice Chair

Tab 2

WIREGRASS II COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures April 2022 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2022 through April 30, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$15,642.20**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Wiregrass II Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2022 Through April 30, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Atwell, LLC	001142	0270307	Engineering Services 02/22	\$ 774.00
Kutak Rock LLP	001144	3036083	Legal Services 03/22	\$ 2,655.00
Rizzetta & Company, Inc.	001143	INV0000067074	District Management Fees 04/22	\$ 4,048.25
Times Publishing Company	001145	0000216195 03/16/22	Legal Advertising Account #200049 03/22	\$ 104.80
Wiregrass irrigation, LLC	001146	018	Irrigation Fees 03/22	\$ 8,060.15
Report Total				\$ 15,642.20

Tab 3

**Wiregrass II
Community Development District
Supplemental Engineer's Report
April 2022**

Prepared for:

**Wiregrass II
Community Development District
Pasco County, Florida**

prepared by:

**Victor E. Barbosa, P.E.
Atwell, LLC
Tampa, Florida**

Contents

PURPOSE AND SCOPE3

2022 PROJECT4

 (i) ROADWAY AND ASSOCIATED INFRASTRUCTURE4

 (ii) ENVIRONMENTAL CONSERVATION/MITIGATION5

 (iii) PROFESSIONAL FEES5

OWNERSHIP AND MAINTENANCE.....5

PROJECT COSTS.....6

SUMMARY AND CONCLUSION7

Table 1: 2022 Project Estimated Costs4

PURPOSE AND SCOPE

This report is a supplement to the Master Engineer's Report dated June 2020 and describes the portion of the District's Capital Improvements Plan (the "CIP") included in the second phase of development (the "2022 Project"). The purpose of this report is to outline the scope of the 2022 Project and provide a description of the public infrastructure improvements comprising the 2022 Project that may be financed and constructed or acquired by the District all or in part through the issuance of its Capital Improvement Revenue Bonds, Series 2022 (the "2022 Bonds"). Only those improvements in the 2022 Project eligible to be funded with proceeds of tax-exempt 2022 Bonds and any improvements constructed as part of the 2020 Project that were not funded by the District's Capital Improvement Revenue Bonds, Series 2020 (the "2020 Bonds") will be financed by the District. A portion of these public infrastructure improvements may be completed by i) the District, or ii) by Locust Branch, LLC (the "Developer"), the primary developer of the Master Development, or iii) by Taylor Morrison of Florida, Inc. (the "Esplanade Developer"), the primary developer of lands within the District, and acquired by the District with proceeds of bonds issued by the District. The Developer will finance and construct the balance of the infrastructure improvements needed for the District that are not financed by the District through the 2022 Bonds or a future bond issuance.

The 2022 Project, as outlined herein, is necessary for the functional development of the District as required by Pasco County, Florida, the Southwest Florida Water Management District, and the United States Army Corps of Engineers.

The 2022 Project described in this report reflects the District's present intentions. The implementation and completion of the 2022 Project outlined in this report requires final approval by the District's Board of Supervisors, including the approval for the purchase of site related improvements. Cost estimates contained in this report have been prepared based on the best available information, including current contract unit prices, bid documents and pay requests where available. These estimates may not reflect final engineering design or complete environmental permitting. Actual costs will vary based upon final plans, design, planning, approvals from regulatory authorities, inflation, etc. Nevertheless, all costs contained herein, may be reasonably expected to adequately fund the improvements described, and contingency costs as included are reasonable.

2022 PROJECT

The 2022 Project includes completed and planned infrastructure improvements that will provide special benefit to all assessable land within the District. In particular, the 2022 Project includes construction of roadways and associated public infrastructure, including streetlighting/undergrounding, stormwater/drainage, potable water, sewer and re-use water main extensions, and landscaping and irrigation improvements within and adjacent to public rights-of-way of certain phases of Wiregrass Ranch Boulevard and Chancey Road, and associated soft costs such as environmental mitigation, professional fees and permitting costs. Said improvements are a portion of the total public improvements in the CIP as described in the Master Engineer's Report.

The estimated total cost of the 2022 Project is \$18,272,254. In addition, an estimated \$3,649,406 of improvements constructed as part of the 2020 Project that were not funded by the 2020 Bonds would be eligible for funding from the 2022 Bonds. Refer to **Table 1** for a summary of the costs by infrastructure category from the Master Engineer's Report for the completed and planned CIP expenditures relative to the 2020 and 2022 Projects.

(i) ROADWAY AND ASSOCIATED INFRASTRUCTURE

Roadway and associated infrastructure improvements included in the 2022 Project consist of improvements as further described in the Master Engineer's Report and as summarized and described as follows:

- Wiregrass Ranch Boulevard – Phase 3B (from 2020 Project)
- Wiregrass Ranch Boulevard – Phase 4A, 4B, 4C and 4D (from 2020 Project)
- Chancey Road – Phase 3 (2022 Project)
- Chancey Road – Phase 4 (2022 Project)

Construction of Wiregrass Ranch Boulevard Phases 3B and 4A–4D is nearing completion and the majority of the costs were included in funding requisitions from the 2020 bond funds. Any costs not included in previous requisitions may be included in a funding requisition in 2022. Chancey Road Phase 3 is fully

designed and permitted with all agencies, but no improvements have been started. Design and permitting for Chancey Road Phase 4 has not commenced.

(ii) ENVIRONMENTAL CONSERVATION/MITIGATION

There are 6.74 +/- units of permanent forested and herbaceous wetland impacts associated with the proposed construction of the District's infrastructure which, pursuant to applicable SWFWMD and ACOE approvals, will require purchase of 4.84 +/- units of wetland mitigation bank credits and the creation of onsite mitigation for the remaining units. The costs associated with mitigation creation and bank credits are included in the CIP. Locust Branch had previously constructed or had overseen the construction of wetland mitigation to serve all of Wiregrass Ranch Blvd. that is included within the CIP, including the 2020 Project.

(iii) PROFESSIONAL FEES

Professional fees allocable to the 2022 Project include civil engineering, costs for site design, permitting, inspection and master planning, survey costs for construction staking and record drawings as well as preparation of preliminary and final plats, geotechnical cost for pre-design soil borings, under drain analysis and construction testing and landscape architecture costs. Also included in this category are fees associated with environmental consultation and permitting and legal fees.

OWNERSHIP AND MAINTENANCE

The ownership and maintenance responsibilities of the proposed infrastructure improvements are fully described in the Master Engineer's Report.

PROJECT COSTS

The 2022 Project's identifiable total costs associated with the infrastructure improvements are estimated to be \$18,272,254. An additional \$3,649,406 of costs associated with the infrastructure improvements from the 2020 Project that were not funded from proceeds of the 2020 Bonds will be eligible to be funded from proceeds of the 2022 Bonds. A portion of the 2022 Project is expected to be complete by December 31, 2026 with the balance being completed by December 31, 2030.

The summary of estimated project costs shown below in **Table 1**, outlines the anticipated costs associated with the construction and acquisition of public infrastructure comprising the 2022 Project.

Table 1: Cost Estimates

No.	Facility	CIP	CIP	CIP
		2020 Project	2020 Project (Actuals)	2022 Project
	PUBLIC IMPROVEMENTS			
1	Roadways	\$7,844,000	\$7,967,716	\$7,672,734
2	Underground Electric / Streetlights	\$617,000	\$1,130,876	\$634,940
3	Storm Water Management	\$2,472,000	\$2,315,690	\$1,397,140
4	Environmental Mitigation	\$378,000	\$592,368	\$592,367
5	Wastewater	\$0	\$0	\$917,578
6	Potable Water	\$0	\$0	\$1,170,918
7	Reclaimed Water	\$622,000	\$1,688,890	\$1,270,770
8	Landscape / Irrigation	\$1,525,000	\$1,525,000	\$1,570,431
	Subtotal (Improvements Benefiting All Units)	\$13,458,000	\$15,220,540	\$15,226,878
17	Contingency (10%)	\$1,345,800	\$0	\$1,522,688
18	Professional Fees	\$1,345,800	\$929,060	\$1,522,688
	Total Improvements	\$16,149,600	\$16,149,600	\$18,272,254
	Remaining 2020 Project Improvements			\$3,649,406
	Total Eligible Costs			\$21,921,660

The cost estimates set forth herein are estimates based on current plans and market conditions, which are subject to change. Accordingly, the "2022 Project" as used herein refers to sufficient public infrastructure of the kinds described herein to support the development and sale of the planned residential units, which (subject to true-up determinations) number and type of units may be changed with the development of the District. Stated differently, during development and implementation of the public infrastructure improvements as described for the District, it may be necessary to make modifications and/or deviations for the plans, and the District expressly reserves the right to do so.

SUMMARY AND CONCLUSION

The infrastructure, as outlined above, is necessary for the functional development of the District as required by the applicable independent units of local government. The planning and design of the infrastructure is in accordance with current governmental regulatory requirements. The infrastructure will provide its intended function so long as the construction is in substantial compliance with the design and permits. The platting, design and permitting of the site plan are ongoing at this time and there is no reason to believe such permitting will not be obtained.

Items of construction in this report are based on current contract unit prices and current plan quantities for the infrastructure construction as shown on the master plans, conceptual plans, construction drawings and specifications, last revisions. It is the professional opinion of Atwell that the estimated infrastructure costs provided herein for the District improvements are reasonable to complete the construction of the infrastructure described herein and that these infrastructure improvements will benefit and add value to all lands within the District. All such infrastructure costs are public improvements or community facilities as set forth in Section 190.012(1) of the Florida Statutes. Further, the CIP, including the 2022 Project, functions as a system of improvements benefitting all lands within the District.

The infrastructure total construction cost developed in this report is only an estimate and not a guaranteed maximum price. The labor market, future costs of equipment and materials, and the actual construction processes frequently vary and cannot be accurately forecasted. Due to this inherent opportunity for fluctuation in cost, the total final cost may be more or less than this estimate.

The professional services for establishing the opinion of estimated construction cost are consistent with the degree and care and skill exercised by members of the same profession under similar circumstances.

A handwritten signature in blue ink, reading "Victor Barbosa", is positioned above a horizontal line.

Victor E. Barbosa, P.E

District Engineer

FL Registration No.: 58548

Tab 4

Tab 5

RESOLUTION 2022-05

A RESOLUTION SETTING FORTH THE SPECIFIC TERMS OF THE WIREGRASS II COMMUNITY DEVELOPMENT DISTRICT'S CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2022; CONFIRMING THE DISTRICT'S PROVISION OF THE SERIES 2022 PROJECT AND ADOPTING A SUPPLEMENTAL ENGINEER'S REPORT; CONFIRMING AND ADOPTING A SUPPLEMENTAL ASSESSMENT REPORT; CONFIRMING, ALLOCATING AND AUTHORIZING THE COLLECTION OF SPECIAL ASSESSMENTS SECURING SERIES 2022 BONDS; PROVIDING FOR THE APPLICATION OF TRUE-UP PAYMENTS; PROVIDING FOR THE SUPPLEMENT TO THE IMPROVEMENT LIEN BOOK; PROVIDING FOR THE RECORDING OF A NOTICE OF SERIES 2022 SPECIAL ASSESSMENTS; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, the Wiregrass II Community Development District (the "District") has previously indicated its intention to undertake, install, establish, construct or acquire certain public infrastructure improvements within the District, and to finance such improvements through the imposition of special assessments on benefitted property within the District and the issuance of bonds; and

WHEREAS, the District's Board of Supervisors (the "Board") has previously adopted, after notice and public hearing, Resolution 2020-11, relating to the imposition, levy, collection and enforcement of such special assessments; and

WHEREAS, pursuant to and consistent with the terms of Resolution 2020-11, this Resolution shall set forth the terms of bonds actually issued by the District, and apply the adopted special assessment methodology to the actual scope of the project to be completed with a series of bonds and the terms of the bond issue; and

WHEREAS, on [REDACTED], 2022, the District entered into a *Bond Purchase Agreement* whereby it agreed to sell \$ [REDACTED] of its Capital Improvement Revenue Bonds, Series 2022 (Assessment Area Two) (the "Series 2022 Bonds"); and

WHEREAS, pursuant to and consistent with Resolution 2020-11, the District desires to set forth the particular terms of the sale of the Series 2022 Bonds and confirm the lien of the special assessments securing the Series 2022 Bonds on the lands within Assessment Area Two within the District.

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

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to the provisions of Florida law, including Chapters 170 and 197, *Florida Statutes*, and Resolution 2020-11.

SECTION 2. FINDINGS. The Board of Supervisors of the Wiregrass II Community Development District hereby finds and determines as follows:

(a) On August 27, 2020, the District, after due notice and public hearing, adopted Resolution 2020-11, which, among other things, equalized, approved, confirmed and levied special assessments on all of the lands within the District benefitting from the infrastructure improvements authorized by the District. That Resolution provided that as each series of bonds was issued to fund all or any portion of the District's infrastructure improvements within the District, a supplemental resolution would be adopted to set forth the specific terms of the bonds and certifying the amount of the lien of the special assessments securing any portion of the bonds, including interest, costs of issuance, the number of payments due, the True-Up amounts and the application of receipt of True-Up proceeds.

(b) The *Supplemental Engineer's Report*, dated April 2022 which is attached to this Resolution as **Exhibit A** (the "Supplemental Engineer's Report"), identifies and describes the capital infrastructure improvements providing benefit to "Assessment Area Two" included within the District's "Series 2022 Project," a portion of which project is to be financed with the Series 2022 Bonds. The District hereby confirms that the Series 2022 Project serves a proper, essential and valid public purpose. The Supplemental Engineer's Report is hereby confirmed. The District ratifies its use in connection with the sale of the Series 2022 Bonds.

(c) The *Final Supplemental Special Assessment Allocation Report (Series 2022 Bonds)*, dated _____, 2022, attached to this Resolution as **Exhibit B** (the "Supplemental Assessment Report"), applies the adopted Master Assessment Methodology Report for the District to the actual terms of the Series 2022 Bonds. The Supplemental Assessment Report is hereby approved, adopted and confirmed. The District ratifies its use in connection with the sale of the Series 2022 Bonds.

(d) The Series 2022 Project will specially benefit all of the developable acreage within Assessment Area Two. It is reasonable, proper, just and right to assess the portion of the costs of the Series 2022 Project financed, in part, with the Series 2022 Bonds to the specially benefited properties within Assessment Area Two, as set forth in Resolution 2020-11 and this Resolution.

SECTION 3. CONFIRMATION OF MAXIMUM ASSESSMENT LIEN FOR SERIES 2022 BONDS. As provided in Resolution 2020-11, this Resolution is intended to set forth the terms of the Series 2022 Bonds and the final amount of the lien of the special assessments securing those bonds. The Series 2022 Bonds, in a par amount of \$ _____ shall bear such rates of interest and maturity as shown on **Exhibit C** attached hereto. The final payment on the Series 2022 Bonds shall be due on **May 1, 20__**. The sources and uses of funds of the Series 2022 Bonds shall be as set forth in **Exhibit D**. The debt service due on the Series 2022 Bonds is set forth on **Exhibit E** attached hereto. The lien of the special assessments securing the Series

2022 Bonds on all developable land within Assessment Area Two within the District shall be the principal amount due on the Series 2022 Bonds, together with accrued but unpaid interest thereon, and together with the amount by which annual assessments are grossed up to include early payment discounts required by law and costs of collection. The Series 2022 Bonds are secured solely by the lien against lands within Assessment Area Two within the District.

SECTION 4. ALLOCATION OF ASSESSMENTS SECURING SERIES 2022 BONDS.

(a) The special assessments for the Series 2022 Bonds shall be allocated in accordance with **Exhibit B**, which allocation shall initially be on a per acre basis and further allocated as lands are platted. The Supplemental Assessment Report is consistent with the District's Master Assessment Methodology Report. The Supplemental Assessment Report, considered herein, reflects the actual terms of the issuance of the District's Series 2022 Bonds. The estimated costs of collection of the special assessments for the Series 2022 Bonds are as set forth in the Supplemental Assessment Report.

(b) The lien of the special assessments securing the Series 2022 Bonds includes all developable land within Assessment Area Two within the District, as such land is ultimately defined and set forth in plats or other designations of developable acreage. To the extent land is added to Assessment Area Two, the District may, by supplemental resolution, determine such land to be benefited by the Series 2022 Project and reallocate the special assessments securing the Series 2022 Bonds and impose special assessments on the newly added and benefited property.

(c) Taking into account earnings on certain funds and accounts as set forth in the *Master Trust Indenture*, dated November 1, 2020 and *Second Supplemental Trust Indenture*, dated May 1, 2022 and by and between the District and U.S. Bank Trust Company, National Association, successor-in-interest to U.S. Bank, National Association, as trustee, the District shall begin annual collection of special assessments for the Series 2022 Bonds debt service payments using the methods available to it by law. Debt service payments and semi-annual installments of interest are reflected on **Exhibit E**.

(d) The District hereby certifies the special assessments for collection and directs staff to take all actions necessary to meet the time and other deadlines imposed by Pasco County and Florida law for collection. The District Manager shall prepare or cause to be prepared each year a tax roll for purposes of effecting the collection of the special assessments and present same to the District Board as required by law. The District Manager is further directed and authorized to take all actions necessary to collect any prepayments of debt as and when due and to collect special assessments on unplatted property using methods available to the District authorized by Florida law in order to provide for the timely payment of debt service on the Series 2022 Bonds.

SECTION 5. APPLICATION OF TRUE-UP PAYMENTS. Pursuant to Resolution 2020-11, there may be required from time to time certain True-Up payments. As lands are platted within Assessment Area Two, the special assessments securing the Series 2022 Bonds shall be allocated to the platted lands and the unplatted lands as set forth in Resolution 2020-11, this

Resolution, and the Supplemental Assessment Report, including, without limitation, the application of the True-Up process set forth in Section 8 of Resolution 2020-11. The True-Up calculations will be made in accordance with the process set forth in the Supplemental Assessment Report. The District shall apply all True-Up payments related to the Series 2022 Bonds only to the credit of the Series 2022 Bonds. All True-Up payments, as well as all other prepayments of assessments, shall be deposited into the accounts specified in the First Supplemental Indenture governing the Series 2022 Bonds.

SECTION 6. IMPROVEMENT LIEN BOOK. Immediately following the adoption of this Resolution these special assessments as reflected herein shall be recorded by the Secretary of the District in the District's Improvement Lien Book. The special assessment or assessments against each respective parcel shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

SECTION 7. OTHER PROVISIONS REMAIN IN EFFECT. This Resolution is intended to supplement Resolution 2020-11, which remains in full force and effect. This Resolution and Resolution 2020-11 shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

SECTION 8. ASSESSMENT NOTICE. The District's Secretary is hereby directed to record a Notice of Series 2022 Special Assessments securing the Series 2022 Bonds in the Official Records of Pasco County, Florida, or such other instrument evidencing the actions taken by the District.

SECTION 9. SEVERABILITY. If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 10. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

[Signatures on Next Page]

APPROVED and **ADOPTED** this 26th day of May, 2022.

ATTEST:

**WIREGRASS II COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: *Supplemental Engineer's Report*, dated April 2022

Exhibit B: *Final Supplemental Special Assessment Allocation Report (Series 2022 Bonds)*,
dated _____, 2022

Exhibit C: Maturities and Coupon of Series 2022 Bonds

Exhibit D: Sources and Uses of Funds for Series 2022 Bonds

Exhibit E: Annual Debt Service Payment Due on Series 2022 Bonds

Exhibit A

Engineers Report

Exhibit B

Supplemental Assessment Methodology Report

Exhibit C

Maturities and Coupon of Series 2022 Bonds

Exhibit D

Sources and Uses of Funds for Series 2022 Bonds

Exhibit E

Annual Debt Service Payment Due on Series 2022 Bonds

Tab 6



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

RECEIVED
APR 28 2022

April 25, 2022

To the Board of Supervisors
Wiregrass II Community Development District
Pasco County, Florida

This letter is intended to communicate certain matters related to the planned scope and timing of our audit of Wiregrass II Community Development District's (the "District") financial statements as of and for the year ending September 30, 2021.

Communication

Effective two-way communication between our firm and the Board of Supervisors is important to understanding matters related to the audit and developing a constructive working relationship.

Your insights may assist us in understanding the District and its environment, identifying appropriate sources of audit evidence and providing information about specific transactions or events. We will discuss with you your oversight of the effectiveness of internal control and any areas where you request additional procedures to be undertaken. We expect that you will communicate to us any matters you consider relevant to the audit in a timely manner. Such matters might include strategic decisions that may significantly affect the nature, timing and extent of audit procedures, your suspicion or detection of fraud, or any concerns you may have about the integrity or competence of senior management.

We will communicate to you, in timely manner, any fraud involving senior management and other fraud that causes a material misstatement of the financial statements, instances of noncompliance with laws and regulations that come to our attention (unless they are clearly inconsequential), and disagreements with management and other serious difficulties encountered in performing the audit. We also will communicate to you and to management any significant deficiencies or material weaknesses in internal control that become known to us during the course of the audit. Other matters arising from the audit that are, in our professional judgment, significant and relevant to you in your oversight of the financial reporting process will be communicated to you in writing after the audit.

Fort Pierce / Stuart

Member AICPA

Member AICPA Division for CPA Firms
Private Companies practice Section

Member FICPA



Board of Supervisors
Wiregrass II Community Development District
April 25, 2022
Page 2

Independence

Our independence policies and procedures are designed to provide reasonable assurance that our firm and its personnel comply with applicable professional independence standards. Our policies address financial interests, business and family relationships, and non-audit services that may be thought to bear on independence. Also, if an immediate family member or close relative of a partner or professional employee is employed by a client in a key position, the incident must be reported and resolved in accordance with firm policy. In addition, our policies restrict certain non-audit services that may be provided by Berger, Toombs, Elam, Gaines, and Frank and require audit clients to accept certain responsibilities in connection with the provision of permitted non-attest services.

The Audit Planning Process

Our audit approach places a strong emphasis on obtaining an understanding of how your District functions. This enables us to identify key audit components and tailor our procedures to the unique aspects of your operations. The development of a specific audit plan will begin by meeting with you and with management to obtain an understanding of your District's objectives, strategies, risks and performance.

As part of obtaining an understanding of your District and its environment, we will obtain an understanding of internal control. We will use this understanding to identify risks of material misstatement, which will provide us with a basis for designing and implementing responses to the assessed risks of material misstatement. We will also obtain an understanding of the users of the financial statements in order to establish an overall materiality level for audit purposes. We will conduct formal discussions among engagement team members to consider how and where your financial statements might be susceptible to material misstatement due to fraud or error.

The Concept of Materiality in Planning and Executing the Audit

We apply the concept of materiality in both planning and performing the audit; evaluating the effect of identified misstatements on the audit and the effect of uncorrected misstatements, if any, on the financial statements; and forming the opinion in our report on the financial statements, and determining or reporting in accordance with *Government Auditing Standards* and other compliance reporting requirements. Our determination of materiality is a matter of professional judgment and is affected by our perception of the financial information needs of users of the financial statements. We establish performance materiality at an amount less than materiality for the financial statements as a whole to allow for the risk of misstatements that may not be detected by the audit. We use performance materiality for purposes of assessing the risks of material misstatement and determining the nature, timing and extent of further audit procedures.



Board of Supervisors
Wiregrass II Community Development District
April 25, 2022
Page 3

The Concept of Materiality in Planning and Executing the Audit (Continued)

Our assessment of materiality throughout the audit will be based on both quantitative and qualitative considerations. Because of the interaction of quantitative and qualitative considerations, misstatements of a relatively small amount could have a material effect on the current financial statements as well as financial statements of future periods. We will accumulate misstatements identified during the audit, other than those that are clearly trivial. At the end of the audit, we will inform you of all individual uncorrected misstatements aggregated by us in connection with our evaluation of our audit test results.

Our Approach to Internal Control Relevant to the Audit

Our audit of the financial statements will include obtaining an understanding of internal control sufficient to plan the audit and determine the nature, timing and extent of audit procedures to be performed. An audit is not designed to provide assurance on internal control or identify significant deficiencies or material weaknesses. Our review and understanding of the District's internal control is not undertaken for the purpose of expressing an opinion on the effectiveness of internal control.

We will issue a report on internal control related to the financial statements. This report describes the scope of testing of internal control and the results of our tests of internal control. Our report on internal control will include any significant deficiencies and material weaknesses in internal controls of which we become aware of as a result of our understanding and testing of internal controls consistent with the requirements of *Government Auditing Standards* issued by the Comptroller General of the United States.

Timing of the Audit

We have scheduled preliminary audit field work for May 2022. Management's adherence to its closing schedule and timely completion of information used by us in performance of the audit is essential to timely completion of the audit.

Closing

We will be pleased to respond to any questions you have about the foregoing. We appreciate the opportunity to continue to be of service to the District.



Berger, Toombs, Elam,
Gaines & Frank
Certified Public Accountants PL

Board of Supervisors
Wiregrass II Community Development District
April 25, 2022
Page 4

This communication is intended solely for the information and use of the Board of Supervisors and is not intended to be, and should not be, used by anyone other than this specified party.

*Berger Toombs Elam
Gaines & Frank*
BERGER, TOOMBS, ELAM, GAINES & FRANK
J.W. GAINES, CPA

Tab 7



Rizzetta & Company

Wiregrass II Community Development District

wiregrassicdd.org

**Proposed Budget for Fiscal Year
2022/2023**

Table of Contents

	<u>Page</u>
General Fund Budget for Fiscal Year 2022/2023	3
Irrigation Revenue Fund for Fiscal Year 2022/2023	5
Debt Service Fund Budget for Fiscal Year 2022/2023	6
Assessments Charts for Fiscal Year 2022/2023	7
General Fund Budget Account Category Descriptions	14
Irrigation Revenue Fund Budget Account Category Descriptions	17
Debt Service Fund Budget Account Category Descriptions	18



Rizzetta & Company

Proposed Budget
Wiregrass II Community Development District
General Fund
Fiscal Year 2022/2023

	Chart of Accounts Classification	Actual YTD through 03/31/22	Projected Annual Totals 2021/2022	Annual Budget for 2021/2022	Projected Budget variance for 2021/2022	Budget for 2022/2023	Budget Increase (Decrease) vs 2021/2022	Comments
1								
2	REVENUES							
3	Special Assessments							
4	Tax Roll*	\$ 63,640	\$ 63,640	\$ 62,713	\$ 927	\$ 129,745	\$ 67,032	
5	Off Roll*	\$ 81,303	\$ 81,303	\$ 81,303	\$ -	\$ 73,185	\$ (8,118)	
6	Contributions & Donations from Private Sources							
7	Developer Contributions	\$ 25,761	\$ 25,761	\$ -	\$ 25,761	\$ -	\$ -	
8								
9	TOTAL REVENUES	\$ 170,704	\$ 170,704	\$ 144,016	\$ 26,688	\$ 202,930	\$ 58,914	
10								
11	TOTAL REVENUES AND BALANCE FORWARD	\$ 170,704	\$ 170,704	\$ 144,016	\$ 26,688	\$ 202,930	\$ 58,914	
12								
13	EXPENDITURES - ADMINISTRATIVE							
14								
15	Financial & Administrative							
16	Administrative Services	\$ 1,854	\$ 3,708	\$ 3,708	\$ -	\$ 3,893	\$ 185	Cost of living adjustment
17	District Management	\$ 10,352	\$ 20,703	\$ 20,703	\$ -	\$ 21,738	\$ 1,035	Cost of living adjustment
18	District Engineer	\$ 2,175	\$ 4,350	\$ 5,000	\$ 650	\$ 5,000	\$ -	
19	Disclosure Report	\$ 5,000	\$ 5,000	\$ -	\$ (5,000)	\$ 6,000	\$ 6,000	New for FY 22/23 Budget
20	Trustees Fees	\$ 3,367	\$ 3,367	\$ 4,141	\$ 774	\$ 8,397	\$ 4,256	US Bank Series 2020 \$4,141+ Series 2022 \$4,256
21	Tax Collector /Property Appraiser Fees	\$ -	\$ 150	\$ 150	\$ -	\$ 150	\$ -	
22	Financial & Revenue Collections	\$ 1,854	\$ 3,708	\$ 3,708	\$ -	\$ 3,893	\$ 185	Cost of living adjustment
23	Assessment Roll	\$ 5,150	\$ 5,150	\$ 5,150	\$ -	\$ 5,408	\$ 258	Cost of living adjustment /No increase Since FY 20/21
24	Accounting Services	\$ 6,180	\$ 12,360	\$ 12,360	\$ -	\$ 12,978	\$ 618	Cost of living adjustment /No increase Since FY 20/21
25	Auditing Services	\$ -	\$ 2,975	\$ 2,975	\$ -	\$ 2,975	\$ -	Per contract Berger
26	Arbitrage Rebate Calculation	\$ 450	\$ 900	\$ -	\$ (900)	\$ 900	\$ 900	Series 2020 + Series 2022
27	Miscellaneous Mailings	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -	
28	Public Officials Liability Insurance	\$ 2,481	\$ 2,481	\$ 2,599	\$ 118	\$ 2,977	\$ 378	Per EGIS estimate
29	Legal Advertising	\$ 353	\$ 706	\$ 1,500	\$ 794	\$ 1,500	\$ -	
30	Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -	\$ 175	\$ -	DEO
31	Miscellaneous Fees	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -	
32	Website Hosting, Maintenance, Backup (and Email)	\$ 2,588	\$ 4,000	\$ 4,000	\$ -	\$ 3,638	\$ (362)	Rizzetta Tech & Campus Suite Contracts
33	Legal Counsel							
34	District Counsel	\$ 9,418	\$ 18,836	\$ 20,000	\$ 1,164	\$ 20,000	\$ -	
35								
36	Administrative Subtotal	\$ 51,397	\$ 88,569	\$ 87,169	\$ (1,400)	\$ 100,622	\$ 13,453	
37								
38	EXPENDITURES - FIELD OPERATIONS							
39								
40	Electric Utility Services							
41	Street Lights	\$ -	\$ -	\$ 25,000	\$ 25,000	\$ 40,000	\$ 15,000	18 street lights 3A + 84 street lights 3B & 4
42	Water-Sewer Combination Services							

Proposed Budget
Wiregrass II Community Development District
General Fund
Fiscal Year 2022/2023

	Chart of Accounts Classification	Actual YTD through 03/31/22	Projected Annual Totals 2021/2022	Annual Budget for 2021/2022	Projected Budget variance for 2021/2022	Budget for 2022/2023	Budget Increase (Decrease) vs 2021/2022	Comments
43	Utility - Reclaimed Irrigation	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	
44	Stormwater Control							
45	Aquatic Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 5,000	\$ 5,000	Ponds
46	Other Physical Environment							
47	General Liability Insurance	\$ 3,032	\$ 3,032	\$ 3,177	\$ 145	\$ 3,638	\$ 461	Per EGIS estimate
48	Property Insurance	\$ 3,995	\$ 3,995	\$ 5,000	\$ 1,005	\$ 5,000	\$ -	Per EGIS estimate
49	Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 15,000	\$ 15,000	Phase 3A Maintenance Per Scott S.
50	Landscape Replacement Plants, Shrubs, Trees	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ 10,000	\$ -	
51	Road & Street Facilities							
52	Sidewalk Repair & Replacement	\$ -	\$ -	\$ -	\$ -	\$ 5,000	\$ 5,000	New for FY 22/23 Budget
53	Street Sign Repair & Replacement	\$ -	\$ -	\$ -	\$ -	\$ 5,000	\$ 5,000	New for FY 22/23 Budget
54	Contingency							
55	Miscellaneous Contingency	\$ -	\$ -	\$ 8,670	\$ 8,670	\$ 8,670	\$ -	
56								
57	Field Operations Subtotal	\$ 7,027	\$ 7,027	\$ 56,847	\$ 49,820	\$ 102,308	\$ 45,461	
58								
59	TOTAL EXPENDITURES	\$ 58,424	\$ 95,596	\$ 144,016	\$ 48,420	\$ 202,930	\$ 58,914	
60								
61	EXCESS OF REVENUES OVER EXPENDITURES	\$ 112,280	\$ 75,108	\$ -	\$ 75,108	\$ -	\$ -	

Proposed Budget
Wiregrass II Community Development District
Irrigation Revenue Fund
Fiscal Year 2022/2023

	Chart of Accounts Classification	Actual YTD through 03/31/22	Projected Annual Totals 2021/2022	Annual Budget for 2021/2022	Projected Budget variance for 2021/2022	Budget For 2022/2023	Budget Increase (Decrease) vs 2021/2022	Comments
1								
2	REVENUES							
3								
4	Special Assessments							
5	Tax Roll	\$ 97,178	\$ 97,178	\$ 97,178	\$ -	\$ 242,572	\$ 145,394	
6								
7	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -			
8								
9	TOTAL REVENUES AND BALANCE	\$ 97,178	\$ 97,178	\$ 97,178	\$ -	\$ 242,572	\$ 145,394	
10								
11	EXPENDITURES							
12								
13	Financial and Administrative							
14	Assessment Roll	\$ 1,500	\$ 1,500	\$ 1,500	\$ -	\$ 1,575	\$ 75	
15	Reclaimed Accounting fee	\$ 3,000	\$ 6,000	\$ 6,000	\$ -	\$ 6,300	\$ 300	
16	Water-Sewer Combination Services							
17	Utility - Reclaimed Irrigation	\$ 48,122	\$ 96,244	\$ 89,678	\$ (6,566)	\$ 234,697	\$ 145,019	Estimated by Developer
18								
19	TOTAL EXPENDITURES	\$ 52,622	\$ 103,744	\$ 97,178	\$ (6,566)	\$ 242,572	\$ 145,394	
20								
21	EXCESS OF REVENUES OVER	\$ 44,556	\$ (6,566)	\$ -	\$ (6,566)	\$ -	\$ -	
22								

Wiregrass II Community Development District
Debt Service
Fiscal Year 2022/2023

Chart of Accounts Classification	Series 2020	Series 2022 (Preliminary)	Budget for 2022/2023
REVENUES			
Special Assessments			
Net Special Assessments	\$595,817.91	\$755,546.00	\$1,351,363.91
TOTAL REVENUES	\$595,817.91	\$755,546.00	\$1,351,363.91
EXPENDITURES			
Administrative			
Financial & Administrative			
Debt Service Obligation	\$595,817.91	\$755,546.00	\$1,351,363.91
Administrative Subtotal	\$595,817.91	\$755,546.00	\$1,351,363.91
TOTAL EXPENDITURES	\$595,817.91	\$755,546.00	\$1,351,363.91
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00	\$0.00

Collection and Discount % applicable to the county:

6.0%

Gross assessments

\$1,436,398.71

Notes:

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

Wiregrass II Community Development District

FISCAL YEAR 2022/2023 O&M, IRRIGATION & DEBT SERVICE ASSESSMENT COMPARISON

2022/2023 O&M Budget		\$202,930.00
Pasco County Collection Cost:	2%	\$4,317.66
Early Payment Discount:	4%	\$8,635.32
2022/2023 Total:		<u><u>\$215,882.98</u></u>

2021/2022 O&M Budget		\$144,016.00
2022/2023 O&M Budget		\$202,930.00
Total Difference:		<u><u>\$58,914.00</u></u>

2022/2023 Irrigation Budget		\$242,572.32
Pasco County Collection Cost:	2%	\$5,161.11
Early Payment Discount:	4%	\$10,322.23
2022/2023 Total:		<u><u>\$258,055.66</u></u>

2021/2022 Irrigation Budget		\$97,177.56
2022/2023 Irrigation Budget		\$242,572.32
Total Difference:		<u><u>\$145,394.76</u></u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2021/2022	2022/2023	\$	%
<u>Esplanade - AA1</u>				
Series 2020 Debt Service - SF 45'	\$1,422.10	\$1,422.10	\$0.00	0.00%
Operations/Maintenance - SF 45'	\$345.40	\$214.50	-\$130.90	-37.90%
Irrigation - SF - 41 - 50	\$743.83	\$767.54	\$23.70	3.19%
Total	\$2,511.34	\$2,404.14	-\$107.20	-4.27%
Series 2020 Debt Service - SF 45'	\$1,422.10	\$1,422.10	\$0.00	0.00%
Operations/Maintenance - SF 45'	\$345.40	\$214.50	-\$130.90	-37.90%
Irrigation - SF - 41 - 50 (Not Active)	\$249.56	\$296.00	\$46.44	18.61%
Total	\$2,017.06	\$1,932.60	-\$84.46	-4.19%
Series 2020 Debt Service - SF 45'	\$1,422.10	\$1,422.10	\$0.00	0.00%
Operations/Maintenance - SF 45'	\$345.40	\$214.50	-\$130.90	-37.90%
Irrigation - SF - 51 - 60	\$789.07	\$810.68	\$21.62	2.74%
Total	\$2,556.57	\$2,447.29	-\$109.28	-4.27%
Series 2020 Debt Service - SF 45'	\$1,422.10	\$1,422.10	\$0.00	0.00%
Operations/Maintenance - SF 45'	\$345.40	\$214.50	-\$130.90	-37.90%
Irrigation - SF - 51 - 60 (Not Active)	\$249.56	\$296.09	\$46.53	18.65%
Total	\$2,017.06	\$1,932.69	-\$84.37	-4.18%
Series 2020 Debt Service - SF 45'	\$1,422.10	\$1,422.10	\$0.00	0.00%
Operations/Maintenance - SF 45'	\$345.40	\$214.50	-\$130.90	-37.90%
Irrigation - SF - 61 - 70 (Not Active)	\$249.56	\$296.09	\$46.53	18.65%
Total	\$2,017.06	\$1,932.69	-\$84.37	-4.18%
Series 2020 Debt Service - SF 45'	\$1,422.10	\$1,422.10	\$0.00	0.00%
Operations/Maintenance - SF 45'	\$345.40	\$214.50	-\$130.90	-37.90%
Irrigation - SF - 71 - 80	\$879.68	\$897.11	\$17.43	1.98%
Total	\$2,647.18	\$2,533.71	-\$113.47	-4.29%
Series 2020 Debt Service - SF 45'	\$1,422.10	\$1,422.10	\$0.00	0.00%
Operations/Maintenance - SF 45'	\$345.40	\$214.50	-\$130.90	-37.90%
Irrigation - SF - 71 - 80 (Not Active)	\$249.56	\$296.09	\$46.53	18.65%
Total	\$2,017.06	\$1,932.69	-\$84.37	-4.18%
Series 2020 Debt Service - SF 45'	\$1,422.10	\$1,422.10	\$0.00	0.00%
Operations/Maintenance - SF 45'	\$345.40	\$214.50	-\$130.90	-37.90%
Irrigation - SF - 80 Plus (Not Active)	\$249.56	\$296.09	\$46.53	18.65%
Total	\$2,017.06	\$1,932.69	-\$84.37	-4.18%
Series 2020 Debt Service - SF 52'	\$1,643.32	\$1,643.32	\$0.00	0.00%
Operations/Maintenance - SF 52'	\$397.01	\$246.55	-\$150.46	-37.90%

Irrigation - SF - 41 - 50	\$743.83	\$767.54	\$23.70	3.19%
Total	\$2,784.16	\$2,657.41	-\$126.76	-4.55%
Series 2020 Debt Service - SF 52'	\$1,643.32	\$1,643.32	\$0.00	0.00%
Operations/Maintenance - SF 52'	\$397.01	\$246.55	-\$150.46	-37.90%
Irrigation - SF - 51 - 60	\$789.07	\$810.68	\$21.62	2.74%
Total	\$2,829.40	\$2,700.55	-\$128.84	-4.55%
Series 2020 Debt Service - SF 52'	\$1,643.32	\$1,643.32	\$0.00	0.00%
Operations/Maintenance - SF 52'	\$397.01	\$246.55	-\$150.46	-37.90%
Irrigation - SF - 51 - 60 (Not Active)	\$249.56	\$296.09	\$46.53	18.65%
Total	\$2,289.89	\$2,185.96	-\$103.93	-4.54%
Series 2020 Debt Service - SF 52'	\$1,643.32	\$1,643.32	\$0.00	0.00%
Operations/Maintenance - SF 52'	\$397.01	\$246.55	-\$150.46	-37.90%
Irrigation - SF - 61 - 70	\$834.31	\$853.87	\$19.57	2.35%
Total	\$2,874.63	\$2,743.74	-\$130.89	-4.55%
Series 2020 Debt Service - SF 52'	\$1,643.32	\$1,643.32	\$0.00	0.00%
Operations/Maintenance - SF 52'	\$397.01	\$246.55	-\$150.46	-37.90%
Irrigation - SF - 61 - 70 (Not Active)	\$249.56	\$296.09	\$46.53	18.65%
Total	\$2,289.89	\$2,185.96	-\$103.93	-4.54%
Series 2020 Debt Service - SF 52'	\$1,643.32	\$1,643.32	\$0.00	0.00%
Operations/Maintenance - SF 52'	\$397.01	\$246.55	-\$150.46	-37.90%
Irrigation - SF - 71 - 80 (Not Active)	\$249.56	\$296.09	\$46.53	18.65%
Total	\$2,289.89	\$2,185.96	-\$103.93	-4.54%
Series 2020 Debt Service - SF 52'	\$1,643.32	\$1,643.32	\$0.00	0.00%
Operations/Maintenance - SF 52'	\$397.01	\$246.55	-\$150.46	-37.90%
Irrigation - SF - 80 Plus (Not Active)	\$249.56	\$296.09	\$46.53	18.65%
Total	\$2,289.89	\$2,185.96	-\$103.93	-4.54%
Series 2020 Debt Service - SF 62'	\$1,959.34	\$1,959.34	\$0.00	0.00%
Operations/Maintenance - SF 62'	\$472.44	\$293.40	-\$179.04	-37.90%
Irrigation - SF - 51 - 60	\$789.07	\$810.68	\$21.62	2.74%
Total	\$3,220.85	\$3,063.43	-\$157.42	-4.89%
Series 2020 Debt Service - SF 62'	\$1,959.34	\$1,959.34	\$0.00	0.00%
Operations/Maintenance - SF 62'	\$472.44	\$293.40	-\$179.04	-37.90%
Irrigation - SF - 61 - 70	\$834.31	\$853.87	\$19.57	2.35%
Total	\$3,266.09	\$3,106.61	-\$159.47	-4.88%
Series 2020 Debt Service - SF 62'	\$1,959.34	\$1,959.34	\$0.00	0.00%
Operations/Maintenance - SF 62'	\$472.44	\$293.40	-\$179.04	-37.90%
Irrigation - SF - 61 - 70 (Not Active)	\$249.56	\$296.09	\$46.53	18.65%
Total	\$2,681.34	\$2,548.83	-\$132.51	-4.94%
Series 2020 Debt Service - SF 62'	\$1,959.34	\$1,959.34	\$0.00	0.00%
Operations/Maintenance - SF 62'	\$472.44	\$293.40	-\$179.04	-37.90%
Irrigation - SF - 71 - 80	\$879.68	\$897.11	\$17.43	1.98%
Total	\$3,311.46	\$3,149.85	-\$161.61	-4.88%
Series 2020 Debt Service - SF 62'	\$1,959.34	\$1,959.34	\$0.00	0.00%
Operations/Maintenance - SF 62'	\$472.44	\$293.40	-\$179.04	-37.90%
Irrigation - SF - 71 - 80 (Not Active)	\$249.56	\$296.09	\$46.53	18.65%
Total	\$2,681.34	\$2,548.83	-\$132.51	-4.94%
Series 2020 Debt Service - SF 62'	\$1,959.34	\$1,959.34	\$0.00	0.00%
Operations/Maintenance - SF 62'	\$472.44	\$293.40	-\$179.04	-37.90%
Irrigation - SF - 80 Plus	\$927.41	\$942.63	\$15.23	1.64%
Total	\$3,359.19	\$3,195.37	-\$163.81	-4.88%
Series 2020 Debt Service - SF 76'	\$2,401.77	\$2,401.77	\$0.00	0.00%
Operations/Maintenance - SF 76'	\$579.63	\$359.97	-\$219.66	-37.90%
Irrigation - SF - 71 - 80	\$879.68	\$897.11	\$17.43	1.98%
Total	\$3,861.08	\$3,658.85	-\$202.23	-5.24%
Series 2020 Debt Service - SF 76'	\$2,401.77	\$2,401.77	\$0.00	0.00%
Operations/Maintenance - SF 76'	\$579.63	\$359.97	-\$219.66	-37.90%
Irrigation - SF - 71 - 80 (Not Active)	\$249.56	\$296.09	\$46.53	18.65%
Total	\$3,230.96	\$3,057.83	-\$173.13	-5.36%
Series 2020 Debt Service - SF 76'	\$2,401.77	\$2,401.77	\$0.00	0.00%

Operations/Maintenance - SF 76'	\$579.63	\$359.97	-\$219.66	-37.90%
Irrigation - SF - 80 Plus	\$927.41	\$942.63	\$15.23	1.64%
Total	\$3,908.81	\$3,704.38	-\$204.43	-5.23%

Series 2020 Debt Service - SF 76'	\$2,401.77	\$2,401.77	\$0.00	0.00%
Operations/Maintenance - SF 76'	\$579.63	\$359.97	-\$219.66	-37.90%
Irrigation - SF - 80 Plus (Not Active)	\$249.56	\$296.09	\$46.53	18.65%
Total	\$3,230.96	\$3,057.83	-\$173.13	-5.36%

Esplanade - AA2

Series 2022 Debt Service - SF 45'	\$0.00	\$1,422.10	\$1,422.10	(1)
Operations/Maintenance - SF 45'	\$0.00	\$214.50	\$214.50	(2)
Irrigation - SF - 41 - 50	\$0.00	\$767.54	\$767.54	(3)
Total	\$0.00	\$2,404.14	\$2,404.14	(1)(2)(3)

Series 2022 Debt Service - SF 45'	\$0.00	\$1,422.10	\$1,422.10	(1)
Operations/Maintenance - SF 45'	\$0.00	\$214.50	\$214.50	(2)
Irrigation - SF - 41 - 50 (Not Active)	\$0.00	\$296.00	\$296.00	(3)
Total	\$0.00	\$1,932.60	\$1,932.60	(1)(2)(3)

Series 2022 Debt Service - SF 45'	\$0.00	\$1,422.10	\$1,422.10	(1)
Operations/Maintenance - SF 45'	\$0.00	\$214.50	\$214.50	(2)
Irrigation - SF - 51 - 60 (Not Active)	\$0.00	\$296.09	\$296.09	(3)
Total	\$0.00	\$1,932.69	\$1,932.69	(1)(2)(3)

Series 2022 Debt Service - SF 45'	\$0.00	\$1,422.10	\$1,422.10	(1)
Operations/Maintenance - SF 45'	\$0.00	\$214.50	\$214.50	(2)
Irrigation - 80 Plus	\$0.00	\$942.63	\$942.63	(3)
Total	\$0.00	\$2,579.23	\$2,579.23	(1)(2)(3)

Series 2022 Debt Service - SF 52'	\$0.00	\$1,643.32	\$1,643.32	(1)
Operations/Maintenance - SF 52'	\$0.00	\$246.55	\$246.55	(2)
Irrigation - SF - 41 - 50 (Not Active)	\$0.00	\$296.00	\$296.00	(3)
Total	\$0.00	\$2,185.87	\$2,185.87	(1)(2)(3)

Series 2022 Debt Service - SF 52'	\$0.00	\$1,643.32	\$1,643.32	(1)
Operations/Maintenance - SF 52'	\$0.00	\$246.55	\$246.55	(2)
Irrigation - SF - 51 - 60	\$0.00	\$810.68	\$810.68	(3)
Total	\$0.00	\$2,700.55	\$2,700.55	(1)(2)(3)

Series 2022 Debt Service - SF 52'	\$0.00	\$1,643.32	\$1,643.32	(1)
Operations/Maintenance - SF 52'	\$0.00	\$246.55	\$246.55	(2)
Irrigation - SF - 51 - 60 (Not Active)	\$0.00	\$296.09	\$296.09	(3)
Total	\$0.00	\$2,185.96	\$2,185.96	(1)(2)(3)

Series 2022 Debt Service - SF 52'	\$0.00	\$1,643.32	\$1,643.32	(1)
Operations/Maintenance - SF 52'	\$0.00	\$246.55	\$246.55	(2)
Irrigation - SF - 61 - 70	\$0.00	\$853.87	\$853.87	(3)
Total	\$0.00	\$2,743.74	\$2,743.74	(1)(2)(3)

Series 2022 Debt Service - SF 52'	\$0.00	\$1,643.32	\$1,643.32	(1)
Operations/Maintenance - SF 52'	\$0.00	\$246.55	\$246.55	(2)
Irrigation - SF - 61 - 70 (Not Active)	\$0.00	\$296.09	\$296.09	(3)
Total	\$0.00	\$2,185.96	\$2,185.96	(1)(2)(3)

Series 2022 Debt Service - SF 52'	\$0.00	\$1,643.32	\$1,643.32	(1)
Operations/Maintenance - SF 52'	\$0.00	\$246.55	\$246.55	(2)
Irrigation - SF - 71 - 80 (Not Active)	\$0.00	\$296.09	\$296.09	(3)
Total	\$0.00	\$2,185.96	\$2,185.96	(1)(2)(3)

Series 2022 Debt Service - SF 52'	\$0.00	\$1,643.32	\$1,643.32	(1)
Operations/Maintenance - SF 52'	\$0.00	\$246.55	\$246.55	(2)
Irrigation - SF - 80 Plus (Not Active)	\$0.00	\$296.09	\$296.09	(3)
Total	\$0.00	\$2,185.96	\$2,185.96	(1)(2)(3)

Series 2022 Debt Service - SF 62'	\$0.00	\$1,959.34	\$1,959.34	(1)
Operations/Maintenance - SF 62'	\$0.00	\$293.40	\$293.40	(2)
Irrigation - SF - 61 - 70 (Not Active)	\$0.00	\$296.09	\$296.09	(3)
Total	\$0.00	\$2,548.83	\$2,548.83	(1)(2)(3)
Series 2022 Debt Service - SF 62'	\$0.00	\$1,959.34	\$1,959.34	(1)
Operations/Maintenance - SF 62'	\$0.00	\$293.40	\$293.40	(2)
Irrigation - SF - 71 - 80 (Not Active)	\$0.00	\$296.09	\$296.09	(3)
Total	\$0.00	\$2,548.83	\$2,548.83	(1)(2)(3)
Series 2022 Debt Service - SF 76'	\$0.00	\$2,401.77	\$2,401.77	(1)
Operations/Maintenance - SF 76'	\$0.00	\$359.97	\$359.97	(2)
Irrigation - SF - 71 - 80 (Not Active)	\$0.00	\$296.09	\$296.09	(3)
Total	\$0.00	\$3,057.83	\$3,057.83	(1)(2)(3)
Series 2022 Debt Service - SF 76'	\$0.00	\$2,401.77	\$2,401.77	(1)
Operations/Maintenance - SF 76'	\$0.00	\$359.97	\$359.97	(2)
Irrigation - SF 80 Plus (Not Active)	\$0.00	\$296.09	\$296.09	(3)
Total	\$0.00	\$3,057.83	\$3,057.83	(1)(2)(3)

Unplatted

Series 2022 Debt Service - SF 45' (Unplatted)	\$0.00	\$1,422.10	\$1,422.10	(1)
Operations/Maintenance - SF 45' (Unplatted)	\$0.00	\$214.50	\$214.50	(2)
Total	\$0.00	\$1,636.60	\$1,636.60	(1)(2)
Series 2022 Debt Service - SF 52' (Unplatted)	\$0.00	\$1,643.32	\$1,643.32	(1)
Operations/Maintenance - SF 52' (Unplatted)	\$0.00	\$246.55	\$246.55	(2)
Total	\$0.00	\$1,889.87	\$1,889.87	(1)(2)
Series 2022 Debt Service - SF 62' (Unplatted)	\$0.00	\$1,959.34	\$1,959.34	(1)
Operations/Maintenance - SF 62' (Unplatted)	\$0.00	\$293.40	\$293.40	(2)
Total	\$0.00	\$2,252.74	\$2,252.74	(1)(2)
Series 2022 Debt Service - SF 76' (Unplatted)	\$0.00	\$2,401.77	\$2,401.77	(1)
Operations/Maintenance - SF 76' (Unplatted)	\$0.00	\$359.97	\$359.97	(2)
Total	\$0.00	\$2,761.74	\$2,761.74	(1)(2)

(1) FY 2022-2023 will be the first year of levied Series 2022 Debt Service Assessments

(2) FY 2022-2023 will be the first year of levied O&M assessments for this product type

(3) FY 2022-2023 will be the first year of levied irrigation assessments for this product type

WIREGRASS II COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2022/2023 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$202,930.00
COLLECTION COSTS @	2.0%	\$4,317.66
EARLY PAYMENT DISCOUNT @	4.0%	\$8,635.32
TOTAL O&M ASSESSMENT		<u>\$215,882.98</u>

PRODUCT TYPE	UNITS ASSESSED			ALLOCATION OF O&M ASSESSMENT				
	O&M	2020 DEBT	2022 (PRELIMINARY) DEBT SERVICE		EAU FACTOR	TOTAL	% TOTAL	TOTAL
		SERVICE ⁽¹⁾	⁽¹⁾			EAU's	EAU's	O&M BUDGET
PLATTED								
Esplanade - AA1								
Single Family 45	150	150	0	Lots	0.87	130.50	14.90%	\$32,174.97
Single Family 52	156	156	0	Lots	1.00	156.00	17.82%	\$38,462.04
Single Family 62	59	59	0	Lots	1.19	70.21	8.02%	\$17,310.38
Single Family 76	20	20	0	Lots	1.46	29.20	3.33%	\$7,199.30
Esplanade - AA2								
Single Family 45	178	0	178	Lots	0.87	154.86	17.69%	\$38,180.97
Single Family 52	206	0	206	Lots	1.00	206.00	23.53%	\$50,789.61
Single Family 62	96	0	96	Lots	1.19	114.24	13.05%	\$28,166.05
Single Family 76	10	0	10	Lots	1.46	14.60	1.67%	\$3,599.65
Total District	875	385	490			875.61	100.00%	\$215,882.98

ANNUAL ASSESSMENT				
O&M	2020 DEBT	2022 (PRELIMINARY)	TOTAL ⁽³⁾	
	SERVICE ⁽²⁾	DEBT SERVICE ⁽²⁾		
\$214.50	\$1,422.10	\$0.00	\$1,636.60	/ Lot
\$246.55	\$1,643.32	\$0.00	\$1,889.87	/ Lot
\$293.40	\$1,959.34	\$0.00	\$2,252.74	/ Lot
\$359.97	\$2,401.77	\$0.00	\$2,761.74	/ Lot
\$214.50	\$0.00	\$1,422.10	\$1,636.60	/ Lot
\$246.55	\$0.00	\$1,643.32	\$1,889.87	/ Lot
\$293.40	\$0.00	\$1,959.34	\$2,252.74	/ Lot
\$359.97	\$0.00	\$2,401.77	\$2,761.74	/ Lot

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

(\$12,952.98)

Net Revenue to be Collected

\$202,930.00⁽¹⁾ Reflects the number of total lots with Series 2020 and (Preliminary) Series 2022 debt outstanding⁽²⁾ Annual debt service assessment per lot adopted in connection with the Series 2020 and (Preliminary) Series 2022 bond issuance. Annual assessment includes principal, interest, Pasco County collection costs and early payment discount costs.⁽³⁾ Annual assessment that will appear on November 2022 Pasco County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

WIREGRASS II COMMUNITY DEVELOPMENT DISTRICTFISCAL YEAR 2022/2023 IRRIGATION ASSESSMENT SCHEDULE

TOTAL IRRIGATION BUDGET		\$242,572.32
COLLECTION COSTS @	2.0%	\$5,161.11
EARLY PAYMENT DISCOUNT @	4.0%	\$10,322.23
TOTAL IRRIGATION ASSESSMENT		<u>\$258,055.66</u>

<u>PRODUCT TYPE</u>	<u>IRRIGATION</u>	<u>IRRIGATION BUDGET</u>	<u>IRRIGATION</u>	<u>TOTAL ⁽¹⁾</u>		
<u>PLATTED</u>						
<u>Esplanade</u>						
SF 41 - 50	53	\$40,679.52	\$767.54	\$767.54	/	Lot
SF 41 - 50 - Not Active	103	\$30,487.65	\$296.00	\$296.00	/	Lot
SF 51 - 60	74	\$59,990.68	\$810.68	\$810.68	/	Lot
SF 51 - 60 - Not Active	135	\$39,972.15	\$296.09	\$296.09	/	Lot
SF 61 - 70	27	\$23,054.53	\$853.87	\$853.87	/	Lot
SF 61 - 70 - Not Active	94	\$27,832.46	\$296.09	\$296.09	/	Lot
SF 71 - 80	11	\$9,868.22	\$897.11	\$897.11	/	Lot
SF 71 - 80 - Not Active	30	\$8,882.70	\$296.09	\$296.09	/	Lot
SF 80 Plus	13	\$12,254.22	\$942.63	\$942.63	/	Lot
SF 80 Plus - Not Active	17	\$5,033.53	\$296.09	\$296.09	/	Lot
<u>UNPLATTED</u>						
SF - Phases 1 & 2 - Unplatted	0	\$0.00	\$0.00	\$0.00	/	Lot
Total District	<u>557</u>	<u>\$258,055.66</u>				

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

(\$15,483.34)

Net Revenue to be Collected

\$242,572.32

⁽¹⁾ Annual assessment that will appear on November 2022 Pasco County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

WIREGRASS II COMMUNITY DEVELOPMENT DISTRICT																		
FISCAL YEAR 2022/2023 O&M, IRRIGATION & DEBT SERVICE ASSESSMENT SCHEDULE																		
TOTAL O&M BUDGET										\$202,930.00								
COLLECTION COSTS @										2.0%								
EARLY PAYMENT DISCOUNT @										4.0%								
TOTAL O&M ASSESSMENT										\$215,882.98								
TOTAL IRRIGATION BUDGET										\$242,572.32								
COLLECTION COSTS @										2.0%								
EARLY PAYMENT DISCOUNT @										4.0%								
TOTAL IRRIGATION ASSESSMENT										\$258,055.66								
UNITS ASSESSED					ALLOCATION OF O&M ASSESSMENT					SERIES 2020		SERIES 2022		ANNUAL ASSESSMENT				
PRODUCT TYPE PLATTED	O&M	IRRIGATION	2020 DEBT	2022 DEBT	EAU FACTOR	EAU's	% TOTAL	TOTAL	IRRIGATION	DEBT SERVICE	DEBT SERVICE	O&M	IRRIGATION	2020 DEBT	2022 DEBT	TOTAL		
			SERVICE (1)	SERVICE (1)										ASSESSMENT	ASSESSMENT		SERVICE (2)	SERVICE (2)
Esplanade - AA1																		
Single Family 45'																		
Irrigation 41 - 50	49	49	49	Lots	0.87	42.63	4.87%	\$10,510.49	\$37,609.37	\$69,683.04	\$0.00	\$214.50	\$767.54	\$1,422.10	\$0.00	\$2,404.14		
Irrigation 41 - 50 - Not Active	57	57	57	Lots	0.87	49.59	5.66%	\$12,226.49	\$16,871.81	\$81,059.87	\$0.00	\$214.50	\$296.00	\$1,422.10	\$0.00	\$1,932.60		
Irrigation 51 - 60	17	17	17	Lots	0.87	14.79	1.69%	\$3,646.50	\$13,781.64	\$24,175.75	\$0.00	\$214.50	\$810.68	\$1,422.10	\$0.00	\$2,447.29		
Irrigation 51 - 60 - Not Active	16	16	16	Lots	0.87	13.92	1.59%	\$3,432.00	\$4,737.44	\$22,753.65	\$0.00	\$214.50	\$296.00	\$1,422.10	\$0.00	\$1,932.69		
Irrigation 61-70 - Not Active	5	5	5	Lots	0.87	4.35	0.50%	\$1,072.50	\$1,480.45	\$7,110.51	\$0.00	\$214.50	\$296.00	\$1,422.10	\$0.00	\$1,932.69		
Irrigation 71 - 80	2	2	2	Lots	0.87	1.74	0.20%	\$429.00	\$1,794.22	\$2,844.21	\$0.00	\$214.50	\$897.11	\$1,422.10	\$0.00	\$2,533.71		
Irrigation 71 - 80 - Not Active	1	1	1	Lots	0.87	0.87	0.10%	\$214.50	\$296.09	\$1,422.10	\$0.00	\$214.50	\$296.00	\$1,422.10	\$0.00	\$1,932.69		
Irrigation 80 Plus - Not Active	3	3	3	Lots	0.87	2.61	0.30%	\$643.50	\$888.27	\$4,266.31	\$0.00	\$214.50	\$296.00	\$1,422.10	\$0.00	\$1,932.69		
Single Family 52'																		
Irrigation 41 - 50	2	2	2	Lots	1	2.00	0.23%	\$493.10	\$1,535.08	\$3,286.64	\$0.00	\$246.55	\$767.54	\$1,643.32	\$0.00	\$2,657.41		
Irrigation 51 - 60	52	52	52	Lots	1	52.00	5.94%	\$12,820.68	\$42,155.62	\$85,452.59	\$0.00	\$246.55	\$810.68	\$1,643.32	\$0.00	\$2,700.55		
Irrigation 51 - 60 - Not Active	59	59	59	Lots	1	59.00	6.74%	\$14,546.54	\$17,469.31	\$96,955.82	\$0.00	\$246.55	\$296.00	\$1,643.32	\$0.00	\$2,185.96		
Irrigation 61 - 70	12	12	12	Lots	1	12.00	1.37%	\$2,958.62	\$10,246.46	\$19,719.83	\$0.00	\$246.55	\$853.87	\$1,643.32	\$0.00	\$2,743.74		
Irrigation 61 - 70 - Not Active	22	22	22	Lots	1	22.00	2.51%	\$6,424.13	\$6,513.98	\$36,153.02	\$0.00	\$246.55	\$296.00	\$1,643.32	\$0.00	\$2,185.96		
Irrigation 71 - 80 - Not Active	6	6	6	Lots	1	6.00	0.69%	\$1,479.31	\$1,776.54	\$9,859.91	\$0.00	\$246.55	\$296.00	\$1,643.32	\$0.00	\$2,185.96		
Irrigation 80 Plus - Not Active	3	3	3	Lots	1	3.00	0.34%	\$739.65	\$888.27	\$4,929.96	\$0.00	\$246.55	\$296.00	\$1,643.32	\$0.00	\$2,185.96		
Single Family 62'																		
Irrigation 51 - 60	1	1	1	Lots	1.19	1.19	0.14%	\$293.40	\$810.68	\$1,959.34	\$0.00	\$293.40	\$810.68	\$1,959.34	\$0.00	\$3,063.43		
Irrigation 61 - 70	12	12	12	Lots	1.19	14.28	1.63%	\$3,520.76	\$10,246.46	\$23,512.10	\$0.00	\$293.40	\$853.87	\$1,959.34	\$0.00	\$3,106.61		
Irrigation 61 - 70 - Not Active	31	31	31	Lots	1.19	36.89	4.21%	\$9,095.29	\$9,178.79	\$60,739.60	\$0.00	\$293.40	\$296.00	\$1,959.34	\$0.00	\$2,548.83		
Irrigation 71 - 80	4	4	4	Lots	1.19	4.76	0.54%	\$1,173.59	\$3,588.44	\$7,837.37	\$0.00	\$293.40	\$897.11	\$1,959.34	\$0.00	\$3,149.85		
Irrigation 71 - 80 - Not Active	3	3	3	Lots	1.19	3.57	0.41%	\$889.19	\$889.27	\$5,879.03	\$0.00	\$293.40	\$296.00	\$1,959.34	\$0.00	\$2,548.83		
Irrigation 80 Plus	8	8	8	Lots	1.19	9.52	1.09%	\$2,347.17	\$7,541.06	\$15,674.73	\$0.00	\$293.40	\$942.63	\$1,959.34	\$0.00	\$3,195.37		
Single Family 76'																		
Irrigation 71 - 80	5	5	5	Lots	1.46	7.30	0.83%	\$1,799.83	\$4,485.55	\$12,008.87	\$0.00	\$359.97	\$897.11	\$2,401.77	\$0.00	\$3,658.85		
Irrigation 71 - 80 - Not Active	5	5	5	Lots	1.46	7.30	0.83%	\$1,799.83	\$1,480.45	\$12,008.87	\$0.00	\$359.97	\$296.00	\$2,401.77	\$0.00	\$3,057.83		
Irrigation 80 Plus	4	4	4	Lots	1.46	5.84	0.67%	\$1,439.86	\$3,770.53	\$9,607.10	\$0.00	\$359.97	\$942.63	\$2,401.77	\$0.00	\$3,074.38		
Irrigation 80 Plus - Not Active	6	6	6	Lots	1.46	8.76	1.00%	\$2,159.79	\$1,776.54	\$14,410.64	\$0.00	\$359.97	\$296.00	\$2,401.77	\$0.00	\$3,057.83		
Esplanade - AA2																		
Single Family 45'																		
Irrigation 41 - 50	2	2	2	Lots	0.87	1.74	0.20%	\$429.00	\$1,535.08	\$0.00	\$2,844.21	\$214.50	\$767.54	\$0.00	\$1,422.10	\$2,404.14		
Irrigation 41 - 50 - Not Active	45	45	45	Lots	0.87	39.15	4.47%	\$9,652.49	\$13,319.85	\$0.00	\$63,994.63	\$214.50	\$296.00	\$0.00	\$1,932.60	\$1,932.60		
Irrigation 51 - 60 - Not Active	15	15	15	Lots	0.87	13.05	1.49%	\$3,217.50	\$4,441.35	\$0.00	\$21,331.54	\$214.50	\$296.00	\$0.00	\$1,422.10	\$1,932.69		
Irrigation 80 Plus	1	1	1	Lots	0.87	0.87	0.10%	\$214.50	\$942.63	\$0.00	\$1,422.10	\$214.50	\$942.63	\$0.00	\$1,422.10	\$2,579.24		
Single Family 52'																		
Irrigation 41 - 50 - Not Active	1	1	1	Lots	1.00	1.00	0.11%	\$246.55	\$296.00	\$0.00	\$1,643.32	\$246.55	\$296.00	\$0.00	\$1,643.32	\$2,185.87		
Irrigation 51 - 60	4	4	4	Lots	1.00	4.00	0.46%	\$986.21	\$3,242.74	\$0.00	\$6,573.28	\$246.55	\$810.68	\$0.00	\$1,643.32	\$2,700.55		
Irrigation 51 - 60 - Not Active	45	45	45	Lots	1.00	45.00	5.14%	\$11,094.82	\$13,324.05	\$0.00	\$73,949.35	\$246.55	\$296.00	\$0.00	\$1,643.32	\$2,185.96		
Irrigation 61 - 70	3	3	3	Lots	1.00	3.00	0.34%	\$739.65	\$2,561.61	\$0.00	\$4,929.96	\$246.55	\$853.87	\$0.00	\$1,643.32	\$2,743.74		
Irrigation 61 - 70 - Not Active	9	9	9	Lots	1.00	9.00	1.03%	\$2,218.96	\$2,664.81	\$0.00	\$14,789.87	\$246.55	\$296.00	\$0.00	\$1,643.32	\$2,185.96		
Irrigation 71 - 80 - Not Active	7	7	7	Lots	1.00	7.00	0.80%	\$1,725.86	\$2,072.63	\$0.00	\$11,503.23	\$246.55	\$296.00	\$0.00	\$1,643.32	\$2,185.96		
Irrigation 80 Plus - Not Active	1	1	1	Lots	1.00	1.00	0.11%	\$246.55	\$296.09	\$0.00	\$1,643.32	\$246.55	\$296.00	\$0.00	\$1,643.32	\$2,185.96		
Single Family 62'																		
Irrigation 61 - 70 - Not Active	27	27	27	Lots	1.19	32.13	3.67%	\$7,921.70	\$7,994.43	\$0.00	\$52,902.23	\$293.40	\$296.00	\$0.00	\$1,959.34	\$2,548.83		
Irrigation 71 - 80 - Not Active	2	2	2	Lots	1.19	2.38	0.27%	\$586.79	\$592.18	\$0.00	\$3,918.68	\$293.40	\$296.00	\$0.00	\$1,959.34	\$2,548.83		
Single Family 76'																		
Irrigation 71 - 80 - Not Active	6	6	6	Lots	1.46	8.76	1.00%	\$2,159.79	\$1,776.54	\$0.00	\$14,410.64	\$359.97	\$296.00	\$0.00	\$2,401.77	\$3,057.83		
Irrigation 80 Plus - Not Active	4	4	4	Lots	1.46	5.84	0.67%	\$1,439.86	\$1,184.36	\$0.00	\$9,607.09	\$359.97	\$296.00	\$0.00	\$2,401.77	\$3,057.83		
Unplatted																		
Single Family 45	115	0	115	Lots	0.87	100.05	11.43%	\$24,667.48	\$0.00	\$0.00	\$163,541.84	\$214.50	\$0.00	\$0.00	\$1,422.10	\$1,636.60		
Single Family 52	136	0	136	Lots	1.00	136.00	15.53%	\$33,531.01	\$0.00	\$0.00	\$223,491.38	\$246.55	\$0.00	\$0.00	\$1,643.32	\$1,889.87		
Single Family 62	67	0	67	Lots	1.19	79.73	9.11%	\$19,657.55	\$0.00	\$0.00	\$131,275.90	\$293.40	\$0.00	\$0.00	\$1,959.34	\$2,252.74		
Total District	875	557	385	490		875.61	100.00%	\$215,882.98	\$258,055.66	\$633,309.85	\$803,772.58							
LESS: Pasco County Collection Costs (2%) and Early Payment Discounts (4%):									(\$12,952.98)	(\$15,483.34)	(\$37,491.94)	(\$48,226.36)						
Net Revenue to be Collected									\$202,930.00	\$242,572.32	\$595,817.91	\$755,546.23						
Reflects the number of total lots with Series 2020 and (Preliminary) Series 2022 debt outstanding.																		
Annual debt service assessment per lot adopted in connection with the Series 2020 and (Preliminary) Series 2022 bond issuance. Annual assessment includes principal, interest, Pasco County collection costs and early payment discount costs.																		
Annual assessment that will appear on November 2022 Pasco County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.																		

GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

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

REVENUES:

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

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

EXPENDITURES – ADMINISTRATIVE:

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

EXPENDITURES - FIELD OPERATIONS:

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



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

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

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

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

Property Insurance: The District will incur fees to insure items owned by the District for its property needs.

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

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

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

Street Sign Repair & Replacement: Expenses related to the repair and maintenance of roadway street signs owned by the District.

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



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IRRIGATION REVENUE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

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

REVENUES:

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

EXPENDITURES:

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

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

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



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DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

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

REVENUES:

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

EXPENDITURES – ADMINISTRATIVE:

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



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Tab 8

RESOLUTION 2022-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF WIREGRASS II COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2022/2023; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGET PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; DECLARING IRRIGATION SPECIAL ASSESSMENTS TO FUND THE IRRIGATION PROGRAM ADMINISTRATION PURSUANT TO CHAPTERS 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Wiregrass II Community Development District ("**District**") prior to June 15, 2022, a proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("**Fiscal Year 2022/2023**"); and

WHEREAS, it is in the best interest of the District to fund the administrative, operations, and irrigation services (together, "**Services**") set forth in the Proposed Budget by levy of special assessments and irrigation special assessments pursuant to Chapters 170, 190 and 197, Florida Statutes (together, "**Assessments**"), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

WHEREAS, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon;

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

1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2022/2023 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. DECLARING ASSESSMENTS. Pursuant to Chapters 170, 190 and 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the "**District's Office**," c/o Rizzetta & Company, Inc., 3434 Colwell Ave, Suite 200, Tampa, FL 33614. The Assessments shall be levied within the District on all benefitted lots and lands,

and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District's Office. The Assessments shall be paid in one more installments pursuant to a bill issued by the District in November of 2022, and pursuant to Chapter 170, Florida Statutes, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, Florida Statutes.

3. SETTING PUBLIC HEARINGS. Pursuant to Chapters 170, 190, and 197, Florida Statutes, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour, and location:

DATE:	July 28, 2022
HOUR:	10:30 a.m.
LOCATION:	Rizzetta & Company, Inc. 5844 Old Pasco Road, Suite 100 Wesley Chapel, Florida 33544

4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENT. The District Manager is hereby directed to submit a copy of the Proposed Budget to Pasco County at least 60 days prior to the hearing set above.

5. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 3 and shall remain on the website for at least 45 days.

6. PUBLICATION OF NOTICE. The District shall cause this Resolution to be published once a week for a period of two weeks in a newspaper of general circulation published in Pasco County. Additionally, notice of the public hearings shall be published in the manner prescribed in Florida law.

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

8. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 26TH DAY OF MAY 2022.

ATTEST:

**WIREGRASS II COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A

Fiscal Year 2022/2023 Budget

Tab 9



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UPCOMING DATES TO REMEMBER

- **Next Meeting:** June 23, 2022 @ 10:30 AM
- **FY 2020-2021 Audit Completion Deadline:** June 30, 2022
- **Next LO Election (Seat 3 Hatcher Porter, Seat 4 Quinn Porter, Seat 5 Caitlin Chandler):** November 1, 2022
- **Landowners Election:** The Second Year Landowner Election will have to be held on **November 1, 2022** which is the 1st Tuesday of Month per FL Statute 190. Seat 3 will be a 2-year term and Seats 4 & 5 will be 4-year terms.

District Manager's Report

May 26

2022

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FINANCIAL SUMMARY

4/30/2022

General Fund Cash & Investment Balance:	\$152,416
Reserve Fund Cash & Investment Balance:	\$0
Debt Service Fund Investment Balance:	\$895,003
Total Cash and Investment Balances:	\$1,047,419
General Fund Expense Variance: \$19,060	Under Budget