



Rizzetta & Company

# **Wiregrass II Community Development District**

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**Board of Supervisors Meeting  
July 28, 2022**

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

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

## **WIREFRASS II COMMUNITY DEVELOPMENT DISTRICT**

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

<b>Board of Supervisors</b>	Bill Porter	Chair
	Colby Chandler	Vice Chair
	Hatcher Porter	Assistant Secretary
	Caitlyn Chandler	Assistant Secretary
	Quinn Porter	Assistant Secretary
<b>District Manager</b>	Lynn Hayes	Rizzetta & Company, Inc.
<b>District Counsel</b>	Lindsay Whelan	Kutak Rock LLP
<b>Interim Engineer</b>	Victor Barbosa	Atwell, LLC

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

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

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

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

**WIREGRASS II COMMUNITY DEVELOPMENT DISTRICT**  
District Office · Wesley Chapel, Florida (813) 994-1001  
Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614  
[www.wiregrass2cdd.org](http://www.wiregrass2cdd.org)

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July 26, 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, July 28, 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 May 26, 2022**..... Tab 1
  - B. Consideration of the Continuance Meeting Minutes of the Board of Supervisors Meeting held on June 14, 2022..... Tab 2
  - C. Consideration of Operations and Maintenance Expenditures for May and June 2022 ..... Tab 3
- 4. BUSINESS ITEMS**
  - A. Public Hearing on Fiscal Year 2022/2023 Final Budget
    1. Consideration of Resolution 2022-07, Adopting Fiscal Year 2022/2023 Final Budget..... Tab 4
    2. Consideration of Developer FY 2022/2023 Funding Agreement .. Tab 5
  - B. Public Hearing on Fiscal Year 2022/2023 Special Assessments
    1. Consideration of Resolution 2022-08, Imposing Special Assessments and Certifying an Assessment Roll ..... Tab 6
  - C. Consideration of Resolution 2022-09, Setting the Meeting Schedule For Fiscal Year 2022/2023 ..... Tab 7
  - D. **Consideration of the Third Addendum Contract for Professional District Services**..... Tab 8
  - E. Consideration of Work Authorization for Bidding Phase Services for Chancey Road Phase 3..... Tab 9
  - F. Consideration of Resolution 2022-10, Ratifying Issuance of Series 2022 Bonds..... Tab 10
- 5. STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager Report.....Tab 11
    1. Review of 2<sup>nd</sup> Quarter Website Audit

**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

## Tab 1

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, May 26, 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	<b>Board Supervisor, Chair</b>
Hatcher Porter	<b>Board Supervisor, Assistant Secretary</b>
Quinn Porter	<b>Board Supervisor, Assistant Secretary</b>

Also Present were:

Lynn Hayes	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Scott Sheridan	<b>Developer, Locust Branch</b>
	<i>(via conf. call)</i>
Lindsay Whelan	<b>District Counsel, Kutak Rock LLP</b>
	<i>(via conf. call)</i>
Sara Zare	<b>Representative, MBS Capital Markets</b>
	<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

Consideration of Minutes of the Board of Supervisors Meeting held on April 28, 2022

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

On a Motion by Mr. Bill Porter, seconded by Ms. Quinn Porter, with all in favor, the Board of Supervisors approved the Regular Meeting Minutes from April 28, 2022, for Wiregrass II Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Operation and  
Maintenance Expenditures for April  
2022**

Mr. Hayes presented the Operation and Maintenance Expenditures for April 2022.

On a Motion by Mr. Hatcher Porter, seconded by Ms. Quinn Porter, with all in favor, the Board of Supervisors ratified the payment of Operation & Maintenance Expenditures for April 2022 (\$15,642.20), for Wiregrass II Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Supplemental  
Engineer's Report**

The Board and District Counsel confirmed that the Supplemental Engineer's Report would be further discussed at the continued meeting scheduled for 10:00 a.m. on June 14, 2022.

**SIXTH ORDER OF BUSINESS**

**Consideration of Final Supplemental  
Assessment Methodology Report**

The Final Supplemental Assessment Methodology Report required additional information that was not available for this meeting. It will be discussed at the continued meeting scheduled for 10:00 a.m. on June 14, 2022 meeting.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-05,  
Supplemental Assessment  
Resolution**

The Board and District Counsel confirmed that the Consideration of Resolution 2022-05, Supplemental Assessment Resolution be further discussed at the continued meeting scheduled for 10:00 a.m. on June 14, 2022.

**EIGHTH ORDER OF BUSINESS**

**Presentation of Berger, Toombs  
Fiscal Year 2020-2021 Audit Report**

Mr. Hayes informed the Board the audit was clean with no findings.

On a Motion by Ms. Quinn Porter, seconded by Mr. Bill Porter, with all in favor, the Board of Supervisors accepted the Berger, Toombs Fiscal Year 2020-2021 audit, for Wiregrass II Community Development District.

**NINTH ORDER OF BUSINESS**

**Presentation of Fiscal Year 2022-2023  
Proposed Budget**

Mr. Hayes presented the Fiscal Year 2022/2023 proposed budget to the board for their consideration.

On a Motion by Mr. Bill Porter, seconded by Ms. Quinn Porter, with all in favor, the Board of Supervisors approved the Proposed Budget for Fiscal Year 2022-2023, for Wiregrass II Community Development District.

**TENTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-06,  
Approving Fiscal Year 2022-2023  
Proposed Budget and Setting the  
Public Hearing on the Final Budget**

On a Motion by Mr. Hatcher Porter, seconded by Ms. Quinn Porter, with all in favor, the Board of Supervisors adopted Resolution 2022-06, Approving Fiscal Year 2022-2023 Proposed Budget, and Setting the Public Hearing for July 28, 2022, at 10:30 a.m. at the offices of Rizzetta & Company located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544.

**ELEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

Ms. Whelan is continuing to work on the final documents for the continued meeting scheduled for 10:00 a.m. on June 14, 2022.

**B. District Engineer**

No report.

**C. District Manager Report**

Mr. Hayes presented his report to the Board and announced that there will be a continued meeting on June 14, 2022, at 10:00 a.m. at the offices of Rizzetta & Company Inc. located at 5844 Old Pasco Road, Wesley Chapel, FL 33544. Mr. Hayes reviewed with the Board that the next election is a Landowners Election, and it will be held on Tuesday, November 1, 2022, at 10:00 a.m. at Rizzetta & Company. He also informed the Board as of April 15, 2022, the Pasco County Supervisor of Elections office reported 165 voters in the District.

**TWELFTH ORDER OF BUSINESS**

**Supervisor Requests**

None.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Bill Porter, seconded by Ms. Quinn Porter, the Board of Supervisors unanimously approved to continue the meeting at 10:00 a.m. on June 14, 2022, at the offices of the Rizzetta & Company located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544, for Wiregrass II Community Development District.



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Secretary/ Assistant Secretary

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Chair/Vice Chair

DRAFT

## **Tab 2**

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 continued meeting of the Wiregrass II Community Development District was held on **Tuesday, June 14, 2022, at 10:09 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	<b>Board Supervisor, Chair</b>
Colby Chandler	<b>Board Supervisor, Vice Chair</b>
Caitlyn Chandler	<b>Board Supervisor, Assistant Secretary</b>

Also Present were:

Lynn Hayes	<b>District Manager, Rizzetta &amp; Company</b>
Scott Sheridan	<b>Developer, Locust Branch</b> <i>(via conf. call)</i>
Lindsay Whelan	<b>District Counsel, Kutak Rock LLP</b>
Victor Barbosa	<b>District Engineer, Atwell Engineering</b> <i>(via conf. call)</i>
Kayla Connell	<b>District Services Manager, Rizzetta &amp; Company</b>
Sara Zare	<b>Representative, MBS Capital Markets</b> <i>(via conf. call)</i>
Cynthia Wilhelm	<b>Bond Counsel, Nabors, Giblin &amp; Nickerson</b>

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

Consideration of Supplemental Engineer's Report

Mr. Barbosa reviewed the Supplemental Engineer's Report and asked the Board if they had any questions. There were none.

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

**FOURTH ORDER OF BUSINESS**

**Consideration of Final Supplemental Assessment Methodology Report**

Kayla Connell Presented the Final Supplemental Assessment Methodology Report.

On a Motion by Mr. Bill Porter, seconded by Ms. Caitlyn Chandler, with all in favor, the Board of Supervisors accepted the Final Supplemental Engineer's Report, for Wiregrass II Community Development District

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-05, Supplemental Assessment Resolution**

Ms. Lindsay Whelan presented Resolution 2022-05 and explained that this resolution is to set forth the specific terms of the Wiregrass II Community Development District's Capital Improvement Revenue Bonds, Series 2022.

On a Motion by Mr. Colby Chandler, seconded by Ms. Caitlyn Chandler, with all in favor, the Board of Supervisors adopted Resolution 2022-05, Supplemental Assessment Resolution, for Wiregrass II Community Development District.

**SIXTH ORDER OF BUSINESS**

**Ratification of Berger, Toombs Fiscal Year 2020-2021 Audit Report**

Mr. Hayes explained that this report identifies compliance with the provisions of the Auditor General of the State of Florida, and it was clean with no findings.

On a Motion by Mr. Bill Porter, seconded by Mr. Colby Chandler, with all in favor, the Board of Supervisors ratified the Berger, Toombs Fiscal Year 2020-2021 Audit Report, for Wiregrass II Community Development District.

**SEVENTH 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.

On a Motion by Mr. Colby Chandler, seconded by Mr. Bill Porter, with all in favor, the Board of Supervisors adjourned the meeting at 10:17 a.m. for Wiregrass II Community Development District.

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_____ Secretary/ Assistant Secretary	_____ Chair/Vice Chair
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DRAFT

## **Tab 3**

# WIREGRASS II COMMUNITY DEVELOPMENT DISTRICT

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

## **Operation and Maintenance Expenditures May 2022 For Board Approval**

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

The total items being presented:    **\$23,093.07**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

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

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

## Wiregrass II Community Development District

### Paid Operation & Maintenance Expenditures

May 1, 2022 Through May 31, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Atwell, LLC	001147	0271866	Engineering Services 03/22 & 04/22	\$ 2,277.00
Atwell, LLC	001152	0274072	Engineering Services 04/22	\$ 4,252.50
Kutak Rock LLP	001153	3051615	Legal Services 04/22	\$ 2,647.50
Pasco County Property Appraiser	001151	042922	Non-ad Valorem Assessment Annual Fee FY 21/22	\$ 150.00
Rizzetta & Company, Inc.	001148	INV0000067866	District Management Fees 05/22	\$ 4,048.25
Times Publishing Company	001149	0000222129 04/20/22	Legal Advertising Account #200049 04/22	\$ 104.80
Times Publishing Company	001154	0000226787 05/18/22	Legal Advertising Account #200049 05/22	\$ 104.80
W.R.E.C.	ACH20220509	2167077 04/22	Area Lighting 04/22	\$ 1,346.32
Wiregrass irrigation, LLC	001150	019	Irrigation Fees 04/22	<u>\$ 8,161.90</u>
<b>Report Total</b>				<b><u><u>\$ 23,093.07</u></u></b>



# WIREGASS II COMMUNITY DEVELOPMENT DISTRICT

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## **Operation and Maintenance Expenditures June 2022 For Board Approval**

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

The total items being presented:     **\$20,588.53**

Approval of Expenditures:

\_\_\_\_\_  
\_\_\_\_\_ Chairperson

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

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

## Wiregrass II Community Development District

### Paid Operation & Maintenance Expenditures

June 1, 2022 Through June 30, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Atwell, LLC	001157	0276187	Engineering Services 05/22	\$ 787.50
Berger Toombs Elam Gaines & Frank	001160	358953	Audit Services 06/22	\$ 2,975.00
Kutak Rock LLP	001158	3065970	Legal Services 05/22	\$ 2,178.41
Mike Fasano	001159	060922	Postage Assessment FY2021	\$ 75.03
Rizzetta & Company, Inc.	001155	INV0000068709	District Management Fees 06/22	\$ 4,048.25
Times Publishing Company	001161	0000231208 06/15/22	Legal Advertising Account #200049 06/22	\$ 104.80
Times Publishing Company	001161	0000231228 06/15/22	Legal Advertising Account #200049 06/22	\$ 1,636.00
W.R.E.C.	ACH20220607	2167077 05/22	Area Lighting 05/22	\$ 635.39
Wiregrass irrigation, LLC	001156	020	Irrigation Fees 05/22	<u>\$ 8,148.15</u>
<b>Report Total</b>				<b><u>\$ 20,588.53</u></b>

## **Tab 4**

## RESOLUTION 2022-07

### **THE ANNUAL APPROPRIATION RESOLUTION OF THE WIREGRASS II COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022 AND ENDING SEPTEMBER 30, 2023; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June 2022, submitted to the Board of Supervisors (“**Board**”) of the Wiregrass II Community Development District (“**District**”) a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

**WHEREAS**, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

**WHEREAS**, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1<sup>st</sup> of each year, the District Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

#### **Section 1. Budget**

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. That Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is

hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes*, (“**Adopted Budget**”) and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

- c. That the Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Wiregrass II Community Development District for the Fiscal Year Ending September 30, 2023.”
- d. The final Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption and shall remain on the website for at least two years.

## **Section 2. Appropriations**

There is hereby appropriated out of the revenues of the District, for the Fiscal Year 2022/2023, the sum of \$\_\_\_\_\_ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$_____
TOTAL IRRIGATION REVENUE FUND	\$_____
DEBT SERVICE – SERIES 2020	\$_____
DEBT SERVICE – SERIES 2022	\$_____
TOTAL ALL FUNDS	\$_____

## **Section 3. Budget Amendments**

Pursuant to Section 189.016, *Florida Statutes*, the District may, at any time within Fiscal Year 2022/2023 or within 60 days following the end of Fiscal Year 2022/2023 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish that any amendments to the budget under paragraph c. above are posed to the District's website within 5 days after adoption and remain on the website for at least two years.

**Section 4. Effective Date.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 28TH DAY OF JULY 2022.**

ATTEST:

**WIREGRASS II COMMUNITY  
DEVELOPMENT DISTRICT**

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

By: \_\_\_\_\_  
Chair / Vice Chair

**Exhibit A:** Budget Fiscal Year 2022/2023

## **Exhibit A**

Budget Fiscal Year 2022/2023



Rizzetta & Company

# Wiregrass II Community Development District

[wiregrassiicdd.org](http://wiregrassiicdd.org)

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



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Rizzetta & Company

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

	Chart of Accounts Classification	Actual YTD through 06/30/22	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	<b>REVENUES</b>							
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	<b>TOTAL REVENUES</b>	<b>\$ 170,704</b>	<b>\$ 170,704</b>	<b>\$ 144,016</b>	<b>\$ 26,688</b>	<b>\$ 202,930</b>	<b>\$ 58,914</b>	
10								
11	<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$ 170,704</b>	<b>\$ 170,704</b>	<b>\$ 144,016</b>	<b>\$ 26,688</b>	<b>\$ 202,930</b>	<b>\$ 58,914</b>	
12								
13	<b>EXPENDITURES - ADMINISTRATIVE</b>							
14								
15	Financial & Administrative							
16	Administrative Services	\$ 2,781	\$ 3,708	\$ 3,708	\$ -	\$ 3,893	\$ 185	Cost of living adjustment
17	District Management	\$ 15,527	\$ 20,703	\$ 20,703	\$ -	\$ 21,738	\$ 1,035	Cost of living adjustment
18	District Engineer	\$ 9,192	\$ 12,256	\$ 5,000	\$ (7,256)	\$ 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	\$ -	\$ 150	\$ -	
22	Financial & Revenue Collections	\$ 2,781	\$ 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	\$ 9,270	\$ 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	\$ -	\$ 2,975	\$ -	Per contract Berger
26	Arbitrage Rebate Calculation	\$ 450	\$ 900	\$ -	\$ (900)	\$ 900	\$ 900	Series 2020 + Series 2022
27	Miscellaneous Mailings	\$ 75	\$ 150	\$ 500	\$ 350	\$ 500	\$ -	
28	Public Officials Liability Insurance	\$ 2,481	\$ 2,481	\$ 2,599	\$ 118	\$ 2,977	\$ 378	Per EGIS estimate
29	Legal Advertising	\$ 3,935	\$ 5,247	\$ 1,500	\$ (3,747)	\$ 1,500	\$ -	
30	Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -	\$ 175	\$ -	DEO
31	Miscellaneous Fees	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -	
32	Website Hosting, Maintenance, Backup (and Email)	\$ 3,113	\$ 4,000	\$ 4,000	\$ -	\$ 3,638	\$ (362)	Rizzetta Tech & Campus Suite Contracts
33	Legal Counsel							
34	District Counsel	\$ 17,794	\$ 23,725	\$ 20,000	\$ (3,725)	\$ 20,000	\$ -	
35								
36	<b>Administrative Subtotal</b>	<b>\$ 84,216</b>	<b>\$ 106,055</b>	<b>\$ 87,169</b>	<b>\$ (18,886)</b>	<b>\$ 100,622</b>	<b>\$ 13,453</b>	
37								
38	<b>EXPENDITURES - FIELD OPERATIONS</b>							
39								
40	Electric Utility Services							
41	Street Lights	\$ 2,611	\$ 3,481	\$ 25,000	\$ 21,519	\$ 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 06/30/22	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	\$ 1,447	\$ 1,447	\$ 5,000	\$ 3,553	\$ 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	<b>Field Operations Subtotal</b>	<b>\$ 7,090</b>	<b>\$ 7,960</b>	<b>\$ 56,847</b>	<b>\$ 48,887</b>	<b>\$ 102,308</b>	<b>\$ 45,461</b>	
58								
59	<b>TOTAL EXPENDITURES</b>	<b>\$ 91,306</b>	<b>\$ 114,015</b>	<b>\$ 144,016</b>	<b>\$ 30,001</b>	<b>\$ 202,930</b>	<b>\$ 58,914</b>	
60								
61	<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ 79,398</b>	<b>\$ 56,689</b>	<b>\$ -</b>	<b>\$ 56,689</b>	<b>\$ -</b>	<b>\$ -</b>	

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

	Chart of Accounts Classification	Actual YTD through 06/30/22	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	<b>REVENUES</b>							
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	<b>TOTAL REVENUES AND BALANCE</b>	<b>\$ 97,178</b>	<b>\$ 97,178</b>	<b>\$ 97,178</b>	<b>\$ -</b>	<b>\$ 242,572</b>	<b>\$ 145,394</b>	
10								
11	<b>EXPENDITURES</b>							
12								
13	Financial and Administrative							
14	Assessment Roll	\$ 1,500	\$ 1,500	\$ 1,500	\$ -	\$ 1,575	\$ 75	
15	Reclaimed Accounting fee	\$ 4,500	\$ 6,000	\$ 6,000	\$ -	\$ 6,300	\$ 300	
16	Water-Sewer Combination Services							
17	Utility - Reclaimed Irrigation	\$ 72,528	\$ 96,704	\$ 89,678	\$ (7,026)	\$ 234,697	\$ 145,019	Estimated by Developer
18								
19	<b>TOTAL EXPENDITURES</b>	<b>\$ 78,528</b>	<b>\$ 104,204</b>	<b>\$ 97,178</b>	<b>\$ (7,026)</b>	<b>\$ 242,572</b>	<b>\$ 145,394</b>	
20								
21	<b>EXCESS OF REVENUES OVER</b>	<b>\$ 18,650</b>	<b>\$ (7,026)</b>	<b>\$ -</b>	<b>\$ (7,026)</b>	<b>\$ -</b>	<b>\$ -</b>	
22								

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

Chart of Accounts Classification	Series 2020	Series 2022	Budget for 2022/2023
<b>REVENUES</b>			
Special Assessments			
Net Special Assessments	\$595,817.91	\$755,492.50	\$1,351,310.41
<b>TOTAL REVENUES</b>	<b>\$595,817.91</b>	<b>\$755,492.50</b>	<b>\$1,351,310.41</b>
<b>EXPENDITURES</b>			
<b>Administrative</b>			
Financial & Administrative			
Debt Service Obligation	\$595,817.91	\$755,492.50	\$1,351,310.41
<b>Administrative Subtotal</b>	<b>\$595,817.91</b>	<b>\$755,492.50</b>	<b>\$1,351,310.41</b>
<b>TOTAL EXPENDITURES</b>	<b>\$595,817.91</b>	<b>\$755,492.50</b>	<b>\$1,351,310.41</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

Collection and Discount % applicable to the county:

6.0%

**Gross assessments**

**\$1,436,341.85**

**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	\$	%
<b><u>Esplanade - AA1</u></b>				
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%
<b>Total</b>	<b>\$2,511.34</b>	<b>\$2,404.14</b>	<b>-\$107.20</b>	<b>-4.27%</b>
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%
<b>Total</b>	<b>\$2,017.06</b>	<b>\$1,932.60</b>	<b>-\$84.46</b>	<b>-4.19%</b>
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%
<b>Total</b>	<b>\$2,556.57</b>	<b>\$2,447.29</b>	<b>-\$109.28</b>	<b>-4.27%</b>
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%
<b>Total</b>	<b>\$2,017.06</b>	<b>\$1,932.69</b>	<b>-\$84.37</b>	<b>-4.18%</b>
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%
<b>Total</b>	<b>\$2,017.06</b>	<b>\$1,932.69</b>	<b>-\$84.37</b>	<b>-4.18%</b>
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%
<b>Total</b>	<b>\$2,647.18</b>	<b>\$2,533.71</b>	<b>-\$113.47</b>	<b>-4.29%</b>
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%
<b>Total</b>	<b>\$2,017.06</b>	<b>\$1,932.69</b>	<b>-\$84.37</b>	<b>-4.18%</b>
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%
<b>Total</b>	<b>\$2,017.06</b>	<b>\$1,932.69</b>	<b>-\$84.37</b>	<b>-4.18%</b>
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%
<b>Total</b>	<b>\$2,784.16</b>	<b>\$2,657.41</b>	<b>-\$126.76</b>	<b>-4.55%</b>
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%
<b>Total</b>	<b>\$2,829.40</b>	<b>\$2,700.55</b>	<b>-\$128.84</b>	<b>-4.55%</b>
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%
<b>Total</b>	<b>\$2,289.89</b>	<b>\$2,185.96</b>	<b>-\$103.93</b>	<b>-4.54%</b>
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%
<b>Total</b>	<b>\$2,874.63</b>	<b>\$2,743.74</b>	<b>-\$130.89</b>	<b>-4.55%</b>
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%
<b>Total</b>	<b>\$2,289.89</b>	<b>\$2,185.96</b>	<b>-\$103.93</b>	<b>-4.54%</b>
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%
<b>Total</b>	<b>\$2,289.89</b>	<b>\$2,185.96</b>	<b>-\$103.93</b>	<b>-4.54%</b>
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%
<b>Total</b>	<b>\$2,289.89</b>	<b>\$2,185.96</b>	<b>-\$103.93</b>	<b>-4.54%</b>
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%
<b>Total</b>	<b>\$3,220.85</b>	<b>\$3,063.43</b>	<b>-\$157.42</b>	<b>-4.89%</b>
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%
<b>Total</b>	<b>\$3,266.09</b>	<b>\$3,106.61</b>	<b>-\$159.47</b>	<b>-4.88%</b>
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%
<b>Total</b>	<b>\$2,681.34</b>	<b>\$2,548.83</b>	<b>-\$132.51</b>	<b>-4.94%</b>
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%
<b>Total</b>	<b>\$3,311.46</b>	<b>\$3,149.85</b>	<b>-\$161.61</b>	<b>-4.88%</b>
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%
<b>Total</b>	<b>\$2,681.34</b>	<b>\$2,548.83</b>	<b>-\$132.51</b>	<b>-4.94%</b>
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%
<b>Total</b>	<b>\$3,359.19</b>	<b>\$3,195.37</b>	<b>-\$163.81</b>	<b>-4.88%</b>
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%
<b>Total</b>	<b>\$3,861.08</b>	<b>\$3,658.85</b>	<b>-\$202.23</b>	<b>-5.24%</b>
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%
<b>Total</b>	<b>\$3,230.96</b>	<b>\$3,057.83</b>	<b>-\$173.13</b>	<b>-5.36%</b>
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%
<b>Total</b>	<b>\$3,908.81</b>	<b>\$3,704.38</b>	<b>-\$204.43</b>	<b>-5.23%</b>

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%
<b>Total</b>	<b>\$3,230.96</b>	<b>\$3,057.83</b>	<b>-\$173.13</b>	<b>-5.36%</b>

### Esplanade - AA2

Series 2022 Debt Service - SF 45'	\$0.00	\$1,422.00	\$1,422.00	(1)
Operations/Maintenance - SF 45'	\$0.00	\$214.50	\$214.50	(2)
Irrigation - SF - 41 - 50	\$0.00	\$767.54	\$767.54	(3)
<b>Total</b>	<b>\$0.00</b>	<b>\$2,404.04</b>	<b>\$2,404.04</b>	<b>(1)(2)(3)</b>

Series 2022 Debt Service - SF 45'	\$0.00	\$1,422.00	\$1,422.00	(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)
<b>Total</b>	<b>\$0.00</b>	<b>\$1,932.50</b>	<b>\$1,932.50</b>	<b>(1)(2)(3)</b>

Series 2022 Debt Service - SF 45'	\$0.00	\$1,422.00	\$1,422.00	(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)
<b>Total</b>	<b>\$0.00</b>	<b>\$1,932.59</b>	<b>\$1,932.59</b>	<b>(1)(2)(3)</b>

Series 2022 Debt Service - SF 45'	\$0.00	\$1,422.00	\$1,422.00	(1)
Operations/Maintenance - SF 45'	\$0.00	\$214.50	\$214.50	(2)
Irrigation - 80 Plus	\$0.00	\$942.63	\$942.63	(3)
<b>Total</b>	<b>\$0.00</b>	<b>\$2,579.13</b>	<b>\$2,579.13</b>	<b>(1)(2)(3)</b>

Series 2022 Debt Service - SF 52'	\$0.00	\$1,643.20	\$1,643.20	(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)
<b>Total</b>	<b>\$0.00</b>	<b>\$2,185.75</b>	<b>\$2,185.75</b>	<b>(1)(2)(3)</b>

Series 2022 Debt Service - SF 52'	\$0.00	\$1,643.20	\$1,643.20	(1)
Operations/Maintenance - SF 52'	\$0.00	\$246.55	\$246.55	(2)
Irrigation - SF - 51 - 60	\$0.00	\$810.68	\$810.68	(3)
<b>Total</b>	<b>\$0.00</b>	<b>\$2,700.44</b>	<b>\$2,700.44</b>	<b>(1)(2)(3)</b>

Series 2022 Debt Service - SF 52'	\$0.00	\$1,643.20	\$1,643.20	(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)
<b>Total</b>	<b>\$0.00</b>	<b>\$2,185.84</b>	<b>\$2,185.84</b>	<b>(1)(2)(3)</b>

Series 2022 Debt Service - SF 52'	\$0.00	\$1,643.20	\$1,643.20	(1)
Operations/Maintenance - SF 52'	\$0.00	\$246.55	\$246.55	(2)
Irrigation - SF - 61 - 70	\$0.00	\$853.87	\$853.87	(3)
<b>Total</b>	<b>\$0.00</b>	<b>\$2,743.62</b>	<b>\$2,743.62</b>	<b>(1)(2)(3)</b>

Series 2022 Debt Service - SF 52'	\$0.00	\$1,643.20	\$1,643.20	(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)
<b>Total</b>	<b>\$0.00</b>	<b>\$2,185.84</b>	<b>\$2,185.84</b>	<b>(1)(2)(3)</b>

Series 2022 Debt Service - SF 52'	\$0.00	\$1,643.20	\$1,643.20	(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)
<b>Total</b>	<b>\$0.00</b>	<b>\$2,185.84</b>	<b>\$2,185.84</b>	<b>(1)(2)(3)</b>

Series 2022 Debt Service - SF 52'	\$0.00	\$1,643.20	\$1,643.20	(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)
<b>Total</b>	<b>\$0.00</b>	<b>\$2,185.84</b>	<b>\$2,185.84</b>	<b>(1)(2)(3)</b>



Series 2022 Debt Service - SF 62'	\$0.00	\$1,959.20	\$1,959.20	(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)
<b>Total</b>	<b>\$0.00</b>	<b>\$2,548.69</b>	<b>\$2,548.69</b>	<b>(1)(2)(3)</b>
Series 2022 Debt Service - SF 62'	\$0.00	\$1,959.20	\$1,959.20	(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)
<b>Total</b>	<b>\$0.00</b>	<b>\$2,548.69</b>	<b>\$2,548.69</b>	<b>(1)(2)(3)</b>
Series 2022 Debt Service - SF 76'	\$0.00	\$2,401.60	\$2,401.60	(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)
<b>Total</b>	<b>\$0.00</b>	<b>\$3,057.66</b>	<b>\$3,057.66</b>	<b>(1)(2)(3)</b>
Series 2022 Debt Service - SF 76'	\$0.00	\$2,401.60	\$2,401.60	(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)
<b>Total</b>	<b>\$0.00</b>	<b>\$3,057.66</b>	<b>\$3,057.66</b>	<b>(1)(2)(3)</b>

### Unplatted

Series 2022 Debt Service - SF 45' (Unplatted)	\$0.00	\$1,422.00	\$1,422.00	(1)
Operations/Maintenance - SF 45' (Unplatted)	\$0.00	\$214.50	\$214.50	(2)
<b>Total</b>	<b>\$0.00</b>	<b>\$1,636.50</b>	<b>\$1,636.50</b>	<b>(1)(2)</b>
Series 2022 Debt Service - SF 52' (Unplatted)	\$0.00	\$1,643.20	\$1,643.20	(1)
Operations/Maintenance - SF 52' (Unplatted)	\$0.00	\$246.55	\$246.55	(2)
<b>Total</b>	<b>\$0.00</b>	<b>\$1,889.75</b>	<b>\$1,889.75</b>	<b>(1)(2)</b>
Series 2022 Debt Service - SF 62' (Unplatted)	\$0.00	\$1,959.20	\$1,959.20	(1)
Operations/Maintenance - SF 62' (Unplatted)	\$0.00	\$293.40	\$293.40	(2)
<b>Total</b>	<b>\$0.00</b>	<b>\$2,252.60</b>	<b>\$2,252.60</b>	<b>(1)(2)</b>
Series 2022 Debt Service - SF 76' (Unplatted)	\$0.00	\$2,401.60	\$2,401.60	(1)
Operations/Maintenance - SF 76' (Unplatted)	\$0.00	\$359.97	\$359.97	(2)
<b>Total</b>	<b>\$0.00</b>	<b>\$2,761.57</b>	<b>\$2,761.57</b>	<b>(1)(2)</b>

(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&amp;M &amp; 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					ANNUAL ASSESSMENT			
	O&M	2020 DEBT			TOTAL			O&M BUDGET	2020 DEBT		2022 DEBT	
		SERVICE <sup>(1)</sup>	SERVICE <sup>(1)</sup>		EAU FACTOR	EAU's	% TOTAL		O&M	SERVICE <sup>(2)</sup>	SERVICE <sup>(2)</sup>	TOTAL <sup>(3)</sup>
<b>PLATTED</b>												
<b>Esplanade - AA1</b>												
Single Family 45	150	150	0	Lots	0.87	130.50	14.90%	\$32,174.97	\$214.50	\$1,422.10	\$0.00	\$1,636.60 / Lot
Single Family 52	156	156	0	Lots	1.00	156.00	17.82%	\$38,462.04	\$246.55	\$1,643.32	\$0.00	\$1,889.87 / Lot
Single Family 62	59	59	0	Lots	1.19	70.21	8.02%	\$17,310.38	\$293.40	\$1,959.34	\$0.00	\$2,252.74 / Lot
Single Family 76	20	20	0	Lots	1.46	29.20	3.33%	\$7,199.30	\$359.97	\$2,401.77	\$0.00	\$2,761.74 / Lot
<b>Esplanade - AA2</b>												
Single Family 45	178	0	178	Lots	0.87	154.86	17.69%	\$38,180.97	\$214.50	\$0.00	\$1,422.00	\$1,636.50 / Lot
Single Family 52	206	0	206	Lots	1.00	206.00	23.53%	\$50,789.61	\$246.55	\$0.00	\$1,643.20	\$1,889.75 / Lot
Single Family 62	96	0	96	Lots	1.19	114.24	13.05%	\$28,166.05	\$293.40	\$0.00	\$1,959.20	\$2,252.60 / Lot
Single Family 76	10	0	10	Lots	1.46	14.60	1.67%	\$3,599.65	\$359.97	\$0.00	\$2,401.60	\$2,761.57 / Lot
<b>Total District</b>	<b>875</b>	<b>385</b>	<b>490</b>			<b>875.61</b>	<b>100.00%</b>	<b>\$215,882.98</b>				

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

(\$12,952.98)

Net Revenue to be Collected

\$202,930.00<sup>(1)</sup> Reflects the number of total lots with Series 2020 and Series 2022 debt outstanding<sup>(2)</sup> Annual debt service assessment per lot adopted in connection with the Series 2020 and Series 2022 bond issuance. Annual assessment includes principal, interest, Pasco County collection costs and early payment discount costs.<sup>(3)</sup> 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 IRRIGATION ASSESSMENT SCHEDULE**

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

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

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

**(\$15,483.34)****Net Revenue to be Collected****\$242,572.32**

<sup>(1)</sup> 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%				\$4,317.66					
EARLY PAYMENT DISCOUNT @					4.0%				\$8,635.32					
TOTAL O&M ASSESSMENT									\$215,882.98					
TOTAL IRRIGATION BUDGET									\$242,572.32					
COLLECTION COSTS @					2.0%				\$5,161.11					
EARLY PAYMENT DISCOUNT @					4.0%				\$10,322.23					
TOTAL IRRIGATION ASSESSMENT									\$258,055.66					
UNITS ASSESSED					ALLOCATION OF O&M ASSESSMENT					ANNUAL ASSESSMENT				
PRODUCT TYPE PLATTED	O&M	IRRIGATION	2020 DEBT	2022 DEBT	EAU FACTOR	EAU's	% TOTAL	TOTAL	IRRIGATION	2020 DEBT	2022 DEBT	TOTAL <sup>(3)</sup>		
			SERVICE <sup>(1)</sup>	SERVICE <sup>(1)</sup>						O&M	IRRIGATION		SERVICE <sup>(2)</sup>	SERVICE <sup>(2)</sup>
Esplanade - AA1														
Single Family 45'														
Irrigation 41 - 50	49	49	49	Lots	0.87	42.63	4.87%	\$10,510.49	\$37,609.37	\$214.50	\$767.54	\$1,422.10	\$0.00	\$2,404.14 / Lot
Irrigation 41 - 50 - Not Active	57	57	57	Lots	0.87	49.59	5.66%	\$12,226.49	\$16,871.81	\$214.50	\$296.00	\$1,422.10	\$0.00	\$1,932.60 / Lot
Irrigation 51 - 60	17	17	17	Lots	0.87	14.79	1.69%	\$3,646.50	\$13,781.64	\$214.50	\$810.68	\$1,422.10	\$0.00	\$2,447.29 / Lot
Irrigation 51 - 60 - Not Active	16	16	16	Lots	0.87	13.92	1.59%	\$3,432.00	\$4,737.44	\$214.50	\$296.09	\$1,422.10	\$0.00	\$1,932.69 / Lot
Irrigation 61-70 - Not Active	5	5	5	Lots	0.87	4.35	0.50%	\$1,072.50	\$1,480.45	\$214.50	\$296.09	\$1,422.10	\$0.00	\$1,932.69 / Lot
Irrigation 71 - 80	2	2	2	Lots	0.87	1.74	0.20%	\$429.00	\$1,794.22	\$214.50	\$897.11	\$1,422.10	\$0.00	\$2,533.71 / Lot
Irrigation 71 - 80 - Not Active	1	1	1	Lots	0.87	0.87	0.10%	\$214.50	\$296.09	\$214.50	\$296.09	\$1,422.10	\$0.00	\$1,932.69 / Lot
Irrigation 80 Plus - Not Active	3	3	3	Lots	0.87	2.61	0.30%	\$643.50	\$888.27	\$214.50	\$296.09	\$1,422.10	\$0.00	\$1,932.69 / Lot
Single Family 52'														
Irrigation 41 - 50	2	2	2	Lots	1	2.00	0.23%	\$493.10	\$1,535.08	\$246.55	\$767.54	\$1,643.32	\$0.00	\$2,657.41 / Lot
Irrigation 51 - 60	52	52	52	Lots	1	52.00	5.94%	\$12,820.68	\$42,155.62	\$246.55	\$810.68	\$1,643.32	\$0.00	\$2,700.55 / Lot
Irrigation 51 - 60 - Not Active	59	59	59	Lots	1	59.00	6.74%	\$14,546.54	\$17,469.31	\$246.55	\$296.09	\$1,643.32	\$0.00	\$2,185.96 / Lot
Irrigation 61 - 70	12	12	12	Lots	1	12.00	1.37%	\$2,958.62	\$10,246.46	\$246.55	\$853.87	\$1,643.32	\$0.00	\$2,743.74 / Lot
Irrigation 61 - 70 - Not Active	22	22	22	Lots	1	22.00	2.51%	\$5,424.13	\$6,513.98	\$246.55	\$296.09	\$1,643.32	\$0.00	\$2,185.96 / Lot
Irrigation 71 - 80 - Not Active	6	6	6	Lots	1	6.00	0.69%	\$1,479.31	\$1,776.54	\$246.55	\$296.09	\$1,643.32	\$0.00	\$2,185.96 / Lot
Irrigation 80 Plus - Not Active	3	3	3	Lots	1	3.00	0.34%	\$739.65	\$888.27	\$246.55	\$296.09	\$1,643.32	\$0.00	\$2,185.96 / Lot
Single Family 62'														
Irrigation 51 - 60	1	1	1	Lots	1.19	1.19	0.14%	\$293.40	\$810.68	\$293.40	\$810.68	\$1,959.34	\$0.00	\$3,063.43 / Lot
Irrigation 61 - 70	12	12	12	Lots	1.19	14.28	1.63%	\$3,520.76	\$10,246.46	\$293.40	\$853.87	\$1,959.34	\$0.00	\$3,106.61 / Lot
Irrigation 61 - 70 - Not Active	31	31	31	Lots	1.19	36.89	4.21%	\$9,095.29	\$9,178.79	\$293.40	\$296.09	\$1,959.34	\$0.00	\$2,548.83 / Lot
Irrigation 71 - 80	4	4	4	Lots	1.19	4.76	0.54%	\$1,173.59	\$3,588.44	\$293.40	\$897.11	\$1,959.34	\$0.00	\$3,149.85 / Lot
Irrigation 71 - 80 - Not Active	3	3	3	Lots	1.19	3.57	0.41%	\$880.19	\$880.19	\$293.40	\$296.09	\$1,959.34	\$0.00	\$2,548.83 / Lot
Irrigation 80 Plus	8	8	8	Lots	1.19	9.52	1.09%	\$2,347.17	\$7,541.06	\$293.40	\$942.63	\$1,959.34	\$0.00	\$3,195.37 / Lot
Single Family 76'														
Irrigation 71 - 80	5	5	5	Lots	1.46	7.30	0.83%	\$1,799.83	\$4,485.55	\$359.97	\$897.11	\$2,401.77	\$0.00	\$3,658.85 / Lot
Irrigation 71 - 80 - Not Active	5	5	5	Lots	1.46	7.30	0.83%	\$1,799.83	\$1,480.45	\$359.97	\$296.09	\$2,401.77	\$0.00	\$3,057.83 / Lot
Irrigation 80 Plus	4	4	4	Lots	1.46	5.84	0.67%	\$1,439.86	\$3,770.53	\$359.97	\$942.63	\$2,401.77	\$0.00	\$3,704.38 / Lot
Irrigation 80 Plus - Not Active	6	6	6	Lots	1.46	8.76	1.00%	\$2,159.79	\$1,776.54	\$359.97	\$296.09	\$2,401.77	\$0.00	\$3,057.83 / Lot
Esplanade - AA2														
Single Family 45'														
Irrigation 41 - 50	2	2	2	Lots	0.87	1.74	0.20%	\$429.00	\$1,535.08	\$214.50	\$767.54	\$0.00	\$1,422.00	\$2,404.04 / Lot
Irrigation 41 - 50 - Not Active	45	45	45	Lots	0.87	39.15	4.47%	\$9,652.49	\$13,319.85	\$214.50	\$296.00	\$0.00	\$1,422.00	\$1,932.50 / Lot
Irrigation 51 - 60 - Not Active	15	15	15	Lots	0.87	13.05	1.49%	\$3,217.50	\$4,441.35	\$214.50	\$296.09	\$0.00	\$1,422.00	\$1,932.59 / Lot
Irrigation 80 Plus	1	1	1	Lots	0.87	0.87	0.10%	\$214.50	\$942.63	\$214.50	\$942.63	\$0.00	\$1,422.00	\$2,579.13 / Lot
Single Family 52'														
Irrigation 41 - 50 - Not Active	1	1	1	Lots	1.00	1.00	0.11%	\$246.55	\$296.00	\$246.55	\$296.00	\$0.00	\$1,643.20	\$2,185.75 / Lot
Irrigation 51 - 60	4	4	4	Lots	1.00	4.00	0.46%	\$986.21	\$3,242.74	\$246.55	\$810.68	\$0.00	\$1,643.20	\$2,700.44 / Lot
Irrigation 51 - 60 - Not Active	45	45	45	Lots	1.00	45.00	5.14%	\$11,094.82	\$13,324.05	\$246.55	\$296.09	\$0.00	\$1,643.20	\$2,185.84 / Lot
Irrigation 61 - 70	3	3	3	Lots	1.00	3.00	0.34%	\$739.65	\$2,561.61	\$246.55	\$853.87	\$0.00	\$1,643.20	\$2,743.62 / Lot
Irrigation 61 - 70 - Not Active	9	9	9	Lots	1.00	9.00	1.03%	\$2,218.96	\$2,564.81	\$246.55	\$296.09	\$0.00	\$1,643.20	\$2,185.84 / Lot
Irrigation 71 - 80 - Not Active	7	7	7	Lots	1.00	7.00	0.80%	\$1,725.86	\$2,072.63	\$246.55	\$296.09	\$0.00	\$1,643.20	\$2,185.84 / Lot
Irrigation 80 Plus - Not Active	1	1	1	Lots	1.00	1.00	0.11%	\$246.55	\$296.09	\$246.55	\$296.09	\$0.00	\$1,643.20	\$2,185.84 / Lot
Single Family 62'														
Irrigation 61 - 70 - Not Active	27	27	27	Lots	1.19	32.13	3.67%	\$7,921.70	\$7,994.43	\$293.40	\$296.09	\$0.00	\$1,959.20	\$2,548.69 / Lot
Irrigation 71 - 80 - Not Active	2	2	2	Lots	1.19	2.38	0.27%	\$586.79	\$592.18	\$293.40	\$296.09	\$0.00	\$1,959.20	\$2,548.69 / Lot
Single Family 76'														
Irrigation 71 - 80 - Not Active	6	6	6	Lots	1.46	8.76	1.00%	\$2,159.79	\$1,776.54	\$359.97	\$296.09	\$0.00	\$2,401.60	\$3,057.66 / Lot
Irrigation 80 Plus - Not Active	4	4	4	Lots	1.46	5.84	0.67%	\$1,439.86	\$1,184.36	\$359.97	\$296.09	\$0.00	\$2,401.60	\$3,057.66 / Lot
Unplatted														
Single Family 45	115	0	115	Lots	0.87	100.05	11.43%	\$24,667.48	\$0.00	\$214.50	\$0.00	\$0.00	\$1,422.00	\$1,636.50 / Lot
Single Family 52	136	0	136	Lots	1.00	136.00	15.53%	\$33,531.01	\$0.00	\$246.55	\$0.00	\$0.00	\$1,643.20	\$1,889.75 / Lot
Single Family 62	67	0	67	Lots	1.19	79.73	9.11%	\$19,657.55	\$0.00	\$293.40	\$0.00	\$0.00	\$1,959.20	\$2,252.60 / Lot
Total District	875	557	385	490		875.61	100.00%	\$215,882.98	\$258,055.66					
LESS: Pasco County Collection Costs (2%) and Early Payment Discounts (4%):								(\$12,952.98)	(\$15,483.34)					
Net Revenue to be Collected								\$202,930.00	\$242,572.32					
<sup>(1)</sup> Reflects the number of total lots with Series 2020 and Series 2022 debt outstanding.														
<sup>(2)</sup> Annual debt service assessment per lot adopted in connection with the Series 2020 and Series 2022 bond issuance. Annual assessment includes principal, interest, Pasco County collection costs and early payment discount costs.														
<sup>(3)</sup> 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.

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### 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.



Rizzetta & Company

## 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.



Rizzetta & Company



## 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.



Rizzetta & Company

## **Tab 5**

**AGREEMENT BY AND BETWEEN THE WIREGRASS II COMMUNITY DEVELOPMENT DISTRICT  
AND TAYLOR MORRISON OF FLORIDA, INC. REGARDING THE DIRECT COLLECTION OF SPECIAL  
ASSESSMENTS FOR FISCAL YEAR 2022-2023**

**This Agreement** (the “Agreement”) is made and entered into as of this 28th day of July 2022, by and between:

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

**Taylor Morrison of Florida, Inc.**, a Florida corporation, and the owner of certain lands within the boundaries of the District, with a mailing address of 3922 Coconut Palm Drive, Suite 108, Tampa, Florida 33619 (the “Property Owner”). For purposes of this Agreement, Property Owner’s property is more particularly described in **Exhibit “A”** attached hereto (the “Property”).

**RECITALS**

**WHEREAS**, the District is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, as amended, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure improvements; and

**WHEREAS**, the District, pursuant to Chapter 190, *Florida Statutes*, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

**WHEREAS**, the Property will benefit from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District; and

**WHEREAS**, pursuant to Section 197.3632, *Florida Statutes*, the District intends to utilize the uniform method of levying, collecting and enforcing the special assessments against the Property once platted and to collect such special assessments on the Pasco County tax roll for platted lots; and

**WHEREAS**, the District and Property Owner desire to arrange for the direct collection of the District’s special assessments prior to platting of the Property; and

**WHEREAS**, Property Owner desires to provide for the direct payment of special assessments.

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

1. **Assessment Payment.** Property Owner agrees to pay the special assessments necessary to fund the District's operation and maintenance costs for Fiscal Year 2022-2023 and its previously levied debt service assessments attributable to the Property, regardless of whether Property Owner owns the Property at the time of such payment. Nothing herein shall prohibit Property Owner from prorating or otherwise collecting these special assessments from subsequent purchasers of the Property. The District shall send a bill to Property Owner on or about September 15, 2022 indicating the exact amount of the special assessment payment for operation and maintenance for Fiscal Year 2022-2023 and its previously levied debt service. If Property Owner does not pay such invoice in full prior to December 1, 2022, then to the extent permitted by law, Property Owner may pay the assessments in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2022, 25% due no later than February 1, 2023 and 25% due no later than May 1, 2023. The District's decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

2. **Enforcement.** This Agreement shall serve as an alternative method for collection of the special assessments. This Agreement shall not affect the District's ability to collect and enforce its special assessments by any other method authorized by Florida law. Property Owner acknowledges that the failure to pay the special assessments may result in the initiation of a foreclosure action, or, at the District's sole discretion, delinquent assessments may be certified for collection on a future Hillsborough County tax bill. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2022-2023, as well as any future installments of special assessments securing debt service – shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the applicable rate of any bonds or other debt instruments secured by the special assessments, or, in the case of operations and maintenance assessments, at the applicable statutory prejudgment interest rate. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate legal proceedings pursuant to Chapter 170 of the *Florida Statutes* or other applicable law to collect and enforce the whole assessment, as set forth herein.

3. **Notice.** All notices, payments, and other communications hereunder (“Notices”) shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or telecopied to the parties, as follows:

**If to the District:** Wiregrass II Community Development District  
c/o Rizzetta and Company, Inc  
3434 Colwell Avenue, Suite 200  
Tampa, Florida 33614  
Attn: District Manager

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

**If to Property Owner:** Taylor Morrison of Florida, Inc.  
3922 Coconut Palm Drive, Suite 108  
Tampa, Florida 33619  
Attn: \_\_\_\_\_

**With a copy to:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

6. **Assignment.** This Agreement may not be assigned, in whole or in part, by either party except upon the written consent of the other. Any purported assignment without such consent shall be void.

7. **Default.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance and specifically including the ability of the

District to enforce any and all payment obligations under this Agreement through the imposition and enforcement of a contractual or other lien on the property, or a portion thereof.

8. **Attorneys' Fees.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the substantially prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees, paralegal fees and expert witness fees and costs for trial, alternative dispute resolution, or appellate proceedings.

9. **Beneficiaries.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. 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 provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

10. **Applicable Law.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Venue shall be in Pasco County, Florida.

11. **Negotiation at Arm's Length.** 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 the doubtful language will not be interpreted or construed against any party.

12. **Effective Date.** The Agreement shall take effect as of the date referenced above.

***[SIGNATURE PAGE FOLLOWS]***

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

Attest:

**WIREGRASS II COMMUNITY  
DEVELOPMENT DISTRICT**

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

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

**TAYLOR MORRISON OF FLORIDA, INC.**, a Florida  
corporation

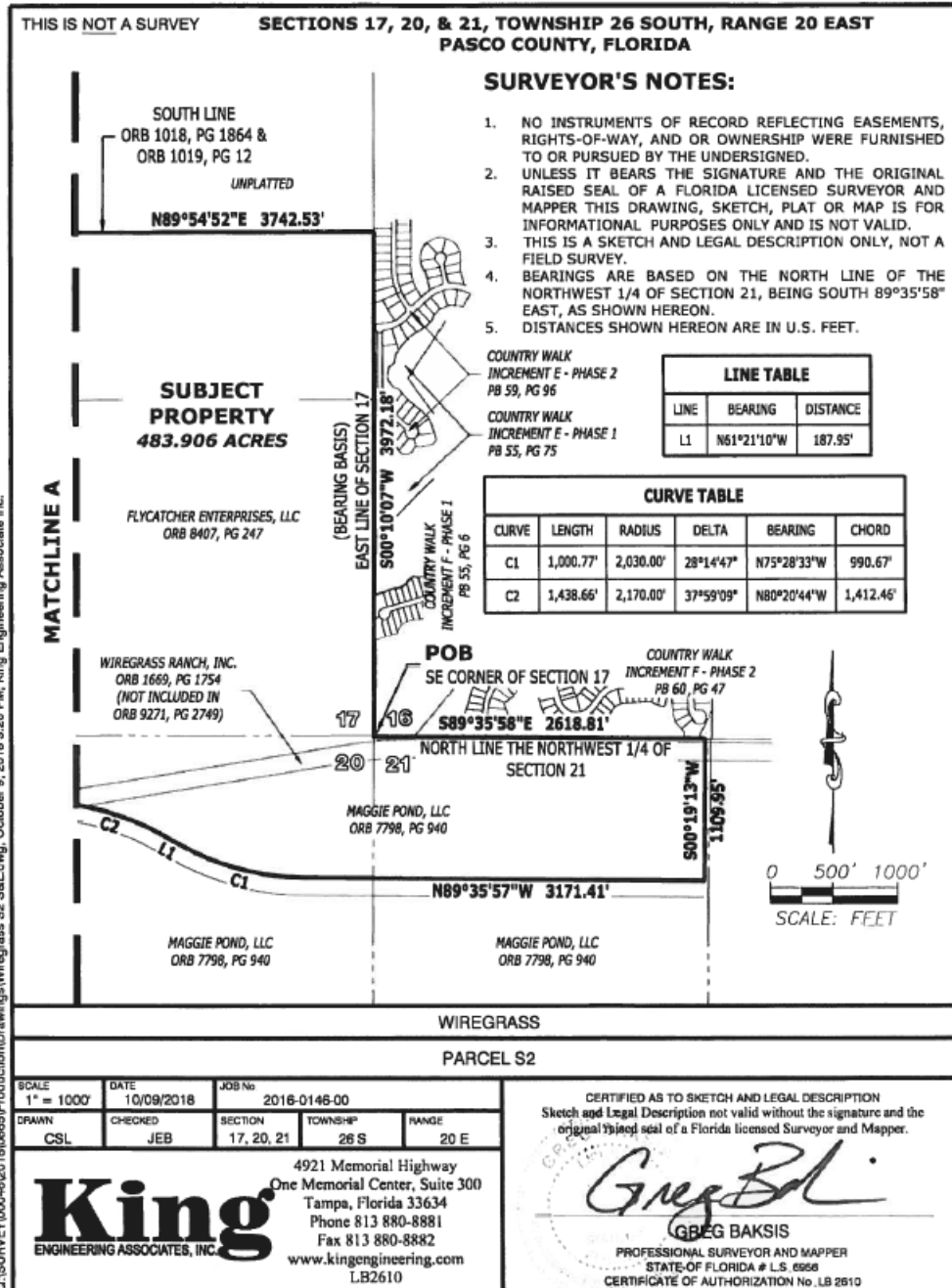
\_\_\_\_\_  
\_\_\_\_\_  
Witness (Print Name)

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

**Exhibit A:      Description of the Property**

# **Exhibit A** **Description of the Property**

Parcel S2





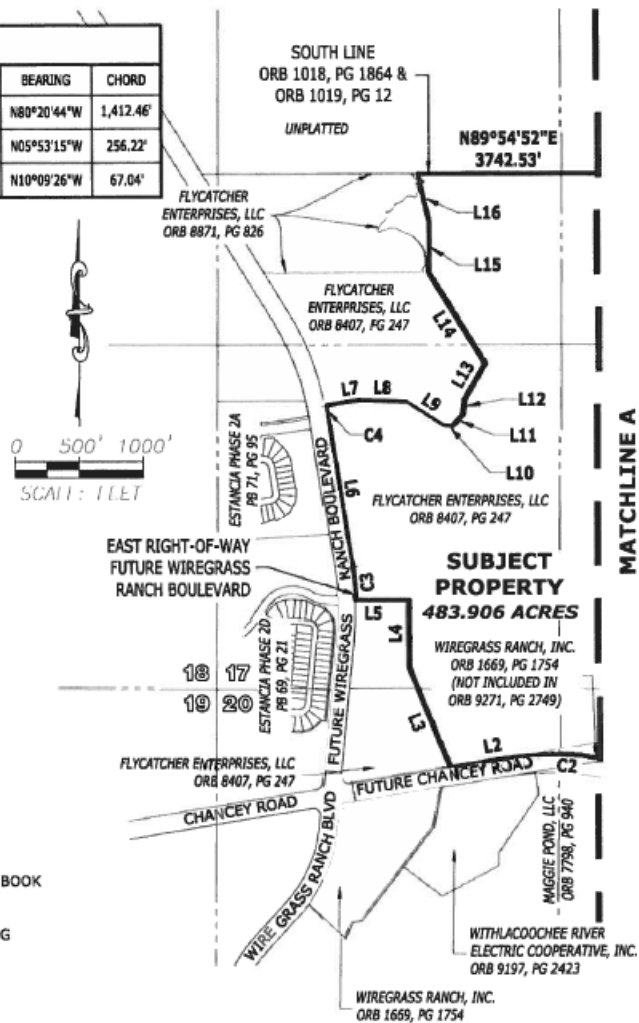
**SECTIONS 17, 20, & 21, TOWNSHIP 26 SOUTH, RANGE 20 EAST  
PASCO COUNTY, FLORIDA**

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C2	1,438.66'	2,170.00'	37°59'09"	N80°20'44"W	1,412.46'
C3	256.37'	2,170.00'	6°46'08"	N05°53'15"W	256.22'
C4	67.04'	2,170.00'	1°46'13"	N10°09'26"W	67.04'

LINE TABLE		
LINE	BEARING	DISTANCE
L2	S80°39'41"W	419.94'
L3	N22°17'21"W	828.69'
L4	N00°00'00"E	503.64'
L5	N90°00'00"W	409.95'
L6	N09°16'19"W	1,197.44'
L7	N80°43'41"E	265.75'
L8	S87°57'40"E	367.16'
L9	S57°20'38"E	339.26'
L10	S86°28'54"E	66.62'
L11	N42°21'42"E	121.56'
L12	N06°21'48"E	117.72'
L13	N30°40'53"E	317.33'
L14	N31°40'02"W	826.37'
L15	N00°11'52"E	397.93'
L16	N13°36'34"W	377.61'

**LEGEND:**

BLVD = BOULEVARD  
ORB = OFFICIAL RECORDS BOOK  
PB = PLAT BOOK  
PG = PAGE  
POB = POINT OF BEGINNING



## WIREGRASS

PARCEL S2

# King

ENGINEERING ASSOCIATES, INC.

4921 Memorial Highway  
One Memorial Center, Suite 300  
Tampa, Florida 33634  
Phone 813 880-8881  
Fax 813 880-8882  
[www.kingengineering.com](http://www.kingengineering.com)  
LB2610

THIS IS NOT A SURVEY

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

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

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

CONTAINING 483.906 ACRES.

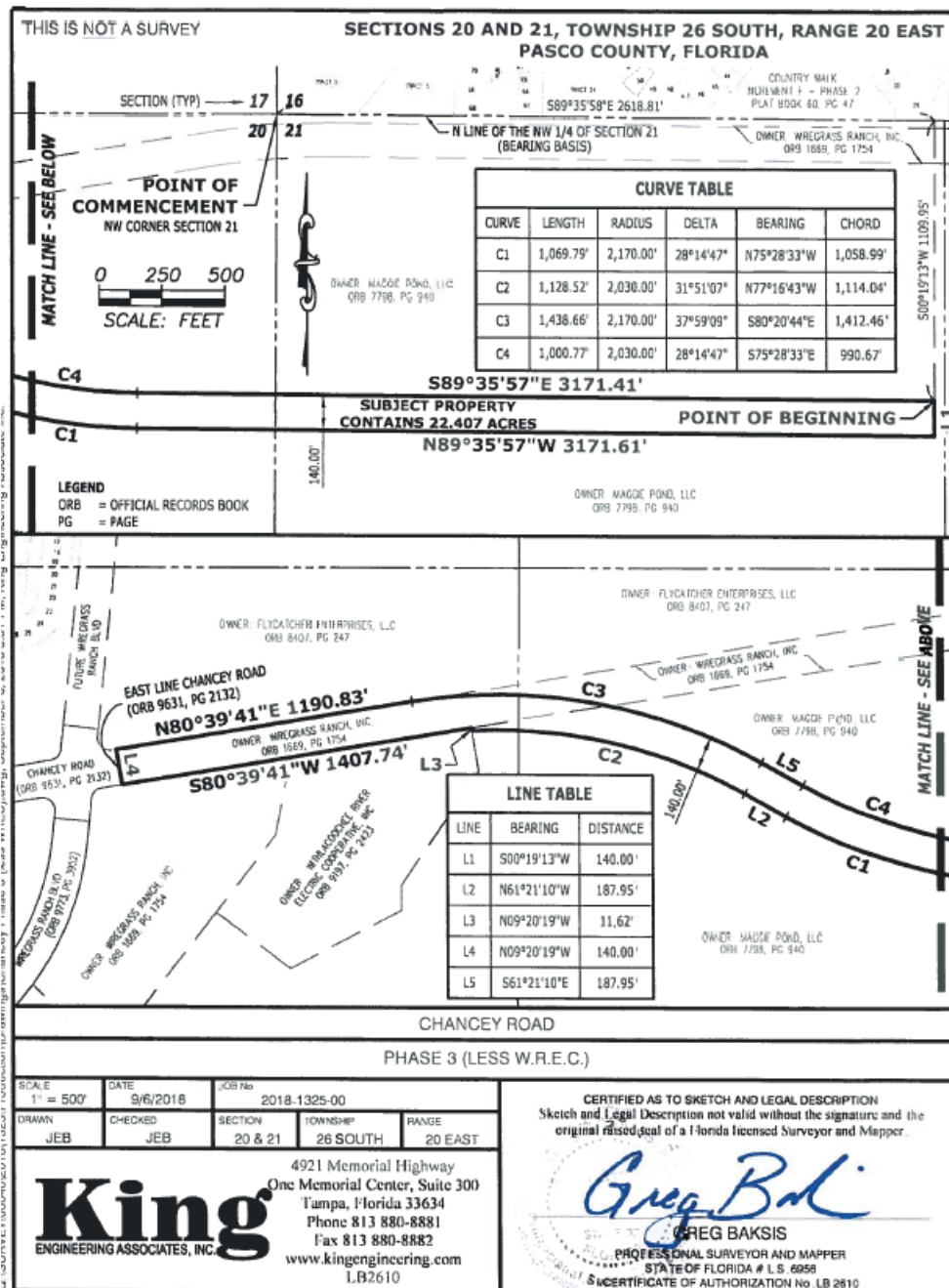
WIREGRASS

PARCEL S2

**King**  
ENGINEERING ASSOCIATES, INC.

4921 Memorial Highway  
One Memorial Center, Suite 300  
Tampa, Florida 33634  
Phone 813 880-8881  
Fax 813 880-8882  
www.kingengineering.com  
LB2610

## Chancey Road Phase 3



THIS IS NOT A SURVEY

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

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

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

CONTAINING 22.407 ACRES.

**SURVEYOR'S NOTES:**

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
2. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, BEING SOUTH 89°35'58" EAST, AS SHOWN HEREON.
5. DISTANCES SHOWN HEREON ARE IN U.S. FEET.

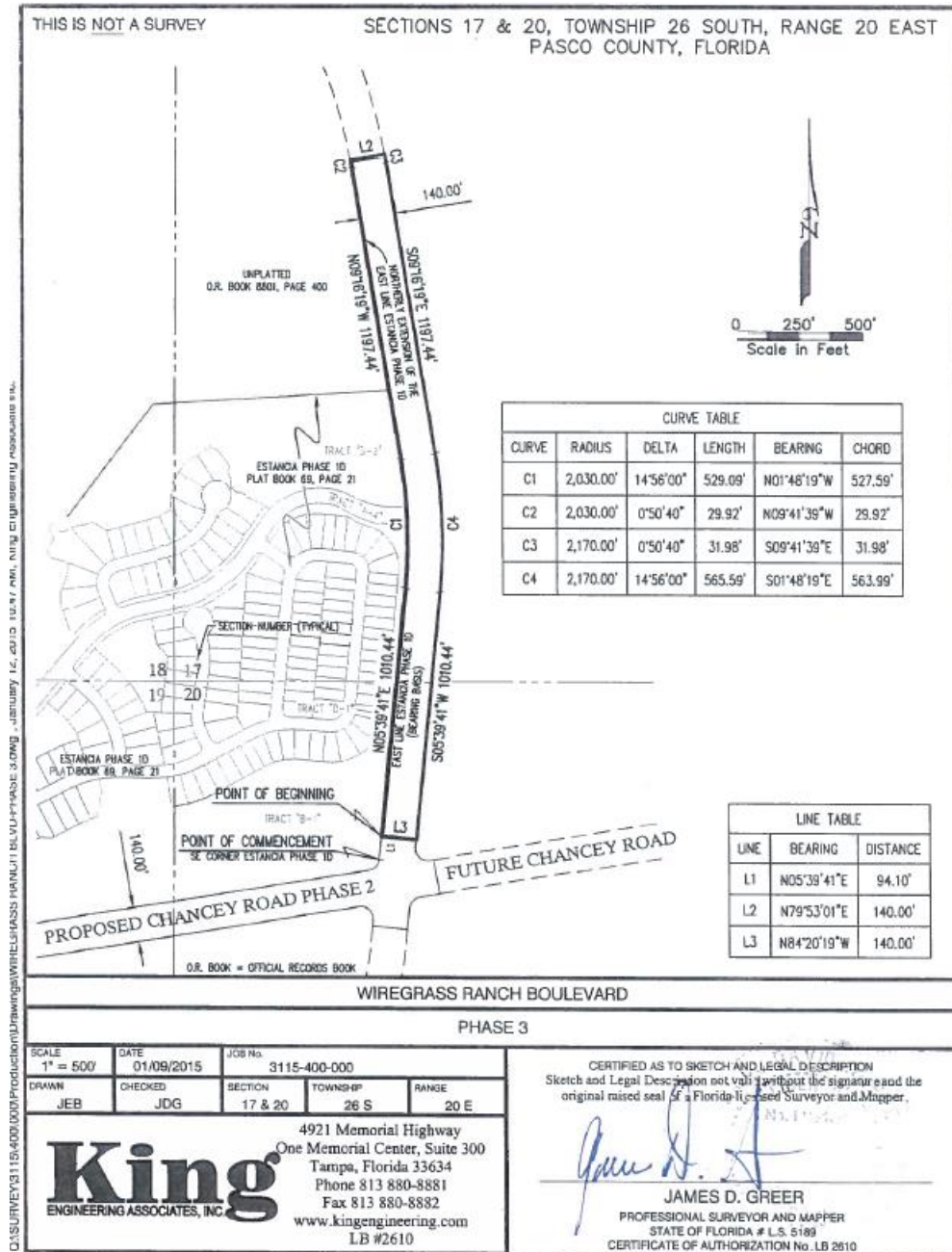
CHANCEY ROAD

PHASE 3 (LESS W.R.E.C.)

**King**  
ENGINEERING ASSOCIATES, INC.

4921 Memorial Highway  
One Memorial Center, Suite 300  
Tampa, Florida 33634  
Phone 813 880-8881  
Fax 813 880-8882  
www.kingengineering.com  
LB2610

# Wiregrass Ranch Boulevard Phase 3



THIS IS NOT A SURVEY

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

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

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

CONTAINING 8.955 ACRES.

**SURVEYOR'S NOTES:**

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
2. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. BEARINGS ARE BASED ON AN EAST LINE OF ESTANCIA PHASE 1D, AS RECORDED IN PLAT BOOK 69, PAGE 21 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA AS BEING NORTH 05°39'41" EAST, AS SHOWN HEREON.
5. DISTANCES SHOWN HEREON ARE IN US FEET.

WIREGRASS RANCH BOULEVARD

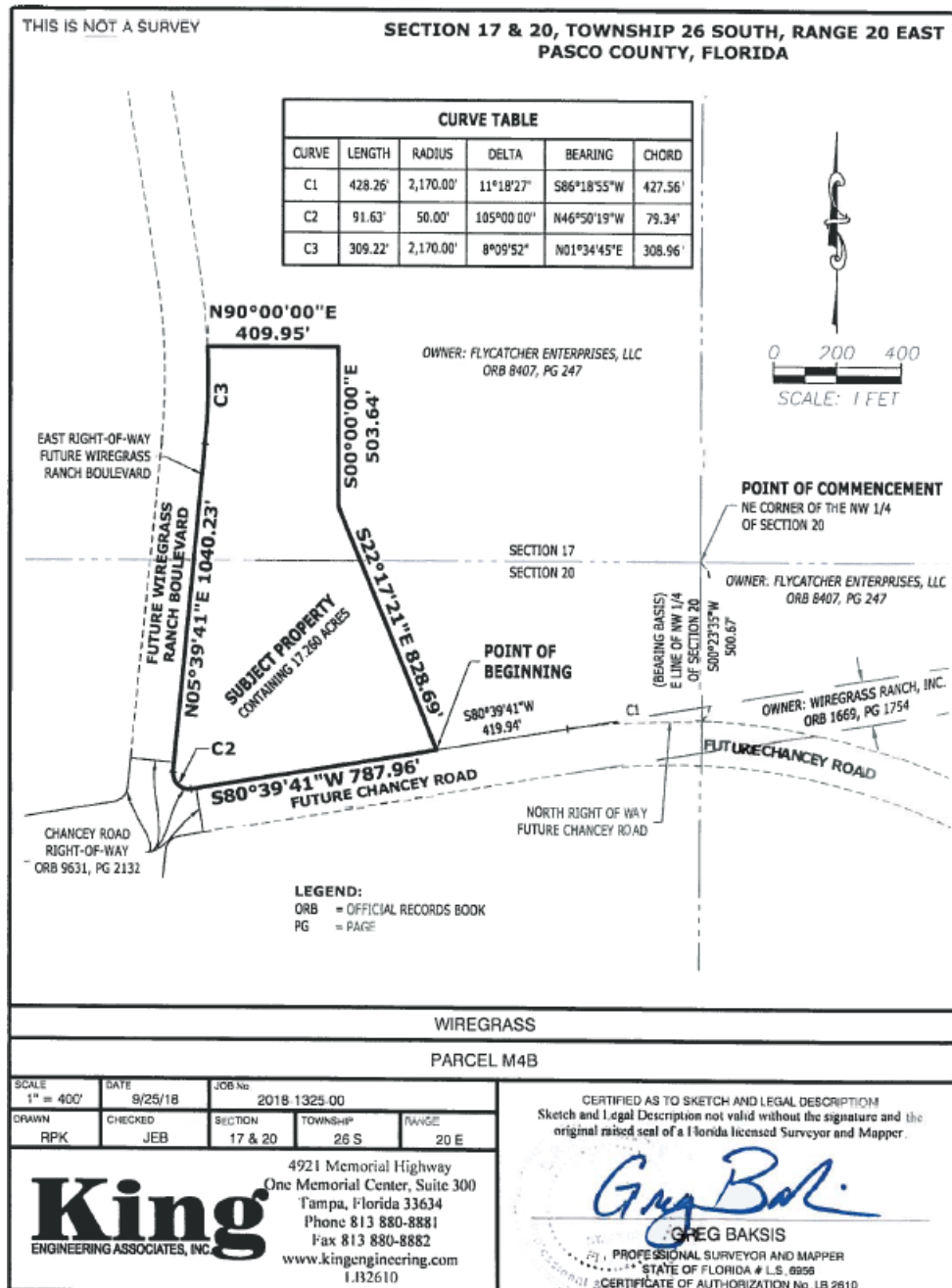
PHASE 3

**King**  
ENGINEERING ASSOCIATES, INC.

4921 Memorial Highway  
One Memorial Center, Suite 300  
Tampa, Florida 33634  
Phone 813 880-8881  
Fax 813 880-8882  
www.kingengineering.com  
LB #2610

LESS AND EXCEPT:

Parcel M48





THIS IS NOT A SURVEY

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

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

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE SOUTH 00°23'35" WEST, ALONG THE EAST LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 500.67 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT, SAME BEING THE NORTH RIGHT-OF-WAY LINE OF FUTURE CHANCEY ROAD; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) WESTERLY 428.26 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,170.00 FEET, A CENTRAL ANGLE OF 11°18'27", AND A CHORD BEARING AND DISTANCE OF SOUTH 86°18'55" WEST 427.56 FEET; (2) SOUTH 80°39'41" WEST, A DISTANCE OF 419.94 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE OF FUTURE CHANCEY ROAD, THE RIGHT-OF-WAY LINE OF CHANCEY ROAD ACCORDING TO OFFICIAL RECORD BOOK 9631, PAGE 2132 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, AND THE EAST RIGHT-OF-WAY LINE OF FUTURE WIREGRASS RANCH BOULEVARD, RESPECTIVELY, THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 80°39'41" WEST A DISTANCE OF 787.96 FEET TO A POINT ON A CURVE TO THE RIGHT; (2) NORTHWESTERLY 91.63 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 105°00'00", AND A CHORD BEARING AND DISTANCE OF NORTH 46°50'19" WEST 79.34 FEET; (3) NORTH 05°39'41" EAST, A DISTANCE OF 1,040.23 FEET TO A POINT ON A CURVE TO THE LEFT; (4) NORTHERLY 309.22 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,170.00 FEET, A CENTRAL ANGLE OF 08°09'52", AND A CHORD BEARING AND DISTANCE OF NORTH 01°34'45" EAST 308.96 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 409.95 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 503.64 FEET; THENCE SOUTH 22°17'21" EAST, A DISTANCE OF 828.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 17.260 ACRES.

**SURVEYOR'S NOTES:**

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
2. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, BEING SOUTH 00°23'35" WEST, AS SHOWN HEREON.
5. DISTANCES SHOWN HEREON ARE IN U.S. FEET.

WIREGRASS

PARCEL M4B

**King**  
ENGINEERING ASSOCIATES, INC.

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Tampa, Florida 33634  
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LB2610



## **Tab 6**

## RESOLUTION 2022-08

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WIREGRASS II COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2022/2023; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Wiregrass II Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District; and

**WHEREAS**, the District is located in Pasco County, Florida ("**County**"); and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

**WHEREAS**, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance, irrigation program administration, and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("**Fiscal Year 2022/2023**"), attached hereto as **Exhibit "A,"** and

**WHEREAS**, the District must obtain sufficient funds to provide for the operation and maintenance of the services, facilities and irrigation program administration provided by the District as described in the Adopted Budget; and

**WHEREAS**, the provision of such services, facilities, operations, and irrigation program administration is a benefit to lands within the District; and

**WHEREAS**, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

**WHEREAS**, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance and the special assessments for irrigation program administration in the amounts set forth in the Adopted Budget; and

**WHEREAS**, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2022/2023; and

**WHEREAS**, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("**Uniform Method**"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

**WHEREAS**, it is in the best interests of the District to adopt the assessment roll ("**Assessment Roll**") attached to this Resolution as **Exhibit "B,"** and to certify the portion of the Assessment Roll related to certain developed property ("**Tax Roll Property**") to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property ("**Direct Collect Property**"), all as set forth in **Exhibit "B;"** and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

**SECTION 1. BENEFIT & ALLOCATION FINDINGS.** The provision of the services, facilities, operations, and irrigation program administration as described in **Exhibit "A"** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits "A" and "B,"** and is hereby found to be fair and reasonable.

**SECTION 2. ASSESSMENT IMPOSITION.** Pursuant to Chapters 170, 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance and a special assessment for irrigation program administration are hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits "A" and "B."** The lien of the special assessments for operations and maintenance and the special assessments for irrigation program administration imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments and for irrigation program administration assessments.

**SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.**

**A. Tax Roll Assessments.** The operations and maintenance special assessments, irrigation special assessments, and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same

manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits "A" and "B."**

- B. **Direct Bill Assessments.** The operations and maintenance special assessments, irrigation special assessments, and previously levied debt service special assessments imposed on the Direct Collect Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits "A" and "B."** Assessments directly collected by the District are due in full on December 1, 2022; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2022, 25% due no later than February 1, 2023 and 25% due no later than May 1, 2023. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2022/2023, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.
- C. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**SECTION 4. ASSESSMENT ROLL.** The Assessment Roll, attached to this Resolution as **Exhibit "B,"** is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

**SECTION 5. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

**SECTION 6. 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.

**SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**PASSED AND ADOPTED** this 28<sup>th</sup> day of July 2022.

ATTEST:

**WIREGRASS II COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary / Assistant Secretary

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Chairperson, Board of Supervisors

**Exhibit A:** Budget

**Exhibit B:** Assessment Roll (Uniform Method)  
Assessment Roll (Direct Collect)

**Exhibit A**  
Budget



Rizzetta & Company

# Wiregrass II Community Development District

[wiregrassiicdd.org](http://wiregrassiicdd.org)

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

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Rizzetta & Company



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

	Chart of Accounts Classification	Actual YTD through 06/30/22	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	<b>REVENUES</b>							
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	<b>TOTAL REVENUES</b>	<b>\$ 170,704</b>	<b>\$ 170,704</b>	<b>\$ 144,016</b>	<b>\$ 26,688</b>	<b>\$ 202,930</b>	<b>\$ 58,914</b>	
10								
11	<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$ 170,704</b>	<b>\$ 170,704</b>	<b>\$ 144,016</b>	<b>\$ 26,688</b>	<b>\$ 202,930</b>	<b>\$ 58,914</b>	
12								
13	<b>EXPENDITURES - ADMINISTRATIVE</b>							
14								
15	Financial & Administrative							
16	Administrative Services	\$ 2,781	\$ 3,708	\$ 3,708	\$ -	\$ 3,893	\$ 185	Cost of living adjustment
17	District Management	\$ 15,527	\$ 20,703	\$ 20,703	\$ -	\$ 21,738	\$ 1,035	Cost of living adjustment
18	District Engineer	\$ 9,192	\$ 12,256	\$ 5,000	\$ (7,256)	\$ 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	\$ -	\$ 150	\$ -	
22	Financial & Revenue Collections	\$ 2,781	\$ 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	\$ 9,270	\$ 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	\$ -	\$ 2,975	\$ -	Per contract Berger
26	Arbitrage Rebate Calculation	\$ 450	\$ 900	\$ -	\$ (900)	\$ 900	\$ 900	Series 2020 + Series 2022
27	Miscellaneous Mailings	\$ 75	\$ 150	\$ 500	\$ 350	\$ 500	\$ -	
28	Public Officials Liability Insurance	\$ 2,481	\$ 2,481	\$ 2,599	\$ 118	\$ 2,977	\$ 378	Per EGIS estimate
29	Legal Advertising	\$ 3,935	\$ 5,247	\$ 1,500	\$ (3,747)	\$ 1,500	\$ -	
30	Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -	\$ 175	\$ -	DEO
31	Miscellaneous Fees	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -	
32	Website Hosting, Maintenance, Backup (and Email)	\$ 3,113	\$ 4,000	\$ 4,000	\$ -	\$ 3,638	\$ (362)	Rizzetta Tech & Campus Suite Contracts
33	Legal Counsel							
34	District Counsel	\$ 17,794	\$ 23,725	\$ 20,000	\$ (3,725)	\$ 20,000	\$ -	
35								
36	<b>Administrative Subtotal</b>	<b>\$ 84,216</b>	<b>\$ 106,055</b>	<b>\$ 87,169</b>	<b>\$ (18,886)</b>	<b>\$ 100,622</b>	<b>\$ 13,453</b>	
37								
38	<b>EXPENDITURES - FIELD OPERATIONS</b>							
39								
40	Electric Utility Services							
41	Street Lights	\$ 2,611	\$ 3,481	\$ 25,000	\$ 21,519	\$ 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 06/30/22	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	\$ 1,447	\$ 1,447	\$ 5,000	\$ 3,553	\$ 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	<b>Field Operations Subtotal</b>	<b>\$ 7,090</b>	<b>\$ 7,960</b>	<b>\$ 56,847</b>	<b>\$ 48,887</b>	<b>\$ 102,308</b>	<b>\$ 45,461</b>	
58								
59	<b>TOTAL EXPENDITURES</b>	<b>\$ 91,306</b>	<b>\$ 114,015</b>	<b>\$ 144,016</b>	<b>\$ 30,001</b>	<b>\$ 202,930</b>	<b>\$ 58,914</b>	
60								
61	<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ 79,398</b>	<b>\$ 56,689</b>	<b>\$ -</b>	<b>\$ 56,689</b>	<b>\$ -</b>	<b>\$ -</b>	

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

	Chart of Accounts Classification	Actual YTD through 06/30/22	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	<b>REVENUES</b>							
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	<b>TOTAL REVENUES AND BALANCE</b>	<b>\$ 97,178</b>	<b>\$ 97,178</b>	<b>\$ 97,178</b>	<b>\$ -</b>	<b>\$ 242,572</b>	<b>\$ 145,394</b>	
10								
11	<b>EXPENDITURES</b>							
12								
13	Financial and Administrative							
14	Assessment Roll	\$ 1,500	\$ 1,500	\$ 1,500	\$ -	\$ 1,575	\$ 75	
15	Reclaimed Accounting fee	\$ 4,500	\$ 6,000	\$ 6,000	\$ -	\$ 6,300	\$ 300	
16	Water-Sewer Combination Services							
17	Utility - Reclaimed Irrigation	\$ 72,528	\$ 96,704	\$ 89,678	\$ (7,026)	\$ 234,697	\$ 145,019	Estimated by Developer
18								
19	<b>TOTAL EXPENDITURES</b>	<b>\$ 78,528</b>	<b>\$ 104,204</b>	<b>\$ 97,178</b>	<b>\$ (7,026)</b>	<b>\$ 242,572</b>	<b>\$ 145,394</b>	
20								
21	<b>EXCESS OF REVENUES OVER</b>	<b>\$ 18,650</b>	<b>\$ (7,026)</b>	<b>\$ -</b>	<b>\$ (7,026)</b>	<b>\$ -</b>	<b>\$ -</b>	
22								

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

Chart of Accounts Classification	Series 2020	Series 2022	Budget for 2022/2023
<b>REVENUES</b>			
Special Assessments			
Net Special Assessments	\$595,817.91	\$755,492.50	\$1,351,310.41
<b>TOTAL REVENUES</b>	<b>\$595,817.91</b>	<b>\$755,492.50</b>	<b>\$1,351,310.41</b>
<b>EXPENDITURES</b>			
<b>Administrative</b>			
Financial & Administrative			
Debt Service Obligation	\$595,817.91	\$755,492.50	\$1,351,310.41
<b>Administrative Subtotal</b>	<b>\$595,817.91</b>	<b>\$755,492.50</b>	<b>\$1,351,310.41</b>
<b>TOTAL EXPENDITURES</b>	<b>\$595,817.91</b>	<b>\$755,492.50</b>	<b>\$1,351,310.41</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

Collection and Discount % applicable to the county:

6.0%

**Gross assessments**

**\$1,436,341.85**

**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	\$	%
<b><u>Esplanade - AA1</u></b>				
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%
<b>Total</b>	<b>\$2,511.34</b>	<b>\$2,404.14</b>	<b>-\$107.20</b>	<b>-4.27%</b>
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%
<b>Total</b>	<b>\$2,017.06</b>	<b>\$1,932.60</b>	<b>-\$84.46</b>	<b>-4.19%</b>
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%
<b>Total</b>	<b>\$2,556.57</b>	<b>\$2,447.29</b>	<b>-\$109.28</b>	<b>-4.27%</b>
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%
<b>Total</b>	<b>\$2,017.06</b>	<b>\$1,932.69</b>	<b>-\$84.37</b>	<b>-4.18%</b>
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%
<b>Total</b>	<b>\$2,017.06</b>	<b>\$1,932.69</b>	<b>-\$84.37</b>	<b>-4.18%</b>
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%
<b>Total</b>	<b>\$2,647.18</b>	<b>\$2,533.71</b>	<b>-\$113.47</b>	<b>-4.29%</b>
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%
<b>Total</b>	<b>\$2,017.06</b>	<b>\$1,932.69</b>	<b>-\$84.37</b>	<b>-4.18%</b>
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%
<b>Total</b>	<b>\$2,017.06</b>	<b>\$1,932.69</b>	<b>-\$84.37</b>	<b>-4.18%</b>
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%
<b>Total</b>	<b>\$2,784.16</b>	<b>\$2,657.41</b>	<b>-\$126.76</b>	<b>-4.55%</b>
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%
<b>Total</b>	<b>\$2,829.40</b>	<b>\$2,700.55</b>	<b>-\$128.84</b>	<b>-4.55%</b>
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%
<b>Total</b>	<b>\$2,289.89</b>	<b>\$2,185.96</b>	<b>-\$103.93</b>	<b>-4.54%</b>
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%
<b>Total</b>	<b>\$2,874.63</b>	<b>\$2,743.74</b>	<b>-\$130.89</b>	<b>-4.55%</b>
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%
<b>Total</b>	<b>\$2,289.89</b>	<b>\$2,185.96</b>	<b>-\$103.93</b>	<b>-4.54%</b>
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%
<b>Total</b>	<b>\$2,289.89</b>	<b>\$2,185.96</b>	<b>-\$103.93</b>	<b>-4.54%</b>
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%
<b>Total</b>	<b>\$2,289.89</b>	<b>\$2,185.96</b>	<b>-\$103.93</b>	<b>-4.54%</b>
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%
<b>Total</b>	<b>\$3,220.85</b>	<b>\$3,063.43</b>	<b>-\$157.42</b>	<b>-4.89%</b>
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%
<b>Total</b>	<b>\$3,266.09</b>	<b>\$3,106.61</b>	<b>-\$159.47</b>	<b>-4.88%</b>
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%
<b>Total</b>	<b>\$2,681.34</b>	<b>\$2,548.83</b>	<b>-\$132.51</b>	<b>-4.94%</b>
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%
<b>Total</b>	<b>\$3,311.46</b>	<b>\$3,149.85</b>	<b>-\$161.61</b>	<b>-4.88%</b>
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%
<b>Total</b>	<b>\$2,681.34</b>	<b>\$2,548.83</b>	<b>-\$132.51</b>	<b>-4.94%</b>
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%
<b>Total</b>	<b>\$3,359.19</b>	<b>\$3,195.37</b>	<b>-\$163.81</b>	<b>-4.88%</b>
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%
<b>Total</b>	<b>\$3,861.08</b>	<b>\$3,658.85</b>	<b>-\$202.23</b>	<b>-5.24%</b>
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%
<b>Total</b>	<b>\$3,230.96</b>	<b>\$3,057.83</b>	<b>-\$173.13</b>	<b>-5.36%</b>
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%
<b>Total</b>	<b>\$3,908.81</b>	<b>\$3,704.38</b>	<b>-\$204.43</b>	<b>-5.23%</b>

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%
<b>Total</b>	<b>\$3,230.96</b>	<b>\$3,057.83</b>	<b>-\$173.13</b>	<b>-5.36%</b>

### Esplanade - AA2

Series 2022 Debt Service - SF 45'	\$0.00	\$1,422.00	\$1,422.00	(1)
Operations/Maintenance - SF 45'	\$0.00	\$214.50	\$214.50	(2)
Irrigation - SF - 41 - 50	\$0.00	\$767.54	\$767.54	(3)
<b>Total</b>	<b>\$0.00</b>	<b>\$2,404.04</b>	<b>\$2,404.04</b>	<b>(1)(2)(3)</b>

Series 2022 Debt Service - SF 45'	\$0.00	\$1,422.00	\$1,422.00	(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)
<b>Total</b>	<b>\$0.00</b>	<b>\$1,932.50</b>	<b>\$1,932.50</b>	<b>(1)(2)(3)</b>

Series 2022 Debt Service - SF 45'	\$0.00	\$1,422.00	\$1,422.00	(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)
<b>Total</b>	<b>\$0.00</b>	<b>\$1,932.59</b>	<b>\$1,932.59</b>	<b>(1)(2)(3)</b>

Series 2022 Debt Service - SF 45'	\$0.00	\$1,422.00	\$1,422.00	(1)
Operations/Maintenance - SF 45'	\$0.00	\$214.50	\$214.50	(2)
Irrigation - 80 Plus	\$0.00	\$942.63	\$942.63	(3)
<b>Total</b>	<b>\$0.00</b>	<b>\$2,579.13</b>	<b>\$2,579.13</b>	<b>(1)(2)(3)</b>

Series 2022 Debt Service - SF 52'	\$0.00	\$1,643.20	\$1,643.20	(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)
<b>Total</b>	<b>\$0.00</b>	<b>\$2,185.75</b>	<b>\$2,185.75</b>	<b>(1)(2)(3)</b>

Series 2022 Debt Service - SF 52'	\$0.00	\$1,643.20	\$1,643.20	(1)
Operations/Maintenance - SF 52'	\$0.00	\$246.55	\$246.55	(2)
Irrigation - SF - 51 - 60	\$0.00	\$810.68	\$810.68	(3)
<b>Total</b>	<b>\$0.00</b>	<b>\$2,700.44</b>	<b>\$2,700.44</b>	<b>(1)(2)(3)</b>

Series 2022 Debt Service - SF 52'	\$0.00	\$1,643.20	\$1,643.20	(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)
<b>Total</b>	<b>\$0.00</b>	<b>\$2,185.84</b>	<b>\$2,185.84</b>	<b>(1)(2)(3)</b>

Series 2022 Debt Service - SF 52'	\$0.00	\$1,643.20	\$1,643.20	(1)
Operations/Maintenance - SF 52'	\$0.00	\$246.55	\$246.55	(2)
Irrigation - SF - 61 - 70	\$0.00	\$853.87	\$853.87	(3)
<b>Total</b>	<b>\$0.00</b>	<b>\$2,743.62</b>	<b>\$2,743.62</b>	<b>(1)(2)(3)</b>

Series 2022 Debt Service - SF 52'	\$0.00	\$1,643.20	\$1,643.20	(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)
<b>Total</b>	<b>\$0.00</b>	<b>\$2,185.84</b>	<b>\$2,185.84</b>	<b>(1)(2)(3)</b>

Series 2022 Debt Service - SF 52'	\$0.00	\$1,643.20	\$1,643.20	(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)
<b>Total</b>	<b>\$0.00</b>	<b>\$2,185.84</b>	<b>\$2,185.84</b>	<b>(1)(2)(3)</b>

Series 2022 Debt Service - SF 52'	\$0.00	\$1,643.20	\$1,643.20	(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)
<b>Total</b>	<b>\$0.00</b>	<b>\$2,185.84</b>	<b>\$2,185.84</b>	<b>(1)(2)(3)</b>

Series 2022 Debt Service - SF 62'	\$0.00	\$1,959.20	\$1,959.20	(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)
<b>Total</b>	<b>\$0.00</b>	<b>\$2,548.69</b>	<b>\$2,548.69</b>	<b>(1)(2)(3)</b>
Series 2022 Debt Service - SF 62'	\$0.00	\$1,959.20	\$1,959.20	(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)
<b>Total</b>	<b>\$0.00</b>	<b>\$2,548.69</b>	<b>\$2,548.69</b>	<b>(1)(2)(3)</b>
Series 2022 Debt Service - SF 76'	\$0.00	\$2,401.60	\$2,401.60	(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)
<b>Total</b>	<b>\$0.00</b>	<b>\$3,057.66</b>	<b>\$3,057.66</b>	<b>(1)(2)(3)</b>
Series 2022 Debt Service - SF 76'	\$0.00	\$2,401.60	\$2,401.60	(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)
<b>Total</b>	<b>\$0.00</b>	<b>\$3,057.66</b>	<b>\$3,057.66</b>	<b>(1)(2)(3)</b>

### Unplatted

Series 2022 Debt Service - SF 45' (Unplatted)	\$0.00	\$1,422.00	\$1,422.00	(1)
Operations/Maintenance - SF 45' (Unplatted)	\$0.00	\$214.50	\$214.50	(2)
<b>Total</b>	<b>\$0.00</b>	<b>\$1,636.50</b>	<b>\$1,636.50</b>	<b>(1)(2)</b>
Series 2022 Debt Service - SF 52' (Unplatted)	\$0.00	\$1,643.20	\$1,643.20	(1)
Operations/Maintenance - SF 52' (Unplatted)	\$0.00	\$246.55	\$246.55	(2)
<b>Total</b>	<b>\$0.00</b>	<b>\$1,889.75</b>	<b>\$1,889.75</b>	<b>(1)(2)</b>
Series 2022 Debt Service - SF 62' (Unplatted)	\$0.00	\$1,959.20	\$1,959.20	(1)
Operations/Maintenance - SF 62' (Unplatted)	\$0.00	\$293.40	\$293.40	(2)
<b>Total</b>	<b>\$0.00</b>	<b>\$2,252.60</b>	<b>\$2,252.60</b>	<b>(1)(2)</b>
Series 2022 Debt Service - SF 76' (Unplatted)	\$0.00	\$2,401.60	\$2,401.60	(1)
Operations/Maintenance - SF 76' (Unplatted)	\$0.00	\$359.97	\$359.97	(2)
<b>Total</b>	<b>\$0.00</b>	<b>\$2,761.57</b>	<b>\$2,761.57</b>	<b>(1)(2)</b>

(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&amp;M &amp; 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					ANNUAL ASSESSMENT			
	O&M	2020 DEBT			TOTAL			O&M BUDGET	2020 DEBT		2022 DEBT	
		SERVICE <sup>(1)</sup>	SERVICE <sup>(1)</sup>		EAU FACTOR	EAU's	% TOTAL		O&M	SERVICE <sup>(2)</sup>	SERVICE <sup>(2)</sup>	TOTAL <sup>(3)</sup>
<b>PLATTED</b>												
<b>Esplanade - AA1</b>												
Single Family 45	150	150	0	Lots	0.87	130.50	14.90%	\$32,174.97	\$214.50	\$1,422.10	\$0.00	\$1,636.60 / Lot
Single Family 52	156	156	0	Lots	1.00	156.00	17.82%	\$38,462.04	\$246.55	\$1,643.32	\$0.00	\$1,889.87 / Lot
Single Family 62	59	59	0	Lots	1.19	70.21	8.02%	\$17,310.38	\$293.40	\$1,959.34	\$0.00	\$2,252.74 / Lot
Single Family 76	20	20	0	Lots	1.46	29.20	3.33%	\$7,199.30	\$359.97	\$2,401.77	\$0.00	\$2,761.74 / Lot
<b>Esplanade - AA2</b>												
Single Family 45	178	0	178	Lots	0.87	154.86	17.69%	\$38,180.97	\$214.50	\$0.00	\$1,422.00	\$1,636.50 / Lot
Single Family 52	206	0	206	Lots	1.00	206.00	23.53%	\$50,789.61	\$246.55	\$0.00	\$1,643.20	\$1,889.75 / Lot
Single Family 62	96	0	96	Lots	1.19	114.24	13.05%	\$28,166.05	\$293.40	\$0.00	\$1,959.20	\$2,252.60 / Lot
Single Family 76	10	0	10	Lots	1.46	14.60	1.67%	\$3,599.65	\$359.97	\$0.00	\$2,401.60	\$2,761.57 / Lot
<b>Total District</b>	<b>875</b>	<b>385</b>	<b>490</b>			<b>875.61</b>	<b>100.00%</b>	<b>\$215,882.98</b>				

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

(\$12,952.98)

Net Revenue to be Collected

\$202,930.00<sup>(1)</sup> Reflects the number of total lots with Series 2020 and Series 2022 debt outstanding<sup>(2)</sup> Annual debt service assessment per lot adopted in connection with the Series 2020 and Series 2022 bond issuance. Annual assessment includes principal, interest, Pasco County collection costs and early payment discount costs.<sup>(3)</sup> 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		<b>\$242,572.32</b>
COLLECTION COSTS @	2.0%	<b>\$5,161.11</b>
EARLY PAYMENT DISCOUNT @	4.0%	<b>\$10,322.23</b>
TOTAL IRRIGATION ASSESSMENT		<b><u>\$258,055.66</u></b>

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

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

**(\$15,483.34)****Net Revenue to be Collected****\$242,572.32**

<sup>(1)</sup> 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%				\$4,317.66	
EARLY PAYMENT DISCOUNT @					4.0%				\$8,635.32	
TOTAL O&M ASSESSMENT									\$215,882.98	
TOTAL IRRIGATION BUDGET									\$242,572.32	
COLLECTION COSTS @					2.0%				\$5,161.11	
EARLY PAYMENT DISCOUNT @					4.0%				\$10,322.23	
TOTAL IRRIGATION ASSESSMENT									\$258,055.66	
UNITS ASSESSED					ALLOCATION OF O&M ASSESSMENT					IRRIGATION
PRODUCT TYPE		O&M	IRRIGATION	2020 DEBT	2022 DEBT	TOTAL	% TOTAL	TOTAL		
PLATTED				SERVICE <sup>(1)</sup>	SERVICE <sup>(1)</sup>	EAU FACTOR	EAU's	EAU's	O&M BUDGET	BUDGET
Esplanade - AA1										
Single Family 45'										
Irrigation 41 - 50		49	49	49	Lots	0.87	42.63	4.87%	\$10,510.49	\$37,609.37
Irrigation 41 - 50 - Not Active		57	57	57	Lots	0.87	49.59	5.66%	\$12,226.49	\$16,871.81
Irrigation 51 - 60		17	17	17	Lots	0.87	14.79	1.69%	\$3,046.50	\$3,761.64
Irrigation 51 - 60 - Not Active		16	16	16	Lots	0.87	13.92	1.59%	\$3,432.00	\$4,737.44
Irrigation 61-70 - Not Active		5	5	5	Lots	0.87	4.35	0.50%	\$1,072.50	\$1,480.45
Irrigation 71 - 80		2	2	2	Lots	0.87	1.74	0.20%	\$429.00	\$1,794.22
Irrigation 71 - 80 - Not Active		1	1	1	Lots	0.87	0.87	0.10%	\$214.50	\$296.09
Irrigation 80 Plus - Not Active		3	3	3	Lots	0.87	2.61	0.30%	\$643.50	\$888.27
Single Family 52'										
Irrigation 41 - 50		2	2	2	Lots	1	2.00	0.23%	\$493.10	\$1,535.08
Irrigation 51 - 60		52	52	52	Lots	1	52.00	5.94%	\$12,820.68	\$42,155.62
Irrigation 51 - 60 - Not Active		59	59	59	Lots	1	59.00	6.74%	\$14,546.54	\$17,469.31
Irrigation 61 - 70		12	12	12	Lots	1	12.00	1.37%	\$2,958.62	\$10,246.46
Irrigation 61 - 70 - Not Active		22	22	22	Lots	1	22.00	2.51%	\$5,424.13	\$6,513.98
Irrigation 71 - 80 - Not Active		6	6	6	Lots	1	6.00	0.69%	\$1,479.31	\$1,776.54
Irrigation 80 Plus - Not Active		3	3	3	Lots	1	3.00	0.34%	\$739.65	\$888.27
Single Family 62'										
Irrigation 51 - 60		1	1	1	Lots	1.19	1.19	0.14%	\$293.40	\$810.68
Irrigation 61 - 70		12	12	12	Lots	1.19	14.28	1.63%	\$3,520.76	\$10,246.46
Irrigation 61 - 70 - Not Active		31	31	31	Lots	1.19	36.89	4.21%	\$9,095.29	\$9,178.79
Irrigation 71 - 80		4	4	4	Lots	1.19	4.76	0.54%	\$1,173.59	\$3,588.44
Irrigation 71 - 80 - Not Active		3	3	3	Lots	1.19	3.57	0.41%	\$880.19	\$2,046.27
Irrigation 80 Plus		8	8	8	Lots	1.19	9.52	1.09%	\$2,347.17	\$7,541.06
Single Family 76'										
Irrigation 71 - 80		5	5	5	Lots	1.46	7.30	0.83%	\$1,799.83	\$4,485.55
Irrigation 71 - 80 - Not Active		5	5	5	Lots	1.46	7.30	0.83%	\$1,799.83	\$1,480.45
Irrigation 80 Plus		4	4	4	Lots	1.46	5.84	0.67%	\$1,439.86	\$3,770.53
Irrigation 80 Plus - Not Active		6	6	6	Lots	1.46	8.76	1.00%	\$2,159.79	\$1,776.54
Esplanade - AA2										
Single Family 45'										
Irrigation 41 - 50		2	2		2	Lots	0.87	1.74	0.20%	\$429.00
Irrigation 41 - 50 - Not Active		45	45		45	Lots	0.87	39.15	4.47%	\$9,652.49
Irrigation 51 - 60 - Not Active		15	15		15	Lots	0.87	13.05	1.49%	\$3,217.50
Irrigation 80 Plus		1	1		1	Lots	0.87	0.87	0.10%	\$214.50
Single Family 52'										
Irrigation 41 - 50 - Not Active		1	1		1	Lots	1.00	1.00	0.11%	\$246.55
Irrigation 51 - 60		4	4		4	Lots	1.00	4.00	0.46%	\$986.21
Irrigation 51 - 60 - Not Active		45	45		45	Lots	1.00	45.00	5.14%	\$11,094.82
Irrigation 61 - 70		3	3		3	Lots	1.00	3.00	0.34%	\$739.65
Irrigation 61 - 70 - Not Active		9	9		9	Lots	1.00	9.00	1.03%	\$2,218.96
Irrigation 71 - 80 - Not Active		7	7		7	Lots	1.00	7.00	0.80%	\$1,725.86
Irrigation 80 Plus - Not Active		1	1		1	Lots	1.00	1.00	0.11%	\$246.55
Single Family 62'										
Irrigation 61 - 70 - Not Active		27	27		27	Lots	1.19	32.13	3.67%	\$7,921.70
Irrigation 71 - 80 - Not Active		2	2		2	Lots	1.19	2.38	0.27%	\$586.79
Single Family 76'										
Irrigation 71 - 80 - Not Active		6	6		6	Lots	1.46	8.76	1.00%	\$2,159.79
Irrigation 80 Plus - Not Active		4	4		4	Lots	1.46	5.84	0.67%	\$1,439.86
Unplatted										
Single Family 45		115	0		115	Lots	0.87	100.05	11.43%	\$24,667.48
Single Family 52		136	0		136	Lots	1.00	136.00	15.53%	\$33,531.01
Single Family 62		67	0		67	Lots	1.19	79.73	9.11%	\$19,657.55
Total District		875	557	385	490		875.61	100.00%	\$215,882.98	\$258,055.66
LESS: Pasco County Collection Costs (2%) and Early Payment Discounts (4%):									(\$12,952.98)	(\$15,483.34)
Net Revenue to be Collected									\$202,930.00	\$242,572.32

ANNUAL ASSESSMENT

2020 DEBT

2022 DEBT

TOTAL <sup>(3)</sup>

O&M

IRRIGATION

SERVICE <sup>(2)</sup>

SERVICE <sup>(2)</sup>

TOTAL <sup>(3)</sup>

Single Family 45'										
\$214.50	\$767.54	\$1,422.10	\$0.00	\$2,404.14	/	Lot				
\$214.50	\$296.00	\$1,422.10	\$0.00	\$1,932.60	/	Lot				
\$214.50	\$810.68	\$1,422.10	\$0.00	\$2,447.29	/	Lot				
\$214.50	\$296.09	\$1,422.10	\$0.00	\$1,932.69	/	Lot				
\$214.50	\$296.09	\$1,422.10	\$0.00	\$1,932.69	/	Lot				
\$214.50	\$897.11	\$1,422.10	\$0.00	\$2,533.71	/	Lot				
\$214.50	\$296.09	\$1,422.10	\$0.00	\$1,932.69	/	Lot				
\$214.50	\$296.09	\$1,422.10	\$0.00	\$1,932.69	/	Lot				
Single Family 52'										
\$246.55	\$767.54	\$1,643.32	\$0.00	\$2,657.41	/	Lot				
\$246.55	\$810.68	\$1,643.32	\$0.00	\$2,700.55	/	Lot				
\$246.55	\$296.09	\$1,643.32	\$0.00	\$2,185.96	/	Lot				
\$246.55	\$853.87	\$1,643.32	\$0.00	\$2,743.74	/	Lot				
\$246.55	\$296.09	\$1,643.32	\$0.00	\$2,185.96	/	Lot				
\$246.55	\$296.09	\$1,643.32	\$0.00	\$2,185.96	/	Lot				
\$246.55	\$296.09	\$1,643.32	\$0.00	\$2,185.96	/	Lot				
Single Family 62'										
\$293.40	\$810.68	\$1,959.34	\$0.00	\$3,063.43	/	Lot				
\$293.40	\$853.87	\$1,959.34	\$0.00	\$3,106.61	/	Lot				
\$293.40	\$296.09	\$1,959.34	\$0.00	\$2,548.83	/	Lot				
\$293.40	\$897.11	\$1,959.34	\$0.00	\$3,149.85	/	Lot				
\$293.40	\$296.09	\$1,959.34	\$0.00	\$2,548.83	/	Lot				
\$293.40	\$942.63	\$1,959.34	\$0.00	\$3,195.37	/	Lot				
Single Family 76'										
\$359.97	\$897.11	\$2,401.77	\$0.00	\$3,658.85	/	Lot				
\$359.97	\$296.09	\$2,401.77	\$0.00	\$3,057.83	/	Lot				
\$359.97	\$942.63	\$2,401.77	\$0.00	\$3,704.38	/	Lot				
\$359.97	\$296.09	\$2,401.77	\$0.00	\$3,057.83	/	Lot				
Single Family 46'										
\$214.50	\$767.54	\$0.00	\$1,422.00	\$2,404.04	/	Lot				
\$214.50	\$296.00	\$0.00	\$1,422.00	\$1,932.50	/	Lot				
\$214.50	\$296.09	\$0.00	\$1,422.00	\$1,932.59	/	Lot				
\$214.50	\$942.63	\$0.00	\$1,422.00	\$2,579.13	/	Lot				
Single Family 52'										
\$246.55	\$296.00	\$0.00	\$1,643.20	\$2,185.75	/	Lot				
\$246.55	\$810.68	\$0.00	\$1,643.20	\$2,700.44	/	Lot				
\$246.55	\$296.09	\$0.00	\$1,643.20	\$2,185.84	/	Lot				
\$246.55	\$853.87	\$0.00	\$1,643.20	\$2,743.62	/	Lot				
\$246.55	\$296.09	\$0.00	\$1,643.20	\$2,185.84	/	Lot				
\$246.55	\$296.09	\$0.00	\$1,643.20	\$2,185.84	/	Lot				
Single Family 62'										
\$293.40	\$296.09	\$0.00	\$1,959.20	\$2,548.69	/	Lot				
\$293.40	\$296.09	\$0.00	\$1,959.20	\$2,548.69	/	Lot				
Single Family 76'										
\$359.97	\$296.09	\$0.00	\$2,401.60	\$3,057.66	/	Lot				
\$359.97	\$296.09	\$0.00	\$2,401.60	\$3,057.66	/	Lot				
Unplatted										
\$214.50	\$0.00	\$0.00	\$1,422.00	\$1,636.50	/	Lot				
\$246.55	\$0.00	\$0.00	\$1,643.20	\$1,889.75	/	Lot				
\$293.40	\$0.00	\$0.00	\$1,959.20	\$2,252.60	/	Lot				

ANNUAL ASSESSMENT

2020 DEBT

2022 DEBT

TOTAL <sup>(3)</sup>

O&M

IRRIGATION

SERVICE <sup>(2)</sup>

SERVICE <sup>(2)</sup>

TOTAL <sup>(3)</sup>

Single Family 45'										
\$214.50	\$767.54	\$1,422.10	\$0.00	\$2,404.14	/	Lot				
\$214.50	\$296.00	\$1,422.10	\$0.00	\$1,932.60	/	Lot				
\$214.50	\$810.68	\$1,422.10	\$0.00	\$2,447.29	/	Lot				
\$214.50	\$296.09	\$1,422.10	\$0.00	\$1,932.69	/	Lot				
\$214.50	\$296.09	\$1,422.10	\$0.00	\$1,932.69	/	Lot				
\$214.50	\$897.11	\$1,422.10	\$0.00	\$2,533.71	/	Lot				
\$214.50	\$296.09	\$1,422.10	\$0.00	\$1,932.69	/	Lot				
\$214.50	\$296.09	\$1,422.10	\$0.00	\$1,932.69	/	Lot				
Single Family 52'										
\$246.55	\$767.54	\$1,643.32	\$0.00	\$2,657.41	/	Lot				
\$246.55	\$810.68	\$1,643.32	\$0.00	\$2,700.55	/	Lot				
\$246.55	\$296.09	\$1,643.32	\$0.00	\$2,185.96	/	Lot				
\$246.55	\$853.87	\$1,643.32	\$0.00	\$2,743.74	/	Lot				
\$246.55	\$296.09	\$1,643.32	\$0.00	\$2,185.96	/	Lot				
\$246.55	\$296.09	\$1,643.32	\$0.00	\$2,185.96	/	Lot				
\$246.55	\$296.09	\$1,643.32	\$0.00	\$2,185.96	/	Lot				
Single Family 62'										
\$293.40	\$810.68	\$1,959.34	\$0.00	\$3,063.43	/	Lot				
\$293.40	\$853.87	\$1,959.34	\$0.00	\$3,106.61	/	Lot				
\$293.40	\$296.09	\$1,959.34	\$0.00	\$2,548.83	/	Lot				
\$293.40	\$897.11	\$1,959.34	\$0.00	\$3,149.85	/	Lot				
\$293.40	\$296.09	\$1,959.34	\$0.00	\$2,548.83	/	Lot				
\$293.40	\$942.63	\$1,959.34	\$0.00	\$3,195.37	/	Lot				
Single Family 76'										
\$359.97	\$897.11	\$2,401.77	\$0.00	\$3,658.85	/	Lot				
\$359.97	\$296.09	\$2,401.77	\$0.00	\$3,057.83	/	Lot				
\$359.97	\$942.63	\$2,401.77	\$0.00	\$3,704.38	/	Lot				
\$359.97	\$296.09	\$2,401.77	\$0.00	\$3,057.83	/	Lot				
Single Family 46'										
\$214.50	\$767.54	\$0.00	\$1,422.00	\$2,404.04	/	Lot				
\$214.50	\$296.00	\$0.00	\$1,422.00	\$1,932.50	/	Lot				
\$214.50	\$296.09	\$0.00	\$1,422.00	\$1,932.59	/	Lot				
\$214.50	\$942.63	\$0.00	\$1,422.00	\$2,579.13	/	Lot				
Single Family 52'										
\$246.55	\$296.00	\$0.00	\$1,643.20	\$2,185.75	/	Lot				
\$246.55	\$810.68	\$0.00	\$1,643.20	\$2,700.44	/	Lot				
\$246.55	\$296.09	\$0.00	\$1,643.20	\$2,185.84	/	Lot				
\$246.55	\$853.87	\$0.00	\$1,643.20	\$2,743.62	/	Lot				
\$246.55	\$296.09	\$0.00	\$1,							

## 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.

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### 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.

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**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.



## 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.

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### 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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**Exhibit B**

Assessment Roll (Uniform Method)

Assessment Roll (Direct Collect)

**EXHIBIT B**  
Assessment Roll

Assessment roll is maintained in the District's official records and is available upon request. Certain exempt information may be redacted prior to release in compliance with Chapter 119, Florida Statutes.

## **Tab 7**

**RESOLUTION 2022-09**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF WIREGRASS II COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, Wiregrass II Community Development District (hereinafter 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 District's Board of Supervisors (hereinafter the "Board") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

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

Section 1. Regular meetings of the Board of Supervisors of the District shall be held as provided on the schedule attached as **Exhibit A**.

Section 2. In accordance with Section 189.015(1), Florida Statutes, the District's Secretary is hereby directed to file annually, with Pasco County, a schedule of the District's regular meetings.

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

**PASSED AND ADOPTED THIS 28 DAY OF JULY, 2022.**

**WIREGRASS II COMMUNITY  
DEVELOPMENT DISTRICT**

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**CHAIR / VICE CHAIR**

**ATTEST:**

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**SECRETARY / ASSISTANT SECRETARY**

**EXHIBIT A:** Meeting Schedule

**EXHIBIT "A"**

**WIREGRASS II COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS MEETING DATES  
FOR FISCAL YEAR 2022/2023**

October 27, 2022  
November 24, 2022  
December 22, 2022  
January 26, 2023  
February 23, 2023  
March 23, 2023  
April 27, 2023  
May 25, 2023  
June 22, 2023  
July 27, 2023  
August 24, 2023  
September 21, 2023

All meetings will convene at 10:30 a.m., at the offices of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544.

## Tab 8

### THIRD ADDENDUM TO THE CONTRACT FOR PROFESSIONAL DISTRICT SERVICES

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This Third Addendum to the Contract for Professional District Services (this “**Addendum**”), is made and entered into as of the 1<sup>st</sup> day of October, 2022 (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, located in Pasco County, Florida (the “**District**”), and **Rizzetta & Company, Inc.**, a Florida corporation (the “**Consultant**”).

#### RECITALS

**WHEREAS**, the District and the Consultant entered into the Contract for Professional District Services dated February 27, 2019 (the “**Contract**”), incorporated by reference herein; and

**WHEREAS**, the District and the Consultant desire to amend **Exhibit B** - Schedule of Fees of the Fees and Expenses, section of the Contract as further described in this Addendum; and

**WHEREAS**, the District and the Consultant each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Consultant agree to the changes to amend **Exhibit B** - Schedule of Fees attached.

The amended **Exhibit B** - Schedule of Fees are hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

**IN WITNESS WHEREOF** the undersigned have executed this Addendum as of the Effective Date.

*(Remainder of this page is left blank intentionally)*

Therefore, the Consultant and the District each intend to enter this Addendum, understand the terms set forth herein, and hereby agree to those terms.

**ACCEPTED BY:**

**RIZZETTA & COMPANY, INC.**

BY: \_\_\_\_\_

PRINTED NAME: William J. Rizzetta

TITLE: President

DATE: \_\_\_\_\_

**WIREGRASS II COMMUNITY DEVELOPMENT DISTRICT**

BY: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

TITLE: Chairman/Vice Chairman

DATE: \_\_\_\_\_

**ATTEST:**

\_\_\_\_\_  
Vice Chairman/Assistant Secretary  
Board of Supervisors

\_\_\_\_\_  
Print Name

**Exhibit B – Schedule of Fees**



**EXHIBIT B**  
Schedule of Fees

<b>STANDARD ON-GOING SERVICES:</b>		
Standard On-Going Services will be billed in advance monthly pursuant to the following schedule:		
	<b>MONTHLY</b>	<b>ANNUALLY</b>
Management:	\$1,811.50	\$21,738
Administrative:	\$324.42	\$3,893
Accounting:	\$1,081.50	\$12,978
Financial & Revenue Collections:	\$324.42	\$3,893
Assessment Roll <sup>(1)</sup>		\$5,408
Irrigation Assessment Services:		
Accounting Services	\$525.00	\$6,300
Assessment Roll <sup>(1)</sup>		\$1,575
<b>Total Standard On-Going Services:</b>	<b>\$4,066.83</b>	<b>\$55,785</b>

(1) Assessment Roll is paid in one lump-sum after the roll is completed (October)

<b>ADDITIONAL SERVICES:</b>	<b>FREQUENCY</b>	<b>RATE</b>
Extended and Continued Meetings	Hourly	\$ 175.00
Additional Meetings (includes meeting prep, attendance and drafting of minutes)	Hourly	\$ 175.00
Estoppel Requests (billed to requestor):		
One Lot (on tax roll)	Per Occurrence	\$ 100
Two+ Lots (on tax roll)	Per Occurrence	\$ 125
One Lot (direct billed by the District)	Per Occurrence	\$ 100
Two–Five Lots (direct billed by the District)	Per Occurrence	\$ 150
Six-Nine Lots (direct billed by the District)	Per Occurrence	\$ 200
Ten+ Lots (direct billed by the District)	Per Occurrence	\$ 250
Long Term Bond Debt Payoff Requests	Per Occurrence	\$ 100/Lot
Two+ Lots	Per Occurrence	Upon Request
Short Term Bond Debt Payoff Requests &		
Long Term Bond Debt Partial Payoff Requests		
One Lot	Per Occurrence	\$ 125
Two – Five Lots	Per Occurrence	\$ 200
Six – Ten Lots	Per Occurrence	\$ 300
Eleven – Fifteen Lots	Per Occurrence	\$ 400
Sixteen+ Lots	Per Occurrence	\$ 500
Special Assessment Allocation Report	Per Occurrence	Upon Request
True-Up Analysis/Report	Per Occurrence	Upon Request
Re-Financing Analysis	Per Occurrence	Upon Request
Bond Validation Testimony	Per Occurrence	Upon Request
Bond Issue Certifications/Closing Documents	Per Occurrence	Upon Request
Electronic communications/E-blasts	Per Occurrence	Upon Request
Special Information Requests	Hourly	Upon Request
Amendment to District Boundary	Hourly	Upon Request
Grant Applications	Hourly	Upon Request
Escrow Agent	Hourly	Upon Request
Continuing Disclosure/Representative/Agent	Annually	Upon Request
Community Mailings	Per Occurrence	Upon Request
Response to Extensive Public Records Requests	Hourly	Upon Request
Litigation Support Services	Hourly	Upon Request

### **PUBLIC RECORDS REQUESTS FEES:**

Public Records Requests will be billed hourly to the District pursuant to the current hourly rates shown below:

<b>JOB TITLE:</b>	<b>HOURLY RATE:</b>
Senior Manager	\$ 52.00
District Manager	\$ 40.00
Accounting & Finance Staff	\$ 28.00
Administrative Support Staff	\$ 21.00

## **Tab 9**

# Work Authorization

July 28, 2022

Wiregrass II Community Development District  
3434 Colwell Avenue, Suite 200  
Tampa, Florida 33614

Subject: **Work Authorization**  
**Wiregrass II Community Development District**

Dear Chairman, Board of Supervisors:

Ardurra Group, Inc. (the “Engineer”) is pleased to submit this work authorization to provide professional engineering services for the Wiregrass II Community Development District (the “District”). We will provide these services pursuant to the terms of our current agreement dated February 25, 2021 (the “Engineering Agreement”) as follows:

## **I. Scope of Work**

The District will engage the services of the Engineer to provide bidding phase services associated with the District’s Chancey Road Phase 3 Collector Road Project, all as set forth in more detail in **Exhibit A**, which is attached hereto and incorporated herein by this reference (the “Services”).

## **II. Fees**

The District will compensate the Engineer on a lump sum basis, in accordance with the terms of the Agreement, in the amount of Nineteen Thousand Dollars (\$19,000.00) as set forth in more detail in **Exhibit B**, which is attached hereto and incorporated herein by this reference (the “Compensation”).

This work authorization, together with the Engineering Agreement, represents the entire understanding between the District and Engineer with regard to the referenced services and supersedes any previously executed proposal or agreement related to the provision of such services. If you wish to accept this work authorization, please sign where indicated and return to our office. Thank you for the opportunity to be of service.

APPROVED AND ACCEPTED

Sincerely,

By:

\_\_\_\_\_  
Authorized Representative of  
Wiregrass II CDD

Date:

\_\_\_\_\_

\_\_\_\_\_  
By: \_\_\_\_\_  
Ardurra Group, Inc.

## **Exhibit A**

### **Scope of Services**



July 6, 2022  
Page 2 of 2

#### **ATTACHMENT "A" - SCOPE OF SERVICES**

##### **CHANCEY ROAD PH 3 COLLECTOR ROAD PASCO COUNTY, FLORIDA BIDDING SERVICES**

#### **GENERAL**

Wiregrass II CDD (Client) has requested from Ardurra Group, Inc. (Ardurra) a proposal for the project known as Chancey Road Ph 3 Collector Road (Project), which includes preliminary construction services associated with the permitted plans, located to the east of Phase 2 in Pasco County, Florida.

"Basic Services" are further described as follows:

#### **I. BIDDING SERVICES**

##### **A. Engineer's Quantities**

Based on the approved plans (for the right-of-way improvements), Ardurra will prepare engineer's quantity takeoffs. The quantity takeoffs will be prepared in a standard industry format. The quantities will be provided for the Client's inclusion into the bid solicitation package.

##### **B. Contract Documents / Bid Assistance**

Ardurra will prepare contract documents utilizing the Wiregrass Ranch Boulevard Phase 3B & 4 Collector Road documents as a base document and bid solicitation package with incorporation of project information based on the approved construction plans and engineer's quantities identified herewith. The services will include scheduling and attending a pre-bid meeting, conducting the bid notification process, coordination with the Client and evaluation of the bids. This service assumes limited coordination with the Client's Counsel for review and revision and approximately four (4) bid solicitations/responses.

#### **II. MISCELLANEOUS SERVICES**

##### **A. Reimbursables**

Includes but not limited to:

- Reproduction / Copy / Processing Fees
- Agency Application / Review Fees
- Courier/ Overnight Delivery
- Mileage
- Mailings & Noticing
- Word Processing

## Exhibit B Compensation



July 6, 2022  
Page 1 of 1

### ATTACHMENT "B" - COMPENSATION

#### CHANCEY ROAD PHASE 3 - COLLECTOR ROAD PASCO COUNTY, FLORIDA BIDDING SERVICES

##### METHODS OF COMPENSATION

###### Lump Sum Fee

The Client agrees to compensate the Consultant for the professional services called for under Attachment "A" - Scope of Services, Paragraph I, to this Agreement at the lump sum fee as specified below:

<u>Services</u>	<u>Lump Sum Fee</u>
I. BIDDING SERVICES.....	\$ 18,000.00

###### Time Charge Hourly Rates

The Client agrees to compensate the Consultant for the professional services called for under Attachment "A" - Scope of Services, Paragraph II, to this Agreement at the Consultant's hourly rates in effect when the work is done:

<u>Services</u>	<u>NTE* Fee</u>
II. MISCELLANEOUS SERVICES	
A. Reimbursables.....	\$ 1,000.00

**GRAND TOTAL \$ 19,000.00**

\*NTE = Not to Exceed

## **Tab 10**

## **RESOLUTION 2022-10**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WIREGRASS II COMMUNITY DEVELOPMENT DISTRICT RATIFYING, CONFIRMING, AND APPROVING THE SALE OF THE WIREGRASS II COMMUNITY DEVELOPMENT DISTRICT CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2022 (ASSESSMENT AREA TWO); RATIFYING, CONFIRMING, AND APPROVING THE ACTIONS OF THE CHAIRMAN, VICE CHAIRMAN, TREASURER, SECRETARY, ASSISTANT SECRETARIES, AND ALL DISTRICT STAFF REGARDING THE SALE AND CLOSING OF THE WIREGRASS II COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2022; DETERMINING SUCH ACTIONS AS BEING IN ACCORDANCE WITH THE AUTHORIZATION GRANTED BY THE BOARD; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

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

**WHEREAS**, the District previously adopted resolutions authorizing the issuance and the negotiated sale of bonds within the scope of Chapter 190, *Florida Statutes*, including its Capital Improvement Revenue Bonds, Series 2022 (Assessment Area Two), in the par amount of \$11,460,000 (“Series 2022 Bonds”); and

**WHEREAS**, the District closed on the sale of the Series 2022 Bonds on June 16, 2022; and

**WHEREAS**, as prerequisites to the issuance of the Series 2022 Bonds, the Chairman, Vice Chairman, Treasurer, Assistant Secretaries, and District Staff including the District Manager, District Financial Advisor, and District Counsel were required to execute and deliver various documents (“Closing Documents”); and

**WHEREAS**, the District desires to ratify, confirm, and approve all actions of the District Chairman, Vice Chairman, Treasurer, Assistant Secretaries, and District Staff in connection with closing the sale of the Series 2022 Bonds.

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

**SECTION 1.** The sale, issuance, and closing of the Series 2022 Bonds is in the best interests of the District.



**SECTION 2.** The issuance and sale of the Series 2022 Bonds, the adoption of resolutions relating to such bonds, the agreements entered into with respect to the issuance of such bonds, and all actions taken in the furtherance of the closing on such bonds, are hereby declared and affirmed as being in the best interests of the District and are hereby ratified, approved, and confirmed.

**SECTION 3.** The actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and all District Staff in finalizing the closing and issuance of the Series 2022 Bonds, including the execution and delivery of the Closing Documents, and such other certifications or other documents required for the closing on the Series 2022 Bonds, are determined to be in accordance with the prior authorizations of the Board and are hereby ratified, approved, and confirmed in all respects.

**SECTION 4.** If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 5.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 28 day of July, 2022.

ATTEST:

**WIREGRASS II COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary / Assistant Secretary

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Chairperson, Board of Supervisors

## **Tab 11**



Rizzetta & Company

#### UPCOMING DATES TO REMEMBER

- **Next Meeting:** August 25, 2022 @ 10:30 AM
- **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 1<sup>st</sup> 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

July 28

# 2022

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#### FINANCIAL SUMMARY

6/30/2022

General Fund Cash & Investment Balance:	\$111,282
Reserve Fund Cash & Investment Balance:	\$0
Debt Service Fund Investment Balance:	<u>\$1,083,413</u>
<b>Total Cash and Investment Balances:</b>	<b>\$1,194,695</b>
<b>General Fund Expense Variance: \$18,783</b>	<b>Under Budget</b>