



Rizzetta & Company

Wiregrass II Community Development District

**Board of Supervisors' Meeting
August 24, 2023**

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

www.wiregrassllcdd.org

WIREFRASS II COMMUNITY DEVELOPMENT DISTRICT

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

Board of Supervisors	Bill Porter Colby Chandler Hatcher Porter Caitlin Chandler Quinn Porter	Chair Vice Chair Assistant Secretary Assistant Secretary Assistant Secretary
District Manager District Manager	Scott Brizendine Sean Craft	Rizzetta & Company, Inc. Rizzetta & Company, Inc.
District Counsel	Lindsay Whelan	Kutak Rock
Interim Engineer	Nicole Lynn	King Engineering, Inc.

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

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

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

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

WIREFRASS II COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE – Wesley Chapel, Florida (813) 994-1001
Mailing Address - 3434 Colwell Avenue, Suite 200, Tampa, FL 33614
www.wiregrassicdd.org

August 16, 2023

Board of Supervisors
Wiregrass II Community
Development District

AGENDA

Dear Board Members:

The meeting of the Board of Supervisors of the Wiregrass Community Development District will be held on **Thursday, August 24, 2023, at 10:30 a.m.** at the offices of Rizzetta & Company Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544. The following is the agenda for this meeting:

- 1. CALL TO ORDER / ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. Construction Manager
 - D. District Manager
 - i. Review of the District Manager’s Report Tab 1
 - ii. Review of the 2nd Website Audit Report Tab 2
- 4. BUSINESS ITEMS**
 - A. Public Hearing on Fiscal Year 2023/2024 Final Budget
 - i. Consideration of Resolution 2023-13, Adopting Fiscal Year 2023/2024 Final Budget Tab 3
 - B. Public Hearing on Fiscal year 2023/2024 Assessments
 - i. Consideration of Resolution 2023-14, Levying O&M and Irrigation Assessments for Fiscal Year 2023/2024 Tab 4
 - C. Consideration of Resolution 2023-15, Setting the Meeting Schedule for Fiscal Year 2023/2024 Tab 5
 - D. Ratification of Direct Collection Agreement FY 2024 Tab 6
 - E. Consideration of Resolution 2023-11, Removing an Assistant Secretary Tab 7
 - F. Consideration of Resolution 2023-12; Re-Designating Secretary Tab 8
 - G. Consideration of District Manager Contract Addendum Tab 9
 - H. Consideration of Technology Services Contract Addendum Tab 10
 - I. Consideration of Chancey Phase 3 Change Order 2 Tab 11
 - J. Consideration of Chancey Phase 3 Change Order 3 Tab 12
 - K. Consideration of Acquisition of Wiregrass Ranch Boulevard Phase 3B and 4 Stormwater Pond Real Property
 - i. Consideration of Deed to the District Tab 13

- L. Consideration of Acquisition of Wiregrass Ranch Boulevard Phase 3B and 4 Roadway Real Property and Improvements
 - i. Consideration of Deed to the District Tab 14
 - ii. Consideration of Deed to County Tab 15
 - iii. Consideration of Bill of Sale to County Tab 16
- M. Consideration of Acquisition of Chancey Phase 3 Roadway Real Property
 - i. Consideration of Deed to District Tab 17
- N. Consideration of Westcoast Landscape & Lawns, LLC Agreement..... Tab 18

5. BUSINESS ADMINISTRATION

- A. Consideration of Minutes of Board of Supervisors' Regular Meeting held on May 25, 2023..... Tab 19
- B. Consideration of Operations & Maintenance Expenditures for May, and June 2023 Tab 20

6. SUPERVISOR REQUESTS

7. ADJOURNMENT

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

Sincerely,

Scott Brizendine

Scott Brizendine
District Manager

Tab 1



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** September 21st, 2023 @ 10:30 AM

August 24

District
Manager's
Report

2023

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<u>FINANCIAL SUMMARY</u>	<u>6/30/2023</u>
General Fund Cash & Investment Balance:	\$195,570
Irrigation Fund Cash & Investment Balance:	\$44,732
Debt Service Fund Investment Balance:	\$1,156,941
Total Cash and Investment Balances:	\$2,346,224
General Fund Expense Variance: \$76,118	Under Budget

Tab 2



Quarterly Compliance Audit Report

Wiregrass II

Date: August 2023 - 2nd Quarter

Prepared for: Scott Brizendine

Developer: Rizzetta

Insurance agency:



Preparer:

Jason Morgan - *Campus Suite Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Compliance Audit Overview

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

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

Compliance Criteria

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



ADA Website Accessibility

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



Florida Statute Compliance

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

Audit Process

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

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

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



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

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

*Errors represent less than 5% of the page count are considered passing

**Error reporting details are available in your Campus Suite Website Accessibility dashboard



Florida F.S. 189.069 Requirements

Result: **PASSED**

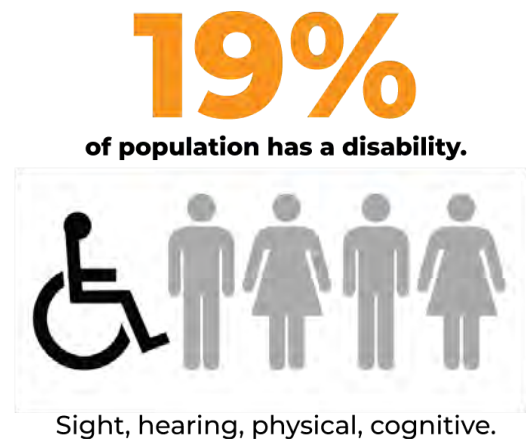
Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
N/A	Public Facilities Report, if applicable
Passed	Link to Financial Services
X	Meeting Agendas for the past year, and 1 week prior to next

Accessibility overview

Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

Contract checker: <http://webaim.org/resources/contrastchecker>



Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

Helpful article: <http://webaim.org/techniques/alttext>



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: www.nngroup.com/articles/keyboard-accessibility

Helpful article: <http://webaim.org/techniques/skipnav>



Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

Helpful article: <http://webaim.org/techniques/sitertools/>



Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

Helpful article: <http://webaim.org/techniques/tables/data>



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: <http://webaim.org/techniques/acrobat/acrobat>



Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

Helpful article: <http://webaim.org/techniques/captions>



Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

Helpful article: <http://webaim.org/techniques/forms>



Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

Timers

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

Fly-out menus

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

No pop-ups

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web

Tab 3

RESOLUTION 2023-13

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, 2023 AND ENDING SEPTEMBER 30, 2024; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June 2023, 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, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”) 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 1st 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, 2024."
- 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 2023/2024, 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 2023	\$ _____
TOTAL ALL FUNDS	\$ _____

Section 3. Budget Amendments

Pursuant to Section 189.016, *Florida Statutes*, the District may, at any time within Fiscal Year 2023/2024 or within 60 days following the end of Fiscal Year 2023/2024 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 24TH DAY OF AUGUST, 2023.

ATTEST:

**WIREGRASS II COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____
Chairperson / Vice Chairperson

Exhibit A: Budget Fiscal Year 2023/2024

Exhibit A
Budget Fiscal Year 2023/2024



Rizzetta & Company

Wiregrass II Community Development District

wiregrasscdd.org

Approved Proposed Budget for Fiscal Year 2023-2024

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Proposed Budget
Wiregrass II Community Development District
General Fund
Fiscal Year 2023/2024

	Chart of Accounts Classification	Actual YTD through 06/30/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments
1								
2	REVENUES							
3	Special Assessments							
4	Tax Roll*	\$ 130,097	\$ 130,097	\$ 129,745	\$ 352	\$ 142,324	\$ 12,579	
5	Off Roll*	\$ 73,185	\$ 73,185	\$ 73,185	\$ -	\$ 80,280	\$ 7,095	
6								
7	TOTAL REVENUES	\$ 203,282	\$ 203,282	\$ 202,930	\$ 352	\$ 222,604	\$ 19,674	
	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
8								
9	TOTAL REVENUES AND BALANCE FORWARD	\$ 203,282	\$ 203,282	\$ 202,930	\$ 352	\$ 222,604	\$ 19,674	
10								
11	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.							
12								
13	EXPENDITURES - ADMINISTRATIVE							
14								
15	Financial & Administrative							
16	Administrative Services	\$ 2,919	\$ 3,892	\$ 3,893	\$ 1	\$ 3,407	\$ (486)	One time adjustment to match Wiregrass
17	District Management	\$ 16,304	\$ 21,738	\$ 21,738	\$ 0	\$ 15,435	\$ (6,303)	One time adjustment to match Wiregrass
18	District Engineer	\$ 3,126	\$ 4,168	\$ 5,000	\$ 832	\$ 5,000	\$ -	
19	Disclosure Report	\$ 6,000	\$ 6,000	\$ 6,000	\$ -	\$ 6,000	\$ -	New for FY 22/23 Budget
20	Trustees Fees	\$ 4,041	\$ 8,397	\$ 8,397	\$ -	\$ 8,400	\$ 3	US Bank Series 2020 \$4,141+ Series 2022 \$4,256
21	Assessment Roll	\$ 5,407	\$ 5,407	\$ 5,408	\$ 1	\$ 6,615	\$ 1,207	One time adjustment to match Wiregrass
22	Financial & Revenue Collections	\$ 2,920	\$ 3,893	\$ 3,893	\$ (0)	\$ 3,969	\$ 76	One time adjustment to match Wiregrass
23	Tax Collector /Property Appraiser Fees	\$ 150	\$ 150	\$ 150	\$ -	\$ 150	\$ -	
24	Accounting Services	\$ 9,734	\$ 12,978	\$ 12,978	\$ 0	\$ 13,627	\$ 649	One time adjustment to match Wiregrass
25	Auditing Services	\$ -	\$ 2,975	\$ 2,975	\$ -	\$ 3,000	\$ 25	Per contract with Berger Toombs
26	Arbitrage Rebate Calculation	\$ 450	\$ 900	\$ 900	\$ -	\$ 900	\$ -	Series 2020 + Series 2022
27	Public Officials Liability Insurance	\$ 2,667	\$ 2,667	\$ 2,977	\$ 310	\$ 2,934	\$ (43)	Per EGIS estimate
28	Legal Advertising	\$ 1,450	\$ 3,433	\$ 1,500	\$ (1,933)	\$ 4,000	\$ 2,500	
29	Miscellaneous Mailings	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -	as needed
30	Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -	\$ 175	\$ -	Annual admin fee to D.E.O.
31	Miscellaneous Fees	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -	
32	Website Hosting, Maintenance, Backup (and Email)	\$ 3,113	\$ 3,638	\$ 3,638	\$ -	\$ 3,938	\$ 300	Rizzetta Tech & Campus Suite Contracts
33	Legal Counsel							
34	District Counsel	\$ 11,633	\$ 15,511	\$ 20,000	\$ 4,489	\$ 20,000	\$ -	
35								
36	Administrative Subtotal	\$ 70,089	\$ 95,922	\$ 100,622	\$ 4,700	\$ 98,550	\$ (2,072)	
37								
38	EXPENDITURES - FIELD OPERATIONS							
39								
40	Electric Utility Services							
41	Street Lights	\$ 5,792	\$ 7,723	\$ 40,000	\$ 32,277	\$ 40,000	\$ -	18 street lights 3A + 84 street lights 3B & 4

Proposed Budget
Wiregrass II Community Development District
General Fund
Fiscal Year 2023/2024

	Chart of Accounts Classification	Actual YTD through 06/30/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments
42	Water-Sewer Combination Services							
43	Utility - Reclaimed Irrigation	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ -	\$ (5,000)	Remove, expense in Irrigation Fund
44	Stormwater Control							
45	Aquatic Maintenance	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	Ponds
46	Other Physical Environment							
47	Maintenance Bond	\$ 5,469	\$ 5,469	\$ -	\$ (5,469)	\$ 5,469	\$ 5,469	
48	Property Insurance	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ -	\$ (5,000)	Not needed
49	General Liability Insurance	\$ 3,259	\$ 3,259	\$ 3,638	\$ 379	\$ 3,585	\$ (53)	Per EGIS estimate
50	Landscape Maintenance	\$ -	\$ -	\$ 15,000	\$ 15,000	\$ 44,000	\$ 29,000	
51	Landscape Replacement Plants, Shrubs, Trees	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ 10,000	\$ -	
52	Road & Street Facilities							
53	Sidewalk Repair & Replacement	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	
54	Street Sign Repair & Replacement	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	
55	Contingency							
56	Miscellaneous Contingency	\$ -	\$ -	\$ 8,670	\$ 8,670	\$ 6,000	\$ (2,670)	
57								
58	Field Operations Subtotal	\$ 14,520	\$ 16,451	\$ 102,308	\$ 85,857	\$ 124,054	\$ 21,746	
59								
60	TOTAL EXPENDITURES	\$ 84,609	\$ 112,372	\$ 202,930	\$ 90,558	\$ 222,604	\$ 19,674	
61								
62	EXCESS OF REVENUES OVER EXPENDITURES	\$ 118,673	\$ 90,910	\$ -	\$ 90,910	\$ -	\$ (0)	

**Wiregrass II Community Development District
Debt Service
Fiscal Year 2023/2024**

Chart of Accounts Classification	Series 2020	Series 2022	Budget for 2023/2024
REVENUES			
Special Assessments			
Net Special Assessments ⁽¹⁾	\$595,817.46	\$755,491.54	\$1,351,309.00
TOTAL REVENUES	\$595,817.46	\$755,491.54	\$1,351,309.00
EXPENDITURES			
Administrative			
Debt Service Obligation	\$595,817.46	\$755,491.54	\$1,351,309.00
Administrative Subtotal	\$595,817.46	\$755,491.54	\$1,351,309.00
TOTAL EXPENDITURES	\$595,817.46	\$755,491.54	\$1,351,309.00
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00	\$0.00

Collection and Discount % applicable to the county:

6.0%

Gross assessments

\$1,437,023.78

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.

⁽¹⁾ Maximum Annual Debt Service less any Prepaid Assessments Received

WIREGRASS II COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024 O&M, IRRIGATION & DEBT SERVICE ASSESSMENT COMPARISON

2023/2024 O&M Budget		\$222,604.00
Pasco County Collection Cost	2%	\$4,736.26
Early Payment Discount	4%	\$9,472.51
2023/2024 Total		\$236,812.77

2022/2023 O&M Budget		\$202,930.00
2023/2024 O&M Budget		\$222,604.00
Total Difference		\$19,674.00

2023/2024 Irrigation Budget		\$424,383.16
Pasco County Collection Cost	2%	\$9,029.43
Early Payment Discount	4%	\$18,058.86
2023/2024 Total		\$451,471.45

2022/2023 Irrigation Budget		\$242,572.32
2023/2024 Irrigation Budget		\$424,383.16
Total Difference		\$181,810.84

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2022/2023	2023/2024	\$	%

Esplanade - AA1

Series 2020 Debt Service - SF 45'	\$1,422.10	\$1,422.10	\$0.00	0.00%
Operations/Maintenance - SF 45'	\$214.50	\$235.30	\$20.80	9.70%
Irrigation - SF - 41 - 50	\$767.54	\$757.35	-\$10.19	-1.33%
Total	\$2,404.14	\$2,414.75	\$10.61	0.44%

Series 2020 Debt Service - SF 45'	\$1,422.10	\$1,422.10	\$0.00	0.00%
Operations/Maintenance - SF 45'	\$214.50	\$235.30	\$20.80	9.70%
Irrigation - SF - 51 - 60	\$810.68	\$799.93	-\$10.76	-1.33%
Total	\$2,447.29	\$2,457.33	\$10.04	0.41%

Series 2020 Debt Service - SF 45'	\$1,422.10	\$1,422.10	\$0.00	0.00%
Operations/Maintenance - SF 45'	\$214.50	\$235.30	\$20.80	9.70%
Irrigation - SF - 61 - 70	\$853.87	\$842.50	-\$11.37	-1.33%
Total	\$2,490.47	\$2,499.90	\$9.43	0.38%

Series 2020 Debt Service - SF 45'	\$1,422.10	\$1,422.10	\$0.00	0.00%
Operations/Maintenance - SF 45'	\$214.50	\$235.30	\$20.80	9.70%
Irrigation - SF - 71 - 80	\$897.11	\$885.21	-\$11.91	-1.33%
Total	\$2,533.71	\$2,542.61	\$8.89	0.35%

Series 2020 Debt Service - SF 45'	\$1,422.10	\$1,422.10	\$0.00	0.00%
Operations/Maintenance - SF 45'	\$214.50	\$235.30	\$20.80	9.70%
Irrigation - SF - 80 Plus	\$942.63	\$930.12	-\$12.51	-1.33%
Total	\$2,579.23	\$2,587.52	\$8.29	0.32%

Series 2020 Debt Service - SF 52'	\$1,643.32	\$1,643.32	\$0.00	0.00%
Operations/Maintenance - SF 52'	\$246.55	\$270.45	\$23.90	9.69%
Irrigation - SF - 41 - 50	\$767.54	\$757.35	-\$10.19	-1.33%
Total	\$2,657.41	\$2,671.12	\$13.72	0.52%

Series 2020 Debt Service - SF 52'	\$1,643.32	\$1,643.32	\$0.00	0.00%
Operations/Maintenance - SF 52'	\$246.55	\$270.45	\$23.90	9.69%
Irrigation - SF - 51 - 60	\$810.68	\$799.93	-\$10.76	-1.33%
Total	\$2,700.55	\$2,713.70	\$13.14	0.49%

Series 2020 Debt Service - SF 52'	\$1,643.32	\$1,643.32	\$0.00	0.00%
Operations/Maintenance - SF 52'	\$246.55	\$270.45	\$23.90	9.69%
Irrigation - SF - 61 - 70	\$853.87	\$842.50	-\$11.37	-1.33%
Total	\$2,743.74	\$2,756.27	\$12.53	0.46%
Series 2020 Debt Service - SF 52'	\$1,643.32	\$1,643.32	\$0.00	0.00%
Operations/Maintenance - SF 52'	\$246.55	\$270.45	\$23.90	9.69%
Irrigation - SF - 71 - 80	\$897.11	\$885.21	-\$11.90	-1.33%
Total	\$2,786.98	\$2,798.98	\$12.00	0.43%
Series 2020 Debt Service - SF 52'	\$1,643.32	\$1,643.32	\$0.00	0.00%
Operations/Maintenance - SF 52'	\$246.55	\$270.45	\$23.90	9.69%
Irrigation - SF - 80 Plus	\$942.63	\$930.12	-\$12.51	-1.33%
Total	\$2,832.50	\$2,843.89	\$11.39	0.40%
Series 2020 Debt Service - SF 62'	\$1,959.34	\$1,959.34	\$0.00	0.00%
Operations/Maintenance - SF 62'	\$293.40	\$321.84	\$28.44	9.69%
Irrigation - SF - 51 - 60	\$810.68	\$799.93	-\$10.76	-1.33%
Total	\$3,063.43	\$3,081.11	\$17.68	0.58%
Series 2020 Debt Service - SF 62'	\$1,959.34	\$1,959.34	\$0.00	0.00%
Operations/Maintenance - SF 62'	\$293.40	\$321.84	\$28.44	9.69%
Irrigation - SF - 61 - 70	\$853.87	\$842.50	-\$11.37	-1.33%
Total	\$3,106.61	\$3,123.68	\$17.07	0.55%

Series 2020 Debt Service - SF 62'	\$1,959.34	\$1,959.34	\$0.00	0.00%
Operations/Maintenance - SF 62'	\$293.40	\$321.84	\$28.44	9.69%
Irrigation - SF - 71 - 80	\$897.11	\$885.21	-\$11.91	-1.33%
Total	\$3,149.85	\$3,166.39	\$16.53	0.52%

Series 2020 Debt Service - SF 62'	\$1,959.34	\$1,959.34	\$0.00	0.00%
Operations/Maintenance - SF 62'	\$293.40	\$321.84	\$28.44	9.69%
Irrigation - SF - 80 Plus	\$942.63	\$930.12	-\$12.51	-1.33%
Total	\$3,195.37	\$3,211.30	\$15.93	0.50%

Series 2020 Debt Service - SF 76'	\$2,401.77	\$2,401.77	\$0.00	0.00%
Operations/Maintenance - SF 76'	\$359.97	\$394.86	\$34.89	9.69%
Irrigation - SF - 71 - 80	\$897.11	\$885.21	-\$11.91	-1.33%
Total	\$3,658.85	\$3,681.84	\$22.98	0.63%

Series 2020 Debt Service - SF 76'	\$2,401.77	\$2,401.77	\$0.00	0.00%
Operations/Maintenance - SF 76'	\$359.97	\$394.86	\$34.89	9.69%
Irrigation - SF - 80 Plus	\$942.63	\$930.12	-\$12.51	-1.33%
Total	\$3,704.38	\$3,726.75	\$22.38	0.60%

Esplanade - AA2

Series 2022 Debt Service - SF 45'	\$1,422.00	\$1,422.00	\$0.00	0.00%
Operations/Maintenance - SF 45'	\$214.50	\$235.30	\$20.80	9.70%
Irrigation - SF - 41 - 50	\$767.54	\$757.35	-\$10.19	-1.33%
Total	\$2,404.04	\$2,414.65	\$10.61	0.44%

Series 2022 Debt Service - SF 45'	\$1,422.00	\$1,422.00	\$0.00	0.00%
Operations/Maintenance - SF 45'	\$214.50	\$235.30	\$20.80	9.70%
Irrigation - SF - 51 - 60	\$810.68	\$799.93	-\$10.75	-1.33%
Total	\$2,447.18	\$2,457.23	\$10.04	0.41%

Series 2022 Debt Service - SF 45'	\$1,422.00	\$1,422.00	\$0.00	0.00%
Operations/Maintenance - SF 45'	\$214.50	\$235.30	\$20.80	9.70%
Irrigation - 80 Plus	\$942.63	\$930.12	-\$12.51	-1.33%
Total	\$2,579.13	\$2,587.42	\$8.29	0.32%

Series 2022 Debt Service - SF 52'	\$1,643.20	\$1,643.20	\$0.00	0.00%
Operations/Maintenance - SF 52'	\$246.55	\$270.45	\$23.90	9.69%
Irrigation - SF - 41 - 50	\$767.54	\$757.35	-\$10.19	-1.33%
Total	\$2,657.29	\$2,671.00	\$13.71	0.52%

Series 2022 Debt Service - SF 52'	\$1,643.20	\$1,643.20	\$0.00	0.00%
Operations/Maintenance - SF 52'	\$246.55	\$270.45	\$23.90	9.69%
Irrigation - SF - 51 - 60	\$810.68	\$799.93	-\$10.76	-1.33%
Total	\$2,700.44	\$2,713.58	\$13.14	0.49%

Series 2022 Debt Service - SF 52'	\$1,643.20	\$1,643.20	\$0.00	0.00%
Operations/Maintenance - SF 52'	\$246.55	\$270.45	\$23.90	9.69%
Irrigation - SF - 61 - 70	\$853.87	\$842.50	-\$11.37	-1.33%
Total	\$2,743.62	\$2,756.15	\$12.53	0.46%

Series 2022 Debt Service - SF 52'	\$1,643.20	\$1,643.20	\$0.00	0.00%
Operations/Maintenance - SF 52'	\$246.55	\$270.45	\$23.90	9.69%
Irrigation - SF - 71 - 80	\$897.11	\$885.21	-\$11.90	-1.33%
Total	\$2,786.86	\$2,798.86	\$11.99	0.43%

Series 2022 Debt Service - SF 52'	\$1,643.20	\$1,643.20	\$0.00	0.00%
Operations/Maintenance - SF 52'	\$246.55	\$270.45	\$23.90	9.69%
Irrigation - SF - 80 Plus	\$942.63	\$930.12	-\$12.51	-1.33%
Total	\$2,832.38	\$2,843.77	\$11.39	0.40%

Series 2022 Debt Service - SF 62'	\$1,959.20	\$1,959.20	\$0.00	0.00%
Operations/Maintenance - SF 62'	\$293.40	\$321.84	\$28.44	9.69%
Irrigation - SF - 61 - 70	\$853.87	\$842.50	-\$11.37	-1.33%
Total	\$3,106.47	\$3,123.54	\$17.07	0.55%

Series 2022 Debt Service - SF 62'	\$1,959.20	\$1,959.20	\$0.00	0.00%
Operations/Maintenance - SF 62'	\$293.40	\$321.84	\$28.44	9.69%
Irrigation - SF - 71 - 80	\$897.11	\$885.21	-\$11.90	-1.33%
Total	\$3,149.71	\$3,166.25	\$16.53	0.52%

Series 2022 Debt Service - SF 76'	\$2,401.60	\$2,401.60	\$0.00	0.00%
Operations/Maintenance - SF 76'	\$359.97	\$394.86	\$34.89	9.69%
Irrigation - SF - 71 - 80	\$897.11	\$885.21	-\$11.90	-1.33%
Total	\$3,658.68	\$3,681.67	\$22.98	0.63%

Series 2022 Debt Service - SF 76'	\$2,401.60	\$2,401.60	\$0.00	0.00%
Operations/Maintenance - SF 76'	\$359.97	\$394.86	\$34.89	9.69%
Irrigation - SF 80 Plus	\$942.63	\$930.12	-\$12.51	-1.33%
Total	\$3,704.20	\$3,726.58	\$22.38	0.60%

Unplatted

Series 2022 Debt Service - SF 45' (Unplatted)	\$1,422.00	\$1,422.00	\$0.00	0.00%
Operations/Maintenance - SF 45' (Unplatted)	\$214.50	\$235.30	\$20.80	9.70%
Total	\$1,636.50	\$1,657.30	\$20.80	1.27%

Series 2022 Debt Service - SF 52' (Unplatted)	\$1,643.20	\$1,643.20	\$0.00	0.00%
Operations/Maintenance - SF 52' (Unplatted)	\$246.55	\$270.45	\$23.90	9.69%
Total	\$1,889.75	\$1,913.65	\$23.90	1.26%

Series 2022 Debt Service - SF 62' (Unplatted)	\$1,959.20	\$1,959.20	\$0.00	0.00%
Operations/Maintenance - SF 62' (Unplatted)	\$293.40	\$321.84	\$28.44	9.69%
Total	\$2,252.60	\$2,281.04	\$28.44	1.26%

WIREGRASS II COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024 IRRIGATION ASSESSMENT SCHEDULE

TOTAL IRRIGATION BUDGET		\$424,383.16
COLLECTION COSTS @	2.0%	\$9,029.43
EARLY PAYMENT DISCOUNT @	4.0%	\$18,058.86
TOTAL IRRIGATION ASSESSMENT		<u>\$451,471.45</u>

<u>PRODUCT TYPE</u>	<u>IRRIGATION</u>	<u>IRRIGATION BUDGET</u>	<u>IRRIGATION</u>	<u>TOTAL ⁽¹⁾</u>		
<u>PLATTED</u>						
<u>Esplanade</u>						
SF 41 - 50	156	\$118,147.00	\$757.35	\$757.35	/	Lot
SF 51 - 60	209	\$167,184.70	\$799.93	\$799.93	/	Lot
SF 61 - 70	121	\$101,942.62	\$842.50	\$842.50	/	Lot
SF 71 - 80	41	\$36,293.42	\$885.21	\$885.21	/	Lot
SF 80 Plus	30	\$27,903.70	\$930.12	\$930.12	/	Lot
<u>UNPLATTED</u>						
SF - Phases 1 & 2 - Unplatted	0	\$0.00	\$0.00	\$0.00	/	Lot
Total District	<u><u>557</u></u>	<u><u>\$451,471.45</u></u>				

LESS: Pasco County Collection Costs (2%) and Early Payment Discounts (4%): (\$27,088.29)

Net Revenue to be Collected \$424,383.16

⁽¹⁾ Annual assessment that will appear on November 2023 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 2023/2024 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$222,604.00
COLLECTION COSTS @	2.0%	\$4,736.26
EARLY PAYMENT DISCOUNT @	4.0%	<u>\$9,472.51</u>
TOTAL O&M ASSESSMENT		<u><u>\$236,812.77</u></u>

PRODUCT TYPE	UNITS ASSESSED			ALLOCATION OF O&M ASSESSMENT				PER LOT ANNUAL ASSESSMENT			
	O&M	2020 DEBT SERVICE ⁽¹⁾	2022 DEBT SERVICE ⁽¹⁾	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	O&M	2020 DEBT SERVICE ⁽²⁾	2022 DEBT SERVICE ⁽²⁾	TOTAL ⁽³⁾
Esplanade - AA1											
Single Family 45	150	150	0	0.87	130.50	14.90%	\$35,294.33	\$235.30	\$1,422.10	\$0.00	\$1,657.40
Single Family 52	156	156	0	1.00	156.00	17.82%	\$42,190.92	\$270.45	\$1,643.32	\$0.00	\$1,913.77
Single Family 62	59	59	0	1.19	70.21	8.02%	\$18,988.62	\$321.84	\$1,959.34	\$0.00	\$2,281.18
Single Family 76	20	20	0	1.46	29.20	3.33%	\$7,897.27	\$394.86	\$2,401.77	\$0.00	\$2,796.63
Esplanade - AA2											
Single Family 45	178	0	178	0.87	154.86	17.69%	\$41,882.60	\$235.30	\$0.00	\$1,422.00	\$1,657.30
Single Family 52	206	0	206	1.00	206.00	23.53%	\$55,713.65	\$270.45	\$0.00	\$1,643.20	\$1,913.65
Single Family 62	96	0	96	1.19	114.24	13.05%	\$30,896.74	\$321.84	\$0.00	\$1,959.20	\$2,281.04
Single Family 76	10	0	10	1.46	14.60	1.67%	\$3,948.64	\$394.86	\$0.00	\$2,401.60	\$2,796.46
Total District	875	385	490		<u>875.61</u>	<u>100.00%</u>	<u>\$236,812.77</u>				

LESS: Pasco County Collection Costs (2%) and Early Payment Discounts (4%): (\$14,208.77)

Net Revenue to be Collected \$222,604.00

⁽¹⁾ Reflects the number of total lots with Series 2020 and Series 2022 debt outstanding

⁽²⁾ 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.

⁽³⁾ Annual assessment that will appear on November 2023 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 2023/2024 O&M, IRRIGATION & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$222,604.00
COLLECTION COSTS @	2.0%	\$4,736.26
EARLY PAYMENT DISCOUNT @	4.0%	\$9,472.51
TOTAL O&M ASSESSMENT		\$236,812.77
TOTAL IRRIGATION BUDGET		\$424,383.16
COLLECTION COSTS @	2.0%	\$9,029.43
EARLY PAYMENT DISCOUNT @	4.0%	\$18,058.86
TOTAL IRRIGATION ASSESSMENT		\$451,471.45

PRODUCT TYPE	UNITS ASSESSED				ALLOCATION OF O&M ASSESSMENT				IRRIGATION ALLOCATION	PER LOT ANNUAL ASSESSMENT				
	O&M	IRRIGATION	2020 DEBT SERVICE ⁽¹⁾	2022 DEBT SERVICE ⁽¹⁾	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	TOTAL BUDGET	O&M	IRRIGATION	2020 DEBT SERVICE ⁽²⁾	2022 DEBT SERVICE ⁽²⁾	TOTAL ⁽³⁾
Esplanade - AA1														
Single Family 45'														
Irrigation 41 - 50	106	106	106		0.87	92.22	10.53%	\$24,941.32	\$80,279.37	\$235.30	\$757.35	\$1,422.10	\$0.00	\$2,414.75
Irrigation 51 - 60	33	33	33		0.87	28.71	3.28%	\$7,764.75	\$26,397.58	\$235.30	\$799.93	\$1,422.10	\$0.00	\$2,457.33
Irrigation 61 - 70	5	5	5		0.87	4.35	0.50%	\$1,176.48	\$4,212.51	\$235.30	\$842.50	\$1,422.10	\$0.00	\$2,499.90
Irrigation 71 - 80	3	3	3		0.87	2.61	0.30%	\$705.89	\$2,655.62	\$235.30	\$885.21	\$1,422.10	\$0.00	\$2,542.61
Irrigation 80 Plus	3	3	3		0.87	2.61	0.30%	\$705.89	\$2,790.37	\$235.30	\$930.12	\$1,422.10	\$0.00	\$2,587.52
Single Family 52'														
Irrigation 41 - 50	2	2	2		1	2.00	0.23%	\$540.91	\$1,514.71	\$270.45	\$757.35	\$1,643.32	\$0.00	\$2,671.12
Irrigation 51 - 60	111	111	111		1	111.00	12.68%	\$30,020.46	\$88,791.87	\$270.45	\$799.93	\$1,643.32	\$0.00	\$2,713.70
Irrigation 61 - 70	34	34	34		1	34.00	3.88%	\$9,195.46	\$28,645.03	\$270.45	\$842.50	\$1,643.32	\$0.00	\$2,756.27
Irrigation 71 - 80	6	6	6		1	6.00	0.69%	\$1,622.73	\$5,311.23	\$270.45	\$885.21	\$1,643.32	\$0.00	\$2,798.98
SF 80 Plus	3	3	3		1	3.00	0.34%	\$811.36	\$2,790.37	\$270.45	\$930.12	\$1,643.32	\$0.00	\$2,843.89
Single Family 62'														
Irrigation 51 - 60	1	1	1		1.19	1.19	0.14%	\$321.84	\$799.93	\$321.84	\$799.93	\$1,959.34	\$0.00	\$3,081.11
Irrigation 61 - 70	43	43	43		1.19	51.17	5.84%	\$13,839.16	\$36,227.54	\$321.84	\$842.50	\$1,959.34	\$0.00	\$3,123.68
Irrigation 71 - 80	7	7	7		1.19	8.33	0.95%	\$2,252.89	\$6,196.44	\$321.84	\$885.21	\$1,959.34	\$0.00	\$3,166.39
Irrigation 80 Plus	8	8	8		1.19	9.52	1.09%	\$2,574.73	\$7,440.99	\$321.84	\$930.12	\$1,959.34	\$0.00	\$3,211.30
Single Family 76'														
Irrigation 71 - 80	10	10	10		1.46	14.60	1.67%	\$3,948.64	\$8,852.05	\$394.86	\$885.21	\$2,401.77	\$0.00	\$3,681.84
Irrigation 80 Plus	10	10	10		1.46	14.60	1.67%	\$3,948.64	\$9,301.23	\$394.86	\$930.12	\$2,401.77	\$0.00	\$3,726.75
Esplanade - AA2														
Single Family 45'														
Irrigation 41 - 50	47	47		47	0.87	40.89	4.67%	\$11,058.89	\$35,595.57	\$235.30	\$757.35	\$0.00	\$1,422.00	\$2,414.65
Irrigation 51 - 60	15	15		15	0.87	13.05	1.49%	\$3,529.43	\$11,998.90	\$235.30	\$799.93	\$0.00	\$1,422.00	\$2,457.23
Irrigation 80 Plus	1	1		1	0.87	0.87	0.10%	\$235.30	\$930.12	\$235.30	\$930.12	\$0.00	\$1,422.00	\$2,587.43
Single Family 52'														
Irrigation 41 - 50	1	1		1	1.00	1.00	0.11%	\$270.45	\$757.35	\$270.45	\$757.35	\$0.00	\$1,643.20	\$2,671.00
Irrigation 51 - 60	49	49		49	1.00	49.00	5.60%	\$13,252.28	\$39,196.41	\$270.45	\$799.93	\$0.00	\$1,643.20	\$2,713.58
Irrigation 61 - 70	12	12		12	1.00	12.00	1.37%	\$3,245.46	\$10,110.01	\$270.45	\$842.50	\$0.00	\$1,643.20	\$2,756.15
Irrigation 71 - 80	7	7		7	1.00	7.00	0.80%	\$1,893.18	\$6,196.44	\$270.45	\$885.21	\$0.00	\$1,643.20	\$2,798.86
Irrigation 80 Plus	1	1		1	1.00	1.00	0.11%	\$270.45	\$930.12	\$270.45	\$930.12	\$0.00	\$1,643.20	\$2,843.78
Single Family 62'														
Irrigation 61 - 70	27	27		27	1.19	32.13	3.67%	\$8,689.71	\$22,747.53	\$321.84	\$842.50	\$0.00	\$1,959.20	\$3,123.54
Irrigation 71 - 80	2	2		2	1.19	2.38	0.27%	\$643.68	\$1,770.41	\$321.84	\$885.21	\$0.00	\$1,959.20	\$3,166.25
Single Family 76'														
Irrigation 71 - 80	6	6		6	1.46	8.76	1.00%	\$2,369.18	\$5,311.23	\$394.86	\$885.21	\$0.00	\$2,401.60	\$3,681.67
Irrigation 80 Plus	4	4		4	1.46	5.84	0.67%	\$1,579.45	\$3,720.49	\$394.86	\$930.12	\$0.00	\$2,401.60	\$3,726.59
Unplatted														
Single Family 45	115	0		115	0.87	100.05	11.43%	\$27,058.98	\$0.00	\$235.30	\$0.00	\$0.00	\$1,422.00	\$1,657.30
Single Family 52	136	0		136	1.00	136.00	15.53%	\$36,781.83	\$0.00	\$270.45	\$0.00	\$0.00	\$1,643.20	\$1,913.65
Single Family 62	67	0		67	1.19	79.73	9.11%	\$21,563.35	\$0.00	\$321.84	\$0.00	\$0.00	\$1,959.20	\$2,281.04
Total District	875	557	385	490		875.61	100.00%	\$236,812.77	\$451,471.45					

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

(\$14,208.77) (\$27,088.29)

Net Revenue to be Collected

\$222,604.00 **\$424,383.16**

⁽¹⁾ Reflects the number of total lots with Series 2020 and Series 2022 debt outstanding.

⁽²⁾ 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.

⁽³⁾ Annual assessment that will appear on November 2023 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:

Interest Earnings: The District may earn interest on its monies in the various operating accounts.

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 – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.

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.

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.

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.

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

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

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.

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.

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.

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.

Wetland Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

Aquatic Plant Replacement: The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

Lake/Pond Bank Maintenance: The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

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

Utilities Maintenance Bond: The District may get a utility maintenance bond to provide a financial guarantee ensuring a payment for utilities on time in lieu of a paying a deposit.

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.

Lift Station Perimeter Maintenance: The District may incur maintenance and repair expenses for lift station fencing and gates.

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.

Trail/Bike Path Maintenance: Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

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

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.

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 a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.

Tab 4

RESOLUTION 2023-14

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 2023/2024; 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, 2023 and ending September 30, 2024 ("**Fiscal Year 2023/2024**"), 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 2023/2024; 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, 2023; 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, 2023, 25% due no later than February 1, 2024 and 25% due no later than May 1, 2024. 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 2023/2024, 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 24TH DAY OF AUGUST, 2023.

ATTEST:

**WIREGRASS II COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

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

wiregrasscdd.org

Approved Proposed Budget for Fiscal Year 2023-2024

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Proposed Budget
Wiregrass II Community Development District
General Fund
Fiscal Year 2023/2024

	Chart of Accounts Classification	Actual YTD through 06/30/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments
1								
2	REVENUES							
3	Special Assessments							
4	Tax Roll*	\$ 130,097	\$ 130,097	\$ 129,745	\$ 352	\$ 142,324	\$ 12,579	
5	Off Roll*	\$ 73,185	\$ 73,185	\$ 73,185	\$ -	\$ 80,280	\$ 7,095	
6								
7	TOTAL REVENUES	\$ 203,282	\$ 203,282	\$ 202,930	\$ 352	\$ 222,604	\$ 19,674	
	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
8								
9	TOTAL REVENUES AND BALANCE FORWARD	\$ 203,282	\$ 203,282	\$ 202,930	\$ 352	\$ 222,604	\$ 19,674	
10								
11	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.							
12								
13	EXPENDITURES - ADMINISTRATIVE							
14								
15	Financial & Administrative							
16	Administrative Services	\$ 2,919	\$ 3,892	\$ 3,893	\$ 1	\$ 3,407	\$ (486)	One time adjustment to match Wiregrass
17	District Management	\$ 16,304	\$ 21,738	\$ 21,738	\$ 0	\$ 15,435	\$ (6,303)	One time adjustment to match Wiregrass
18	District Engineer	\$ 3,126	\$ 4,168	\$ 5,000	\$ 832	\$ 5,000	\$ -	
19	Disclosure Report	\$ 6,000	\$ 6,000	\$ 6,000	\$ -	\$ 6,000	\$ -	New for FY 22/23 Budget
20	Trustees Fees	\$ 4,041	\$ 8,397	\$ 8,397	\$ -	\$ 8,400	\$ 3	US Bank Series 2020 \$4,141+ Series 2022 \$4,256
21	Assessment Roll	\$ 5,407	\$ 5,407	\$ 5,408	\$ 1	\$ 6,615	\$ 1,207	One time adjustment to match Wiregrass
22	Financial & Revenue Collections	\$ 2,920	\$ 3,893	\$ 3,893	\$ (0)	\$ 3,969	\$ 76	One time adjustment to match Wiregrass
23	Tax Collector /Property Appraiser Fees	\$ 150	\$ 150	\$ 150	\$ -	\$ 150	\$ -	
24	Accounting Services	\$ 9,734	\$ 12,978	\$ 12,978	\$ 0	\$ 13,627	\$ 649	One time adjustment to match Wiregrass
25	Auditing Services	\$ -	\$ 2,975	\$ 2,975	\$ -	\$ 3,000	\$ 25	Per contract with Berger Toombs
26	Arbitrage Rebate Calculation	\$ 450	\$ 900	\$ 900	\$ -	\$ 900	\$ -	Series 2020 + Series 2022
27	Public Officials Liability Insurance	\$ 2,667	\$ 2,667	\$ 2,977	\$ 310	\$ 2,934	\$ (43)	Per EGIS estimate
28	Legal Advertising	\$ 1,450	\$ 3,433	\$ 1,500	\$ (1,933)	\$ 4,000	\$ 2,500	
29	Miscellaneous Mailings	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -	as needed
30	Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -	\$ 175	\$ -	Annual admin fee to D.E.O.
31	Miscellaneous Fees	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -	
32	Website Hosting, Maintenance, Backup (and Email)	\$ 3,113	\$ 3,638	\$ 3,638	\$ -	\$ 3,938	\$ 300	Rizzetta Tech & Campus Suite Contracts
33	Legal Counsel							
34	District Counsel	\$ 11,633	\$ 15,511	\$ 20,000	\$ 4,489	\$ 20,000	\$ -	
35								
36	Administrative Subtotal	\$ 70,089	\$ 95,922	\$ 100,622	\$ 4,700	\$ 98,550	\$ (2,072)	
37								
38	EXPENDITURES - FIELD OPERATIONS							
39								
40	Electric Utility Services							
41	Street Lights	\$ 5,792	\$ 7,723	\$ 40,000	\$ 32,277	\$ 40,000	\$ -	18 street lights 3A + 84 street lights 3B & 4

Proposed Budget
Wiregrass II Community Development District
General Fund
Fiscal Year 2023/2024

	Chart of Accounts Classification	Actual YTD through 06/30/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments
42	Water-Sewer Combination Services							
43	Utility - Reclaimed Irrigation	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ -	\$ (5,000)	Remove, expense in Irrigation Fund
44	Stormwater Control							
45	Aquatic Maintenance	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	Ponds
46	Other Physical Environment							
47	Maintenance Bond	\$ 5,469	\$ 5,469	\$ -	\$ (5,469)	\$ 5,469	\$ 5,469	
48	Property Insurance	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ -	\$ (5,000)	Not needed
49	General Liability Insurance	\$ 3,259	\$ 3,259	\$ 3,638	\$ 379	\$ 3,585	\$ (53)	Per EGIS estimate
50	Landscape Maintenance	\$ -	\$ -	\$ 15,000	\$ 15,000	\$ 44,000	\$ 29,000	
51	Landscape Replacement Plants, Shrubs, Trees	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ 10,000	\$ -	
52	Road & Street Facilities							
53	Sidewalk Repair & Replacement	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	
54	Street Sign Repair & Replacement	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	
55	Contingency							
56	Miscellaneous Contingency	\$ -	\$ -	\$ 8,670	\$ 8,670	\$ 6,000	\$ (2,670)	
57								
58	Field Operations Subtotal	\$ 14,520	\$ 16,451	\$ 102,308	\$ 85,857	\$ 124,054	\$ 21,746	
59								
60	TOTAL EXPENDITURES	\$ 84,609	\$ 112,372	\$ 202,930	\$ 90,558	\$ 222,604	\$ 19,674	
61								
62	EXCESS OF REVENUES OVER EXPENDITURES	\$ 118,673	\$ 90,910	\$ -	\$ 90,910	\$ -	\$ (0)	

**Wiregrass II Community Development District
Debt Service
Fiscal Year 2023/2024**

Chart of Accounts Classification	Series 2020	Series 2022	Budget for 2023/2024
REVENUES			
Special Assessments			
Net Special Assessments ⁽¹⁾	\$595,817.46	\$755,491.54	\$1,351,309.00
TOTAL REVENUES	\$595,817.46	\$755,491.54	\$1,351,309.00
EXPENDITURES			
Administrative			
Debt Service Obligation	\$595,817.46	\$755,491.54	\$1,351,309.00
Administrative Subtotal	\$595,817.46	\$755,491.54	\$1,351,309.00
TOTAL EXPENDITURES	\$595,817.46	\$755,491.54	\$1,351,309.00
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00	\$0.00

Collection and Discount % applicable to the county:

6.0%

Gross assessments

\$1,437,023.78

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.

⁽¹⁾ Maximum Annual Debt Service less any Prepaid Assessments Received

WIREGRASS II COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024 O&M, IRRIGATION & DEBT SERVICE ASSESSMENT COMPARISON

2023/2024 O&M Budget		\$222,604.00
Pasco County Collection Cost	2%	\$4,736.26
Early Payment Discount	4%	\$9,472.51
2023/2024 Total		\$236,812.77

2022/2023 O&M Budget		\$202,930.00
2023/2024 O&M Budget		\$222,604.00
Total Difference		\$19,674.00

2023/2024 Irrigation Budget		\$424,383.16
Pasco County Collection Cost	2%	\$9,029.43
Early Payment Discount	4%	\$18,058.86
2023/2024 Total		\$451,471.45

2022/2023 Irrigation Budget		\$242,572.32
2023/2024 Irrigation Budget		\$424,383.16
Total Difference		\$181,810.84

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2022/2023	2023/2024	\$	%

Esplanade - AA1

Series 2020 Debt Service - SF 45'	\$1,422.10	\$1,422.10	\$0.00	0.00%
Operations/Maintenance - SF 45'	\$214.50	\$235.30	\$20.80	9.70%
Irrigation - SF - 41 - 50	\$767.54	\$757.35	-\$10.19	-1.33%
Total	\$2,404.14	\$2,414.75	\$10.61	0.44%

Series 2020 Debt Service - SF 45'	\$1,422.10	\$1,422.10	\$0.00	0.00%
Operations/Maintenance - SF 45'	\$214.50	\$235.30	\$20.80	9.70%
Irrigation - SF - 51 - 60	\$810.68	\$799.93	-\$10.76	-1.33%
Total	\$2,447.29	\$2,457.33	\$10.04	0.41%

Series 2020 Debt Service - SF 45'	\$1,422.10	\$1,422.10	\$0.00	0.00%
Operations/Maintenance - SF 45'	\$214.50	\$235.30	\$20.80	9.70%
Irrigation - SF - 61 - 70	\$853.87	\$842.50	-\$11.37	-1.33%
Total	\$2,490.47	\$2,499.90	\$9.43	0.38%

Series 2020 Debt Service - SF 45'	\$1,422.10	\$1,422.10	\$0.00	0.00%
Operations/Maintenance - SF 45'	\$214.50	\$235.30	\$20.80	9.70%
Irrigation - SF - 71 - 80	\$897.11	\$885.21	-\$11.91	-1.33%
Total	\$2,533.71	\$2,542.61	\$8.89	0.35%

Series 2020 Debt Service - SF 45'	\$1,422.10	\$1,422.10	\$0.00	0.00%
Operations/Maintenance - SF 45'	\$214.50	\$235.30	\$20.80	9.70%
Irrigation - SF - 80 Plus	\$942.63	\$930.12	-\$12.51	-1.33%
Total	\$2,579.23	\$2,587.52	\$8.29	0.32%

Series 2020 Debt Service - SF 52'	\$1,643.32	\$1,643.32	\$0.00	0.00%
Operations/Maintenance - SF 52'	\$246.55	\$270.45	\$23.90	9.69%
Irrigation - SF - 41 - 50	\$767.54	\$757.35	-\$10.19	-1.33%
Total	\$2,657.41	\$2,671.12	\$13.72	0.52%

Series 2020 Debt Service - SF 52'	\$1,643.32	\$1,643.32	\$0.00	0.00%
Operations/Maintenance - SF 52'	\$246.55	\$270.45	\$23.90	9.69%
Irrigation - SF - 51 - 60	\$810.68	\$799.93	-\$10.76	-1.33%
Total	\$2,700.55	\$2,713.70	\$13.14	0.49%

Series 2020 Debt Service - SF 52'	\$1,643.32	\$1,643.32	\$0.00	0.00%
Operations/Maintenance - SF 52'	\$246.55	\$270.45	\$23.90	9.69%
Irrigation - SF - 61 - 70	\$853.87	\$842.50	-\$11.37	-1.33%
Total	\$2,743.74	\$2,756.27	\$12.53	0.46%
Series 2020 Debt Service - SF 52'	\$1,643.32	\$1,643.32	\$0.00	0.00%
Operations/Maintenance - SF 52'	\$246.55	\$270.45	\$23.90	9.69%
Irrigation - SF - 71 - 80	\$897.11	\$885.21	-\$11.90	-1.33%
Total	\$2,786.98	\$2,798.98	\$12.00	0.43%
Series 2020 Debt Service - SF 52'	\$1,643.32	\$1,643.32	\$0.00	0.00%
Operations/Maintenance - SF 52'	\$246.55	\$270.45	\$23.90	9.69%
Irrigation - SF - 80 Plus	\$942.63	\$930.12	-\$12.51	-1.33%
Total	\$2,832.50	\$2,843.89	\$11.39	0.40%
Series 2020 Debt Service - SF 62'	\$1,959.34	\$1,959.34	\$0.00	0.00%
Operations/Maintenance - SF 62'	\$293.40	\$321.84	\$28.44	9.69%
Irrigation - SF - 51 - 60	\$810.68	\$799.93	-\$10.76	-1.33%
Total	\$3,063.43	\$3,081.11	\$17.68	0.58%
Series 2020 Debt Service - SF 62'	\$1,959.34	\$1,959.34	\$0.00	0.00%
Operations/Maintenance - SF 62'	\$293.40	\$321.84	\$28.44	9.69%
Irrigation - SF - 61 - 70	\$853.87	\$842.50	-\$11.37	-1.33%
Total	\$3,106.61	\$3,123.68	\$17.07	0.55%

Series 2020 Debt Service - SF 62'	\$1,959.34	\$1,959.34	\$0.00	0.00%
Operations/Maintenance - SF 62'	\$293.40	\$321.84	\$28.44	9.69%
Irrigation - SF - 71 - 80	\$897.11	\$885.21	-\$11.91	-1.33%
Total	\$3,149.85	\$3,166.39	\$16.53	0.52%

Series 2020 Debt Service - SF 62'	\$1,959.34	\$1,959.34	\$0.00	0.00%
Operations/Maintenance - SF 62'	\$293.40	\$321.84	\$28.44	9.69%
Irrigation - SF - 80 Plus	\$942.63	\$930.12	-\$12.51	-1.33%
Total	\$3,195.37	\$3,211.30	\$15.93	0.50%

Series 2020 Debt Service - SF 76'	\$2,401.77	\$2,401.77	\$0.00	0.00%
Operations/Maintenance - SF 76'	\$359.97	\$394.86	\$34.89	9.69%
Irrigation - SF - 71 - 80	\$897.11	\$885.21	-\$11.91	-1.33%
Total	\$3,658.85	\$3,681.84	\$22.98	0.63%

Series 2020 Debt Service - SF 76'	\$2,401.77	\$2,401.77	\$0.00	0.00%
Operations/Maintenance - SF 76'	\$359.97	\$394.86	\$34.89	9.69%
Irrigation - SF - 80 Plus	\$942.63	\$930.12	-\$12.51	-1.33%
Total	\$3,704.38	\$3,726.75	\$22.38	0.60%

Esplanade - AA2

Series 2022 Debt Service - SF 45'	\$1,422.00	\$1,422.00	\$0.00	0.00%
Operations/Maintenance - SF 45'	\$214.50	\$235.30	\$20.80	9.70%
Irrigation - SF - 41 - 50	\$767.54	\$757.35	-\$10.19	-1.33%
Total	\$2,404.04	\$2,414.65	\$10.61	0.44%

Series 2022 Debt Service - SF 45'	\$1,422.00	\$1,422.00	\$0.00	0.00%
Operations/Maintenance - SF 45'	\$214.50	\$235.30	\$20.80	9.70%
Irrigation - SF - 51 - 60	\$810.68	\$799.93	-\$10.75	-1.33%
Total	\$2,447.18	\$2,457.23	\$10.04	0.41%

Series 2022 Debt Service - SF 45'	\$1,422.00	\$1,422.00	\$0.00	0.00%
Operations/Maintenance - SF 45'	\$214.50	\$235.30	\$20.80	9.70%
Irrigation - 80 Plus	\$942.63	\$930.12	-\$12.51	-1.33%
Total	\$2,579.13	\$2,587.42	\$8.29	0.32%

Series 2022 Debt Service - SF 52'	\$1,643.20	\$1,643.20	\$0.00	0.00%
Operations/Maintenance - SF 52'	\$246.55	\$270.45	\$23.90	9.69%
Irrigation - SF - 41 - 50	\$767.54	\$757.35	-\$10.19	-1.33%
Total	\$2,657.29	\$2,671.00	\$13.71	0.52%

Series 2022 Debt Service - SF 52'	\$1,643.20	\$1,643.20	\$0.00	0.00%
Operations/Maintenance - SF 52'	\$246.55	\$270.45	\$23.90	9.69%
Irrigation - SF - 51 - 60	\$810.68	\$799.93	-\$10.76	-1.33%
Total	\$2,700.44	\$2,713.58	\$13.14	0.49%

Series 2022 Debt Service - SF 52'	\$1,643.20	\$1,643.20	\$0.00	0.00%
Operations/Maintenance - SF 52'	\$246.55	\$270.45	\$23.90	9.69%
Irrigation - SF - 61 - 70	\$853.87	\$842.50	-\$11.37	-1.33%
Total	\$2,743.62	\$2,756.15	\$12.53	0.46%

Series 2022 Debt Service - SF 52'	\$1,643.20	\$1,643.20	\$0.00	0.00%
Operations/Maintenance - SF 52'	\$246.55	\$270.45	\$23.90	9.69%
Irrigation - SF - 71 - 80	\$897.11	\$885.21	-\$11.90	-1.33%
Total	\$2,786.86	\$2,798.86	\$11.99	0.43%

Series 2022 Debt Service - SF 52'	\$1,643.20	\$1,643.20	\$0.00	0.00%
Operations/Maintenance - SF 52'	\$246.55	\$270.45	\$23.90	9.69%
Irrigation - SF - 80 Plus	\$942.63	\$930.12	-\$12.51	-1.33%
Total	\$2,832.38	\$2,843.77	\$11.39	0.40%

Series 2022 Debt Service - SF 62'	\$1,959.20	\$1,959.20	\$0.00	0.00%
Operations/Maintenance - SF 62'	\$293.40	\$321.84	\$28.44	9.69%
Irrigation - SF - 61 - 70	\$853.87	\$842.50	-\$11.37	-1.33%
Total	\$3,106.47	\$3,123.54	\$17.07	0.55%

Series 2022 Debt Service - SF 62'	\$1,959.20	\$1,959.20	\$0.00	0.00%
Operations/Maintenance - SF 62'	\$293.40	\$321.84	\$28.44	9.69%
Irrigation - SF - 71 - 80	\$897.11	\$885.21	-\$11.90	-1.33%
Total	\$3,149.71	\$3,166.25	\$16.53	0.52%

Series 2022 Debt Service - SF 76'	\$2,401.60	\$2,401.60	\$0.00	0.00%
Operations/Maintenance - SF 76'	\$359.97	\$394.86	\$34.89	9.69%
Irrigation - SF - 71 - 80	\$897.11	\$885.21	-\$11.90	-1.33%
Total	\$3,658.68	\$3,681.67	\$22.98	0.63%

Series 2022 Debt Service - SF 76'	\$2,401.60	\$2,401.60	\$0.00	0.00%
Operations/Maintenance - SF 76'	\$359.97	\$394.86	\$34.89	9.69%
Irrigation - SF 80 Plus	\$942.63	\$930.12	-\$12.51	-1.33%
Total	\$3,704.20	\$3,726.58	\$22.38	0.60%

Unplatted

Series 2022 Debt Service - SF 45' (Unplatted)	\$1,422.00	\$1,422.00	\$0.00	0.00%
Operations/Maintenance - SF 45' (Unplatted)	\$214.50	\$235.30	\$20.80	9.70%
Total	\$1,636.50	\$1,657.30	\$20.80	1.27%

Series 2022 Debt Service - SF 52' (Unplatted)	\$1,643.20	\$1,643.20	\$0.00	0.00%
Operations/Maintenance - SF 52' (Unplatted)	\$246.55	\$270.45	\$23.90	9.69%
Total	\$1,889.75	\$1,913.65	\$23.90	1.26%

Series 2022 Debt Service - SF 62' (Unplatted)	\$1,959.20	\$1,959.20	\$0.00	0.00%
Operations/Maintenance - SF 62' (Unplatted)	\$293.40	\$321.84	\$28.44	9.69%
Total	\$2,252.60	\$2,281.04	\$28.44	1.26%

WIREGRASS II COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024 IRRIGATION ASSESSMENT SCHEDULE

TOTAL IRRIGATION BUDGET		\$424,383.16
COLLECTION COSTS @	2.0%	\$9,029.43
EARLY PAYMENT DISCOUNT @	4.0%	\$18,058.86
TOTAL IRRIGATION ASSESSMENT		<u>\$451,471.45</u>

<u>PRODUCT TYPE</u>	<u>IRRIGATION</u>	<u>IRRIGATION BUDGET</u>	<u>IRRIGATION</u>	<u>TOTAL ⁽¹⁾</u>		
<u>PLATTED</u>						
<u>Esplanade</u>						
SF 41 - 50	156	\$118,147.00	\$757.35	\$757.35	/	Lot
SF 51 - 60	209	\$167,184.70	\$799.93	\$799.93	/	Lot
SF 61 - 70	121	\$101,942.62	\$842.50	\$842.50	/	Lot
SF 71 - 80	41	\$36,293.42	\$885.21	\$885.21	/	Lot
SF 80 Plus	30	\$27,903.70	\$930.12	\$930.12	/	Lot
<u>UNPLATTED</u>						
SF - Phases 1 & 2 - Unplatted	0	\$0.00	\$0.00	\$0.00	/	Lot
Total District	<u><u>557</u></u>	<u><u>\$451,471.45</u></u>				

LESS: Pasco County Collection Costs (2%) and Early Payment Discounts (4%): (\$27,088.29)

Net Revenue to be Collected \$424,383.16

⁽¹⁾ Annual assessment that will appear on November 2023 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 2023/2024 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$222,604.00
COLLECTION COSTS @	2.0%	\$4,736.26
EARLY PAYMENT DISCOUNT @	4.0%	<u>\$9,472.51</u>
TOTAL O&M ASSESSMENT		<u><u>\$236,812.77</u></u>

PRODUCT TYPE	UNITS ASSESSED			ALLOCATION OF O&M ASSESSMENT				PER LOT ANNUAL ASSESSMENT			
	O&M	2020 DEBT SERVICE ⁽¹⁾	2022 DEBT SERVICE ⁽¹⁾	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	O&M	2020 DEBT SERVICE ⁽²⁾	2022 DEBT SERVICE ⁽²⁾	TOTAL ⁽³⁾
Esplanade - AA1											
Single Family 45	150	150	0	0.87	130.50	14.90%	\$35,294.33	\$235.30	\$1,422.10	\$0.00	\$1,657.40
Single Family 52	156	156	0	1.00	156.00	17.82%	\$42,190.92	\$270.45	\$1,643.32	\$0.00	\$1,913.77
Single Family 62	59	59	0	1.19	70.21	8.02%	\$18,988.62	\$321.84	\$1,959.34	\$0.00	\$2,281.18
Single Family 76	20	20	0	1.46	29.20	3.33%	\$7,897.27	\$394.86	\$2,401.77	\$0.00	\$2,796.63
Esplanade - AA2											
Single Family 45	178	0	178	0.87	154.86	17.69%	\$41,882.60	\$235.30	\$0.00	\$1,422.00	\$1,657.30
Single Family 52	206	0	206	1.00	206.00	23.53%	\$55,713.65	\$270.45	\$0.00	\$1,643.20	\$1,913.65
Single Family 62	96	0	96	1.19	114.24	13.05%	\$30,896.74	\$321.84	\$0.00	\$1,959.20	\$2,281.04
Single Family 76	10	0	10	1.46	14.60	1.67%	\$3,948.64	\$394.86	\$0.00	\$2,401.60	\$2,796.46
Total District	875	385	490		<u>875.61</u>	<u>100.00%</u>	<u>\$236,812.77</u>				

LESS: Pasco County Collection Costs (2%) and Early Payment Discounts (4%): (\$14,208.77)

Net Revenue to be Collected \$222,604.00

⁽¹⁾ Reflects the number of total lots with Series 2020 and Series 2022 debt outstanding

⁽²⁾ 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.

⁽³⁾ Annual assessment that will appear on November 2023 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 2023/2024 O&M, IRRIGATION & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$222,604.00
COLLECTION COSTS @	2.0%	\$4,736.26
EARLY PAYMENT DISCOUNT @	4.0%	\$9,472.51
TOTAL O&M ASSESSMENT		\$236,812.77
TOTAL IRRIGATION BUDGET		\$424,383.16
COLLECTION COSTS @	2.0%	\$9,029.43
EARLY PAYMENT DISCOUNT @	4.0%	\$18,058.86
TOTAL IRRIGATION ASSESSMENT		\$451,471.45

PRODUCT TYPE	UNITS ASSESSED				ALLOCATION OF O&M ASSESSMENT				IRRIGATION ALLOCATION	PER LOT ANNUAL ASSESSMENT				
	O&M	IRRIGATION	2020 DEBT SERVICE ⁽¹⁾	2022 DEBT SERVICE ⁽¹⁾	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	TOTAL BUDGET	O&M	IRRIGATION	2020 DEBT SERVICE ⁽²⁾	2022 DEBT SERVICE ⁽²⁾	TOTAL ⁽³⁾
Esplanade - AA1														
Single Family 45'														
Irrigation 41 - 50	106	106	106		0.87	92.22	10.53%	\$24,941.32	\$80,279.37	\$235.30	\$757.35	\$1,422.10	\$0.00	\$2,414.75
Irrigation 51 - 60	33	33	33		0.87	28.71	3.28%	\$7,764.75	\$26,397.58	\$235.30	\$799.93	\$1,422.10	\$0.00	\$2,457.33
Irrigation 61 - 70	5	5	5		0.87	4.35	0.50%	\$1,176.48	\$4,212.51	\$235.30	\$842.50	\$1,422.10	\$0.00	\$2,499.90
Irrigation 71 - 80	3	3	3		0.87	2.61	0.30%	\$705.89	\$2,655.62	\$235.30	\$885.21	\$1,422.10	\$0.00	\$2,542.61
Irrigation 80 Plus	3	3	3		0.87	2.61	0.30%	\$705.89	\$2,790.37	\$235.30	\$930.12	\$1,422.10	\$0.00	\$2,587.52
Single Family 52'														
Irrigation 41 - 50	2	2	2		1	2.00	0.23%	\$540.91	\$1,514.71	\$270.45	\$757.35	\$1,643.32	\$0.00	\$2,671.12
Irrigation 51 - 60	111	111	111		1	111.00	12.68%	\$30,020.46	\$88,791.87	\$270.45	\$799.93	\$1,643.32	\$0.00	\$2,713.70
Irrigation 61 - 70	34	34	34		1	34.00	3.88%	\$9,195.46	\$28,645.03	\$270.45	\$842.50	\$1,643.32	\$0.00	\$2,756.27
Irrigation 71 - 80	6	6	6		1	6.00	0.69%	\$1,622.73	\$5,311.23	\$270.45	\$885.21	\$1,643.32	\$0.00	\$2,798.98
SF 80 Plus	3	3	3		1	3.00	0.34%	\$811.36	\$2,790.37	\$270.45	\$930.12	\$1,643.32	\$0.00	\$2,843.89
Single Family 62'														
Irrigation 51 - 60	1	1	1		1.19	1.19	0.14%	\$321.84	\$799.93	\$321.84	\$799.93	\$1,959.34	\$0.00	\$3,081.11
Irrigation 61 - 70	43	43	43		1.19	51.17	5.84%	\$13,839.16	\$36,227.54	\$321.84	\$842.50	\$1,959.34	\$0.00	\$3,123.68
Irrigation 71 - 80	7	7	7		1.19	8.33	0.95%	\$2,252.89	\$6,196.44	\$321.84	\$885.21	\$1,959.34	\$0.00	\$3,166.39
Irrigation 80 Plus	8	8	8		1.19	9.52	1.09%	\$2,574.73	\$7,440.99	\$321.84	\$930.12	\$1,959.34	\$0.00	\$3,211.30
Single Family 76'														
Irrigation 71 - 80	10	10	10		1.46	14.60	1.67%	\$3,948.64	\$8,852.05	\$394.86	\$885.21	\$2,401.77	\$0.00	\$3,681.84
Irrigation 80 Plus	10	10	10		1.46	14.60	1.67%	\$3,948.64	\$9,301.23	\$394.86	\$930.12	\$2,401.77	\$0.00	\$3,726.75
Esplanade - AA2														
Single Family 45'														
Irrigation 41 - 50	47	47		47	0.87	40.89	4.67%	\$11,058.89	\$35,595.57	\$235.30	\$757.35	\$0.00	\$1,422.00	\$2,414.65
Irrigation 51 - 60	15	15		15	0.87	13.05	1.49%	\$3,529.43	\$11,998.90	\$235.30	\$799.93	\$0.00	\$1,422.00	\$2,457.23
Irrigation 80 Plus	1	1		1	0.87	0.87	0.10%	\$235.30	\$930.12	\$235.30	\$930.12	\$0.00	\$1,422.00	\$2,587.43
Single Family 52'														
Irrigation 41 - 50	1	1		1	1.00	1.00	0.11%	\$270.45	\$757.35	\$270.45	\$757.35	\$0.00	\$1,643.20	\$2,671.00
Irrigation 51 - 60	49	49		49	1.00	49.00	5.60%	\$13,252.28	\$39,196.41	\$270.45	\$799.93	\$0.00	\$1,643.20	\$2,713.58
Irrigation 61 - 70	12	12		12	1.00	12.00	1.37%	\$3,245.46	\$10,110.01	\$270.45	\$842.50	\$0.00	\$1,643.20	\$2,756.15
Irrigation 71 - 80	7	7		7	1.00	7.00	0.80%	\$1,893.18	\$6,196.44	\$270.45	\$885.21	\$0.00	\$1,643.20	\$2,798.86
Irrigation 80 Plus	1	1		1	1.00	1.00	0.11%	\$270.45	\$930.12	\$270.45	\$930.12	\$0.00	\$1,643.20	\$2,843.78
Single Family 62'														
Irrigation 61 - 70	27	27		27	1.19	32.13	3.67%	\$8,689.71	\$22,747.53	\$321.84	\$842.50	\$0.00	\$1,959.20	\$3,123.54
Irrigation 71 - 80	2	2		2	1.19	2.38	0.27%	\$643.68	\$1,770.41	\$321.84	\$885.21	\$0.00	\$1,959.20	\$3,166.25
Single Family 76'														
Irrigation 71 - 80	6	6		6	1.46	8.76	1.00%	\$2,369.18	\$5,311.23	\$394.86	\$885.21	\$0.00	\$2,401.60	\$3,681.67
Irrigation 80 Plus	4	4		4	1.46	5.84	0.67%	\$1,579.45	\$3,720.49	\$394.86	\$930.12	\$0.00	\$2,401.60	\$3,726.59
Unplatted														
Single Family 45	115	0		115	0.87	100.05	11.43%	\$27,058.98	\$0.00	\$235.30	\$0.00	\$0.00	\$1,422.00	\$1,657.30
Single Family 52	136	0		136	1.00	136.00	15.53%	\$36,781.83	\$0.00	\$270.45	\$0.00	\$0.00	\$1,643.20	\$1,913.65
Single Family 62	67	0		67	1.19	79.73	9.11%	\$21,563.35	\$0.00	\$321.84	\$0.00	\$0.00	\$1,959.20	\$2,281.04
Total District	875	557	385	490		875.61	100.00%	\$236,812.77	\$451,471.45					

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

(\$14,208.77) (\$27,088.29)

Net Revenue to be Collected

\$222,604.00 **\$424,383.16**

⁽¹⁾ Reflects the number of total lots with Series 2020 and Series 2022 debt outstanding.

⁽²⁾ 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.

⁽³⁾ Annual assessment that will appear on November 2023 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:

Interest Earnings: The District may earn interest on its monies in the various operating accounts.

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 – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.

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.

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.

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.

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

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

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.

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.

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.

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.

Wetland Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

Aquatic Plant Replacement: The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

Lake/Pond Bank Maintenance: The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

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

Utilities Maintenance Bond: The District may get a utility maintenance bond to provide a financial guarantee ensuring a payment for utilities on time in lieu of a paying a deposit.

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.

Lift Station Perimeter Maintenance: The District may incur maintenance and repair expenses for lift station fencing and gates.

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.

Trail/Bike Path Maintenance: Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

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

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.

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 a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.

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 5

RESOLUTION 2023-15

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 ____ DAY OF _____, 2023.

**WIREGRASS II COMMUNITY
DEVELOPMENT DISTRICT**

CHAIR / VICE CHAIR

ATTEST:

SECRETARY / ASSISTANT SECRETARY

EXHIBIT A: Meeting Schedule

EXHIBIT "A"

**WIREGRASS II COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS MEETING DATES
FOR FISCAL YEAR 2023/2024**

October 26, 2023

November 30, 2023 *Adjusted due to Holiday.

December 21, 2023 *Adjusted due to Holiday.

January 25, 2024

February 22, 2024

March 28, 2024

April 25, 2024

May 23, 2024

June 27, 2024

July 25, 2024

August 22, 2024

September 26, 2024

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 6

**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 2023-2024**

This **Agreement** is made and entered into as of this ____ day of _____ 2023, by and between:

WIREGRASS II COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in Pasco County, Florida (hereinafter "**District**"), and

TAYLOR MORRISON OF FLORIDA, INC., a Florida corporation and the owner of a portion of the property located within the boundaries of the District (hereinafter, 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 was established by an ordinance adopted by the Board of County Commissioners of Pasco County, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; 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, the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("**Fiscal Year 2023/2024**"); and

WHEREAS, pursuant to sections 190.021 and 190.022, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District ("**O&M Assessments**"), and, regardless of imposition method, and pursuant to sections 190.021, 190.022, and 190.026, and Chapters 170 and 197, *Florida Statutes*, the District may collect such O&M Assessments by direct bill or on the tax roll; and

WHEREAS, Property Owner agrees that the O&M Assessments, which were imposed on the lands within the District, including the Property, have been validly imposed and constitute valid, legal and binding liens upon the lands within 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 O&M Assessments, and previously levied debt services assessments, if any (together, the "**Special Assessments**"), against the Property once platted and 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. **RECITALS**. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

2. **VALIDITY OF SPECIAL ASSESSMENTS.** Property Owner agrees that the Special Assessments have been validly imposed and constitute valid, legal and binding liens upon the lands within the District. Property Owner hereby waives and relinquishes any rights it may have to challenge, object to or otherwise fail to pay such Series Assessments.

3. **COVENANT TO PAY.** Property Owner agrees to pay the O&M Assessments 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 November 1, 2023, indicating the exact amount of the O&M Assessments and its previously levied debt service being certified for collection in Fiscal Year 2023/2024. If Property Owner does not pay such invoice in full prior to December 1, 2023, then to the extent permitted by law, Property Owner may pay the Special Assessments in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2023, 25% due no later than February 1, 2024, and 25% due no later than May 1, 2024. 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.

4. **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 Pasco 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 2023-2024, 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, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

5. **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 Property Owner: Taylor Morrison of Florida, Inc.
4900 North Scottsdale Road, Suite 200
Scottsdale, Arizona 85251
Attn: _____

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

With a copy to: Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

6. **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.

7. **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.

8. **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.

9. **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 property owned by the Property Owner.

10. **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 prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

11. **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.

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

13. **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.

14. **EFFECTIVE DATE.** The Agreement shall take effect as of October 1, 2023.

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

Attest:

Secretary/Assistant Secretary

WIREGRASS II COMMUNITY DEVELOPMENT DISTRICT

William Porter
By: William Porter
Its: Chairman

TAYLOR MORRISON OF FLORIDA, INC., a Florida corporation

Witness

By: _____
Name: _____
Title: _____

EXHIBIT A: Description of the Property

EXHIBIT A
Description of the Property

Tab 7

RESOLUTION 2023-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WIREGRASS II COMMUNITY DEVELOPMENT DISTRICT REMOVING AN ASSISTANT SECRETARY OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the District’s Board of Supervisors desires to remove an Assistant Secretary of the District.

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

SECTION 1. Lynn Hayes is hereby removed as an Assistant Secretary of the District.

SECTION 2. This Resolution shall take effect upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED THIS _____ DAY OF _____ 2023.

ATTEST:

**WIREGRASS II COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson / Vice Chairperson
Board of Supervisors

Tab 8

RESOLUTION 2023-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WIREGRASS II COMMUNITY DEVELOPMENT DISTRICT REDESIGNATING THE SECRETARY OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Wiregrass II Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, and situated entirely within Pasco County, Florida; and

WHEREAS, the Board of Supervisors (hereinafter the "Board") previously designated Bob Schleifer as Secretary pursuant to Resolution 2023-12; and

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

Section 1. Scott Brizendine is appointed Secretary

Section 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS ___ DAY OF _____, 2023.

**WIREGRASS II
COMMUNITY DEVELOPMENT DISTRICT**

CHAIRMAN/VICE CHAIRMAN

ATTEST:

ASSISTANT SECRETARY

Tab 9

**FOURTH ADDENDUM TO THE CONTRACT FOR
DISTRICT MANAGEMENT SERVICES**

This Fourth Addendum to the Contract for District Management Services (this “**Addendum**”), is made and entered into as of the 1st day of October, 2023 (the “**Effective Date**”), by and between **Wiregrass 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 District Management Services dated February 27, 2019 (the “**Contract**”), incorporated by reference herein; and

WHEREAS, the District and the Consultant desire to amend the Schedule of Fees 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 the Schedule of Fees attached.

The amended 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: _____

WIREFRASS II COMMUNITY DEVELOPMENT DISTRICT

BY: _____

PRINTED NAME: _____

TITLE: Chairman/Vice Chairman

DATE: _____

ATTEST:

Vice Chairman/Assistant Secretary
Board of Supervisors

Print Name

Schedule of Fees

STANDARD ON-GOING SERVICES:

Standard On-Going Services will be billed in advance monthly pursuant to the following schedule:

	MONTHLY	ANNUALLY
Management:	\$1,286.25	\$15,435
Administrative:	\$283.92	\$3,407
Accounting (General Fund):	\$1,135.58	\$13,627
Accounting (Irrigation Fund):	\$551.25	\$6,615
Financial & Revenue Collections:	\$330.75	\$3,969
Assessment Roll (General Fund) ¹		\$6,615
Assessment Roll (Irrigation Fund) ¹		\$1,654
Total Standard On-Going Services:	\$3,587.75	\$51,322

(1) Assessment Roll is paid in one lump-sum at the time the roll is completed.

ADDITIONAL SERVICES:	FREQUENCY	RATE
Extended and Continued Meetings	Hourly	\$ 175
Additional Meetings (includes meeting prep, attendance and drafting of minutes)	Hourly	\$ 175
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:

JOB TITLE:	HOURLY RATE:
Regional Manager	\$ 52.00
District Manager	\$ 40.00
Accounting & Finance Staff	\$ 28.00
Administrative Support Staff	\$ 21.00

LITIGATION SUPPORT SERVICES:

Litigation Support Services will be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
President	\$ 300.00
Chief Financial Officer	\$ 250.00
Vice President	\$ 225.00
Regional District Manager	\$ 200.00
Accounting Manager	\$ 200.00
Finance Manager	\$ 200.00
District Manager	\$ 175.00
Amenity Services Manager	\$ 175.00
Clubhouse Manager	\$ 150.00
Field Services Manager/Landscape Specialist	\$ 150.00
Senior Accountant	\$ 150.00
Staff Accountant	\$ 100.00
Financial Associate	\$ 100.00
Administrative Assistant	\$ 85.00
Accounting Clerk	\$ 85.00

Tab 10

FIRST ADDENDUM TO THE CONTRACT FOR PROFESSIONAL TECHNOLOGY SERVICES

This First Addendum to the Contract for Professional Technology Services (this “**Addendum**”), is made and entered into as of the 1st day of October, 2023 (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 Rizzetta Technology Services, LLC. entered into the Contract for Professional Technology Services dated August 28, 2019 (the “**Contract**”), incorporated by reference herein; and

WHEREAS, the District consented to an assignment of the Contract to Rizzetta & Company, Inc. on October 28, 2021; 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.



Rizzetta & Company

2021-07-27 – WJR/RPS

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

Standard On-Going Services will be billed in advance monthly pursuant to the following schedule:

	MONTHLY
Website Compliance and Management:	\$ 100.00
Email (50 GB per user) at \$20.00 per month per account:	
Board Supervisor Account 5 x \$20.00	\$ 100.00
Onsite Staff Account 0 x \$20.00	\$ 00.00
Miscellaneous Account 0 x \$20.00	\$ 00.00
 Total Standard On-Going Services:	 \$ <u>200.00</u>



Tab 11



RIPA
 & ASSOCIATES
 CIVIL | UTILITY CONSTRUCTORS

To: Wiregrass II CDD	Contact: Scott Sheridan
Address: 3434 Colwell Avenue, Suite 200 Tampa, FL 33614	Phone: 813-994-1001
Project Name: Chancey Road Ph. 3 CO#2 - FILL NORTH MITIGATION	Bid Number: 01-2149
Project Location: Chancey Road & WRB, Wesley Chapel, FL	Bid Date: 6/13/2023

Line #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
001	HAUL/PLACE IN NORTHERN MITIGATION	5,000.00	CY	\$7.82	\$39,100.00
002	DEWATERING - ASSUMES LESS THAN A WEEK FOR HAULING	5,000.00	CY	\$1.03	\$5,150.00
Total Price for above Items:					\$44,250.00

Total Bid Price: \$44,250.00

<p>ACCEPTED: The above prices, specifications and conditions are satisfactory and are hereby accepted.</p> <p>Buyer: <u>Wiregrass II CDD</u></p> <p>Signature: <u><i>William Foster</i></u></p> <p>Date of Acceptance: <u>8-2-23</u></p>	<p>CONFIRMED: Ripa & Associates</p> <p>Authorized Signature: _____</p> <p>Estimator: Joseph Aldazabal jaldazabal@ripaconstruction.com</p>
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Tab 12



RIPA
 & ASSOCIATES
 CIVIL | UTILITY CONSTRUCTORS

To: Wiregrass II CDD	Contact: Scott Sheridan
Address: 3434 Colwell Avenue, Suite 200 Tampa, FL 33614	Phone: 813-994-1001
Project Name: Chancey Road Ph. 3 CO#3 - DPO CREDIT	Fax:
Project Location: Chancey Road & WRB, Wesley Chapel, FL	Bid Number: 01-2149
	Bid Date: 6/22/2023

Line #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
001	DPO CREDIT - COUNTY	1.00	LS	(\$423,011.62)	(\$423,011.62)
002	DPO CREDIT - ATLANTIC	1.00	LS	(\$238,258.87)	(\$238,258.87)
003	DPO CREDIT - PASCO PIPE	1.00	LS	(\$896,659.08)	(\$896,659.08)
Total Price for above Items:					(\$1,557,929.57)

Total Bid Price: (\$1,557,929.57)

<p>ACCEPTED: The above prices, specifications and conditions are satisfactory and are hereby accepted.</p> <p>Buyer: <u>WI REGGRASS II CDD</u></p> <p>Signature: <u><i>William Porto</i></u></p> <p>Date of Acceptance: <u>8.2.23</u></p>	<p>CONFIRMED: Ripa & Associates</p> <p>Authorized Signature: _____</p> <p>Estimator: Joseph Aldazabal jaldazabal@ripaconstruction.com</p>
--	---

TAB 13

This instrument was prepared by and upon recording should be returned to:

KUTAK ROCK LLP
107 West College Avenue
Tallahassee, Florida 32301

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this _____ day of _____ 2023, by **JHP Real Estate Partnership, LLC**, a Florida limited liability company, whose address is 3717 Turman Loop, Suite 102, Wesley Chapel, Florida 33544, hereinafter called the “Grantor”, to the **Wiregrass II Community Development District**, a local unit of special-purpose government organized under Chapter 190, *Florida Statutes*, whose address is 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, hereinafter called the “Grantee”:

(Wherever used herein the terms “Grantor” and “Grantee” include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations or governmental entities.)

WITNESSETH:

The Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Pasco County, Florida, described in the attached **Exhibit A**.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and to have and to hold the same in fee simple forever. Such conveyance is subject to all matters of record; however, reference hereto shall not operate to re-impose the same.

The Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple and that the Grantor has good right and lawful authority to sell and convey said land. Further, the Grantor hereby warrants the title to said land and will defend the same against the lawful claims of all persons or entities whomsoever claiming by, through or under Grantor, but not otherwise. Additionally, the Grantor warrants that it has complied with the provisions of Section 196.295, *Florida Statutes*.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal the day and year first above written.

JHP Real Estate Partnership, LLC, a Florida limited liability company

By: _____
Name: _____
Title: _____
Witness Name: _____

Witness Name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of _____ 2023, by _____, as _____ of JHP Real Estate Partnership, LLC, on its behalf. He/She [__] is personally known to me or [__] produced _____ as identification.

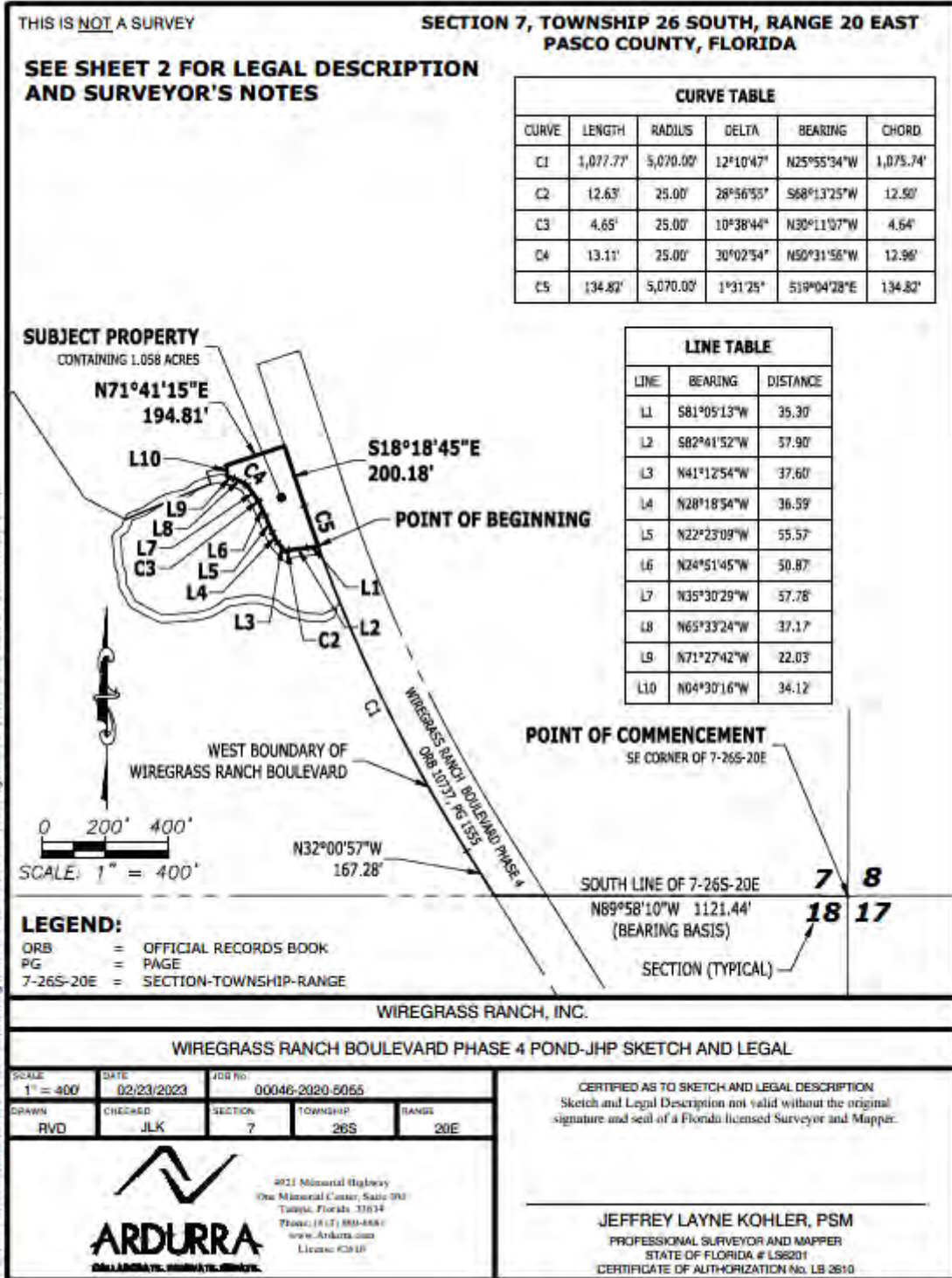
Notary Public, State of Florida

Personally Known
OR Produced Identification
Type of Identification _____

Note to Examiner: This instrument evidences a conveyance of an interest in unencumbered real estate as a gift and is exempt from Florida documentary stamp tax pursuant to Rule 12B-4.014(2)(a), Florida Administrative Code.

EXHIBIT A

DESCRIPTION OF THE REAL PROPERTY



C:\SURVEY\000465\0201505\SP\production\Drawings\WGRRB PH4 POND-JHP S&L.dwg, March 1, 2023 2:15 PM, ARDURRA GROUP, INC.

THIS IS NOT A SURVEY

LEGAL DESCRIPTION: (BY ARDURRA)

A PARCEL OF LAND LYING IN SECTION 7, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 7, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF SAID SECTION 7, NORTH 89°58'10" WEST, A DISTANCE OF 1121.44 FEET TO A POINT ON THE WEST BOUNDARY OF WIREGRASS RANCH BOULEVARD, PHASE 4 AS DESCRIBED IN OFFICIAL RECORDS BOOK 10737, PAGE 1555, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, THENCE ALONG THE WEST BOUNDARY OF SAID WIREGRASS RANCH BOULEVARD, PHASE 4 THE FOLLOWING TWO (2) COURSES: 1) NORTH 32°00'57" WEST, A DISTANCE OF 167.28 FEET TO A POINT ON A CURVE TO THE RIGHT; 2) NORTHWESTERLY 1,077.77 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 5,070.00 FEET, A CENTRAL ANGLE OF 12°10'47", AND A CHORD BEARING AND DISTANCE OF NORTH 25°55'34" WEST 1,075.74 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID WEST BOUNDARY, SOUTH 81°05'13" WEST, A DISTANCE OF 35.30 FEET; THENCE SOUTH 82°41'52" WEST, A DISTANCE OF 57.90 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE WESTERLY 12.63 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 28°56'55", AND A CHORD BEARING AND DISTANCE OF SOUTH 68°13'25" WEST 12.50 FEET; THENCE NORTH 41°12'54" WEST, A DISTANCE OF 37.60 FEET; THENCE NORTH 28°18'54" WEST, A DISTANCE OF 36.59 FEET; THENCE NORTH 22°23'09" WEST, A DISTANCE OF 55.57 FEET; THENCE NORTH 24°51'45" WEST, A DISTANCE OF 50.87 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE NORTHWESTERLY 4.65 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 10°38'44", AND A CHORD BEARING AND DISTANCE OF NORTH 30°11'07" WEST 4.64 FEET; THENCE NORTH 35°30'29" WEST, A DISTANCE OF 57.78 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE NORTHWESTERLY 13.11 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 30°02'54", AND A CHORD BEARING AND DISTANCE OF NORTH 50°31'56" WEST 12.96 FEET; THENCE NORTH 65°33'24" WEST, A DISTANCE OF 37.17 FEET; THENCE NORTH 71°27'42" WEST, A DISTANCE OF 22.03 FEET; THENCE NORTH 04°30'16" WEST, A DISTANCE OF 34.12 FEET; THENCE NORTH 71°41'15" EAST, A DISTANCE OF 194.81 FEET TO SAID WEST BOUNDARY OF SAID WIREGRASS RANCH BOULEVARD, PHASE 4; THENCE ALONG SAID WEST BOUNDARY OF SAID WIREGRASS RANCH BOULEVARD, PHASE 4 THE FOLLOWING TWO (2) COURSES: 1) SOUTH 18°18'45" EAST, A DISTANCE OF 200.18 FEET TO A POINT ON A CURVE TO THE LEFT; 2) SOUTHERLY 134.82 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 5,070.00 FEET, A CENTRAL ANGLE OF 01°31'25", AND A CHORD BEARING AND DISTANCE OF SOUTH 19°04'28" EAST 134.82 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.058 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 ORIGINAL SIGNATURE AND 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 SOUTH LINE OF SECTION 7, TOWNSHIP 26 SOUTH, RANGE 20 EAST, BEING NORTH 89°58'10" WEST, AS SHOWN HEREON.
5. DISTANCES SHOWN HEREON ARE IN U.S. FEET.

WIREGRASS RANCH, INC.

WIREGRASS RANCH BOULEVARD PHASE 4 POND-JHP SKETCH AND LEGAL



4921 Memorial Highway
One Memorial Curve, Suite 300
Tampa, Florida 33634
Phone: (813) 850-5551
www.ardurra.com
License #2618

TAB 14

This instrument was prepared by and upon recording should be returned to:

KUTAK ROCK LLP
107 West College Avenue
Tallahassee, Florida 32301

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 9th day of December, 2022, by **JHP Real Estate Partnership, LLC** a Florida limited liability company, as successor by conversion to JHP Real Estate Partnership, Ltd. ,whose address is 3717 Turman Loop, Suite 102, Wesley Chapel, Florida 33544, hereinafter called the “Grantor”, to the **Wiregrass II Community Development District**, a local unit of special-purpose government organized under Chapter 190, *Florida Statutes*, whose address is 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, hereinafter called the “Grantee”:

(Wherever used herein the terms “Grantor” and “Grantee” include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations or governmental entities.)

WITNESSETH:

The Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Pasco County, Florida, described in the attached **Exhibit A**.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and to have and to hold the same in fee simple forever. Such conveyance is subject to all matters of record; however, reference hereto shall not operate to re-impose the same.

The Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple and that the Grantor has good right and lawful authority to sell and convey said land. Further, the Grantor hereby warrants the title to said land and will defend the same against the lawful claims of all persons or entities whomsoever claiming by, through or under Grantor, but not otherwise. Additionally, the Grantor warrants that it has complied with the provisions of Section 196.295, *Florida Statutes*.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal the day and year first above written.

JHP Real Estate Partnership, LLC a Florida limited liability company

Witness Name: _____

By: _____
Name: _____
Title: _____

Witness Name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of _____ 2022, by _____, as _____ of JHP Real Estate Partnership, LLC, on its behalf. He/She [__] is personally known to me or [__] produced _____ as identification.

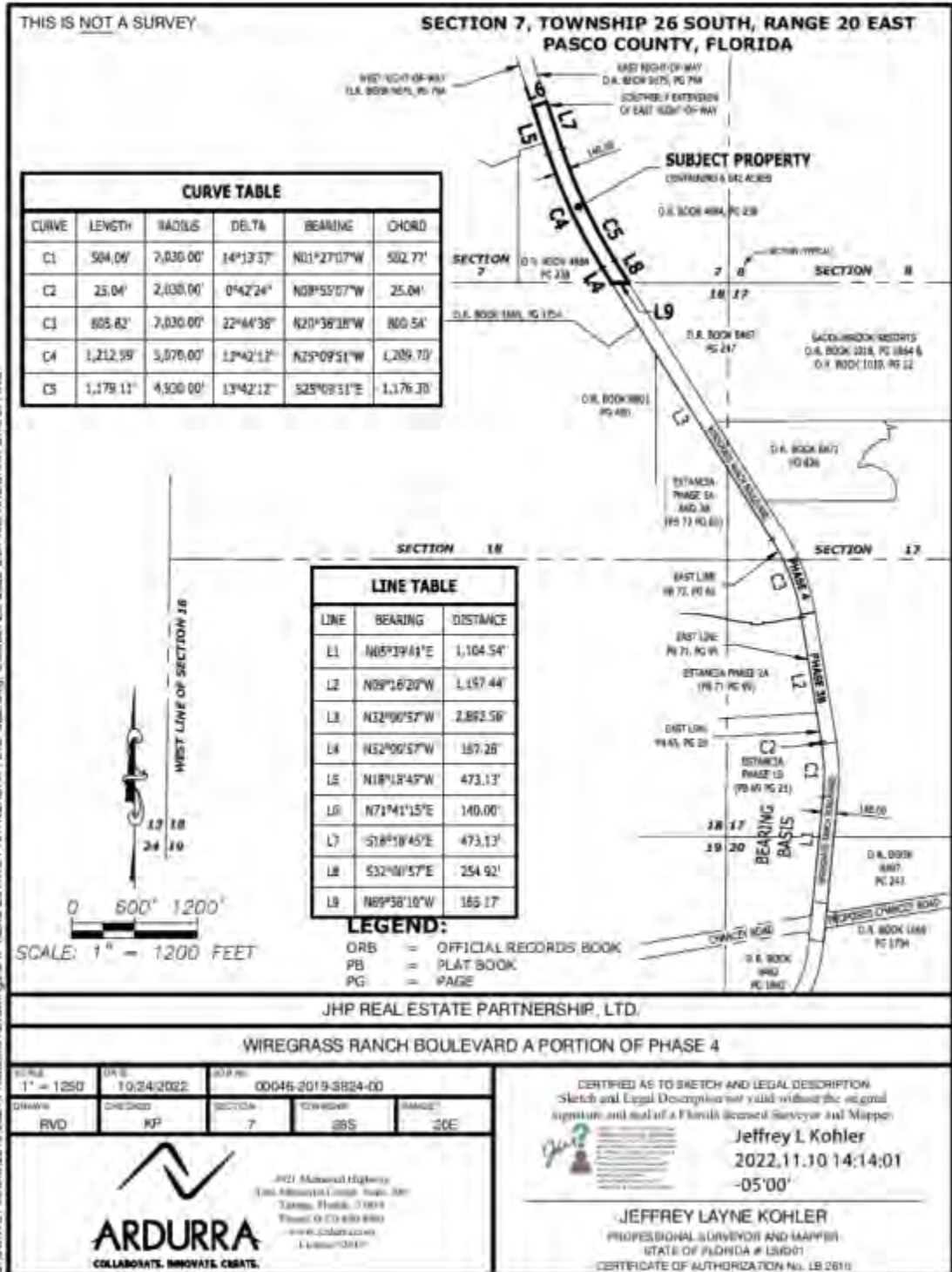
Notary Public, State of Florida

Personally Known
OR Produced Identification
Type of Identification _____

Note to Examiner: This instrument evidences a conveyance of an interest in unencumbered real estate as a gift and is exempt from Florida documentary stamp tax pursuant to Rule 12B-4.014(2)(a), Florida Administrative Code.

EXHIBIT A

DESCRIPTION OF THE REAL PROPERTY



Q:\SURVEY\00046\2019-3824\Production\Drawings\JHP REAL ESTATE PARTNERSHIP, LTD S&L.dwg, October 25, 2022 8:24 AM, ARDURRA GROUP, Inc.

THIS IS NOT A SURVEY

LEGAL DESCRIPTION: (BY ARDURRA)

A PARCEL OF LAND BEING A PORTION OF SECTION 7, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF ESTANCIA PHASE 1D, AS RECORDED IN PLAT BOOK 69, PAGE 21 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF SAID ESTANCIA PHASE 1D THE FOLLOWING TWO (2) COURSES: 1) NORTH 05°39'41" EAST, A DISTANCE OF 1,104.54 FEET TO A POINT ON A CURVE TO THE LEFT; 2) NORTHERLY 504.06 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,030.00 FEET, A CENTRAL ANGLE OF 14°13'37", AND A CHORD BEARING AND DISTANCE OF NORTH 01°27'06" WEST 502.77 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE CONTINUE ALONG THE EAST LINE OF SAID ESTANCIA PHASE 1D AND THE EAST LINES OF ESTANCIA PHASE 2A, AS RECORDED IN PLAT BOOK 71, PAGE 96 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA AND ESTANCIA PHASE 3A AND 3B, AS RECORDED IN PLAT BOOK 72, PAGE 65 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA AND THE NORTHERLY EXTENSION THEREOF, THE FOLLOWING FOUR (4) COURSES: 1) NORTHERLY 25.04 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,030.00 FEET, A CENTRAL ANGLE OF 00°42'24", AND A CHORD BEARING AND DISTANCE OF NORTH 08°55'07" WEST 25.04 FEET; 2) NORTH 09°16'20" WEST, A DISTANCE OF 1,197.44 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; 3) NORTHERLY 805.82 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,030.00 FEET, A CENTRAL ANGLE OF 22°44'38", AND A CHORD BEARING AND DISTANCE OF NORTH 20°38'38" WEST 800.54 FEET; 4) NORTH 32°00'57" WEST, A DISTANCE OF 2,892.56 FEET TO A POINT ON A CURVE TO THE RIGHT AND THE POINT OF BEGINNING; THENCE, CONTINUE NORTH 32°00'57" WEST, A DISTANCE OF 167.28 FEET; THENCE NORTHWESTERLY 1,212.59 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 5,070.00 FEET, A CENTRAL ANGLE OF 13°42'12", AND A CHORD BEARING AND DISTANCE OF NORTH 25°09'51" WEST 1,209.70 FEET; THENCE NORTH 18°18'45" WEST, A DISTANCE OF 473.13 FEET TO THE SOUTHWEST CORNER OF WIREGRASS RANCH BOULEVARD AS RECORDED IN OFFICIAL RECORDS BOOK 9075, PAGE 794 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY LINE OF SAID WIREGRASS RANCH BOULEVARD, NORTH 71°41'15" EAST, A DISTANCE OF 140.00 FEET TO THE SOUTHWEST CORNER OF SAID WIREGRASS RANCH BOULEVARD; THENCE SOUTH 18°18'45" EAST, A DISTANCE OF 473.13 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHEASTERLY 1,179.11 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 4,930.00 FEET, A CENTRAL ANGLE OF 13°42'12", AND A CHORD BEARING AND DISTANCE OF SOUTH 25°09'51" EAST 1,176.30 FEET; THENCE SOUTH 32°00'57" EAST, A DISTANCE OF 254.92 FEET TO THE SOUTH LINE SECTION 7, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE, ALONG SAID SOUTH LINE OF SECTION 7, NORTH 89°58'10" WEST 165.17 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.042 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 ORIGINAL SIGNATURE AND 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 U.S. FEET.

JHP REAL ESTATE PARTNERSHIP, LTD.

WIREGRASS RANCH BOULEVARD A PORTION OF PHASE 4



4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone: (813) 889-8881
www.Ardurra.com
License #2610

TAB 15

After recording return to: Board Records/Dade City
This instrument prepared by:

KUTAK ROCK, LLP
107 W. College Ave.
Tallahassee, portion Florida 32301

Pasco County PID Nos.:

17-26-20-0000-00100-00W1
17-26-20-0000-00100-00W0
18-26-20-0000-00100-0060

THIS WARRANTY DEED made this ___ day of _____, 2023 by **WIREGRASS II COMMUNITY DEVELOPMENT DISTRICT**, a community development district duly created, established, and existing pursuant to Ch. 190, Fla. Stat., having a mailing address of c/o Rizzetta & Company, Incorporated, 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (“**Grantor**”), to **PASCO COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 37918 Meridian Avenue, Dade City, Florida 33525 (“**Grantee**”).

WITNESSETH: That Grantor, for good and valuable consideration by Grantee, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee all that certain land situate in Pasco County, State of Florida, identified and described in **Exhibit “A”** attached hereto and incorporated herein by reference (the “**Property**”).

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said Property in fee simple; that Grantor has good right and lawful authority to sell and convey said Property, and hereby warrants the title to said Property and will defend the same against the lawful claims of all persons whomsoever.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized the day and year first above written.

Signed, sealed, and delivered in the presence of:

WIREFRASS II COMMUNITY DEVELOPMENT DISTRICT, a community development district duly created, established, and existing pursuant to Ch. 190, Fla. Stat.

1st Witness Signature

By: _____

1st Witness Print Name

Print Name: Bill Porter

Title: Chair of the Board of Supervisors

2nd Witness Signature

ATTEST:

2nd Witness Print Name

By: _____

Print Name: Sean Craft

Title: Secretary/Assistant Secretary

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization this ____ day of _____, 2023 by Bill Porter as Chairman of the Board of Supervisors of Wiregrass II Community Development District, a community development district duly created, established, and existing pursuant to Ch. 190, Fla. Stat., on behalf of said entity. He [] is personally known to me, or [] has produced _____ as identification.



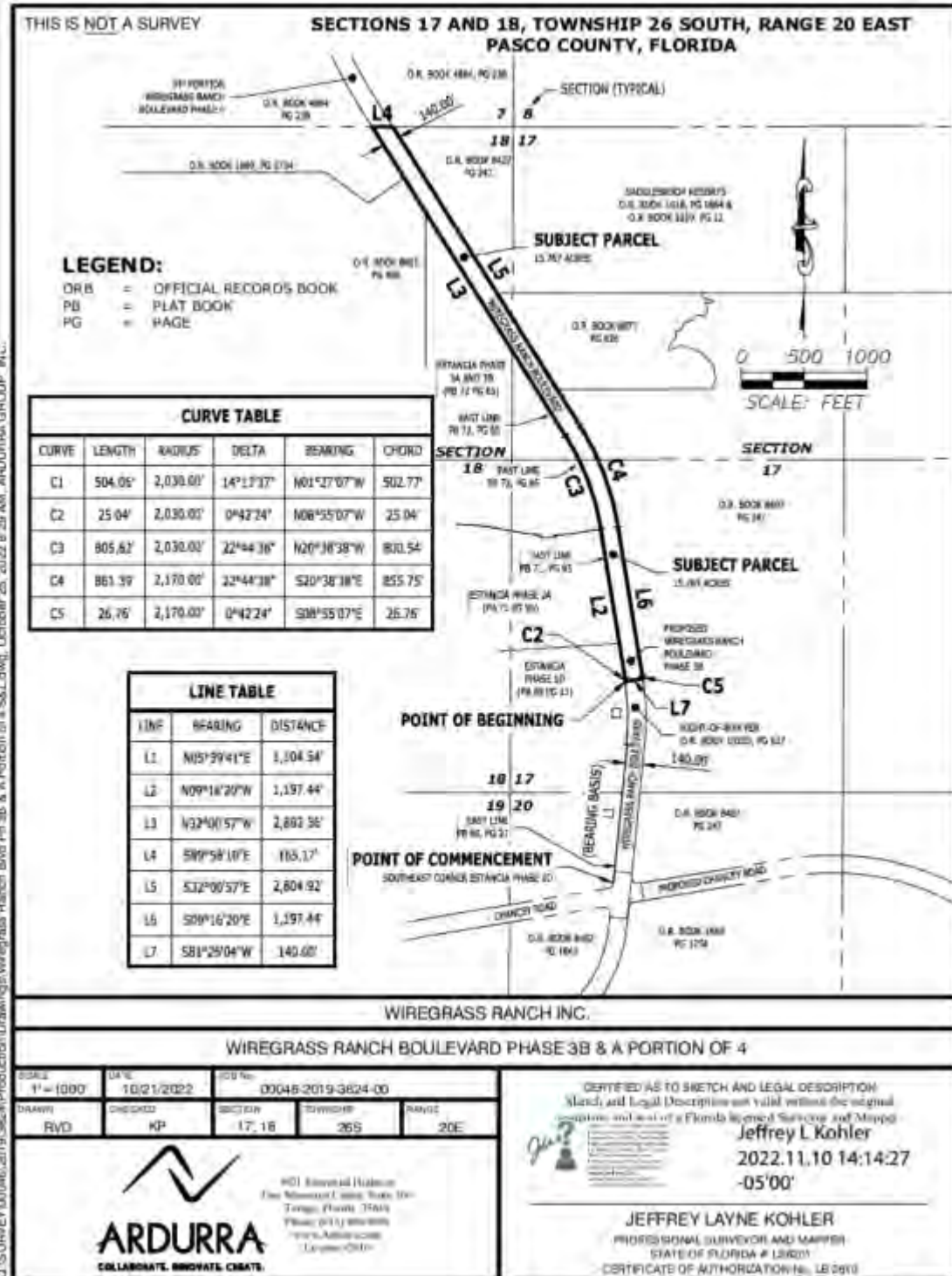
Notary Stamp

Signature of Notary

Print Name of Notary

My Commission Expires:

EXHIBIT "A" - LEGAL DESCRIPTION OF THE PROPERTY



THIS IS NOT A SURVEY

LEGAL DESCRIPTION: (BY ARDURRA)

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

COMMENCING AT THE SOUTHEAST CORNER OF ESTANCIA PHASE 1D, AS RECORDED IN PLAT BOOK 69, PAGE 21 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF SAID ESTANCIA PHASE 1D THE FOLLOWING TWO (2) COURSES: 1) NORTH 05°39'41" EAST, A DISTANCE OF 1,104.54 FEET TO A POINT ON A CURVE TO THE LEFT; 2) NORTHERLY 504.06 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,030.00 FEET, A CENTRAL ANGLE OF 14°13'37", AND A CHORD BEARING AND DISTANCE OF NORTH 01°27'06" WEST 502.77 FEET TO A POINT ON A CURVE TO THE LEFT AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE EAST LINE OF SAID ESTANCIA PHASE 1D AND THE EAST LINES OF ESTANCIA PHASE 2A, AS RECORDED IN PLAT BOOK 71, PAGE 96 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA AND ESTANCIA PHASE 3A AND 3B, AS RECORDED IN PLAT BOOK 72, PAGE 65 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA AND THE NORTHERLY EXTENSION THEREOF, THE FOLLOWING FOUR (4) COURSES: 1) NORTHERLY 25.04 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,030.00 FEET, A CENTRAL ANGLE OF 00°42'24", AND A CHORD BEARING AND DISTANCE OF NORTH 08°55'07" WEST 25.04 FEET; 2) NORTH 09°16'20" WEST, A DISTANCE OF 1,197.44 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; 3) NORTHERLY 805.82 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,030.00 FEET, A CENTRAL ANGLE OF 22°44'38", AND A CHORD BEARING AND DISTANCE OF NORTH 20°38'38" WEST 800.54 FEET; 4) NORTH 32°00'57" WEST, A DISTANCE OF 2,892.56 FEET TO A POINT ON THE NORTH LINE OF SECTION 18, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE, ALONG SAID NORTH LINE, SOUTH 89°58'10" EAST, A DISTANCE OF 165.17 FEET; THENCE SOUTH 32°00'57" EAST, A DISTANCE OF 2,804.92 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE SOUTHERLY 861.39 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,170.00 FEET, A CENTRAL ANGLE OF 22°44'38", AND A CHORD BEARING AND DISTANCE OF SOUTH 20°38'38" EAST 855.75 FEET; THENCE SOUTH 09°16'20" EAST, A DISTANCE OF 1,197.44 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHERLY 26.76 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,170.00 FEET, A CENTRAL ANGLE OF 00°42'24", AND A CHORD BEARING AND DISTANCE OF SOUTH 08°55'07" EAST 26.76 FEET TO THE NORTHEAST CORNER OF WIREGRASS RANCH BOULEVARD AS RECORDED IN OFFICIAL RECORDS BOOK 10220, PAGE 627 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY LINE OF SAID WIREGRASS RANCH BOULEVARD, SOUTH 81°26'04" WEST, A DISTANCE OF 140.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 15.767 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 ORIGINAL SIGNATURE AND 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 U.S. FEET.

WIREGRASS RANCH INC.

WIREGRASS RANCH BOULEVARD PHASES 3B & A PORTION OF 4



4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone: (813) 800-8881
www.Ardura.com
License #2610

C:\SURVEY\000046\2019\3829\Production\Drawings\Wiregrass Ranch Blvd Ph 3B & A Portion of 4 S&L.dwg, October 25, 2022 8:29 AM, ARDURRA GROUP, INC.

THIS IS NOT A SURVEY.

SECTION 7, TOWNSHIP 26 SOUTH, RANGE 20 EAST
PASCO COUNTY, FLORIDA

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	504.06'	7,030.00'	14°13'57"	N01°27'07"W	502.77'
C2	25.04'	2,108.00'	0°42'24"	N08°55'07"W	25.04'
C3	665.62'	7,030.00'	22°44'38"	N20°38'38"W	660.54'
C4	1,212.98'	3,070.00'	12°42'12"	N25°09'51"W	1,209.70'
C5	1,178.11'	4,900.00'	13°42'12"	S25°09'51"E	1,176.30'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N05°19'41"E	1,104.54'
L2	N09°16'20"W	1,157.44'
L3	N32°00'57"W	2,882.58'
L4	N52°00'57"W	187.28'
L5	N18°13'45"W	473.13'
L6	N71°41'15"E	140.00'
L7	S78°18'45"E	473.13'
L8	S32°00'57"E	254.92'
L9	N69°38'10"W	165.17'

LEGEND:

- ORB = OFFICIAL RECORDS BOOK
- PB = PLAT BOOK
- PG = PAGE

SCALE: 1" = 1200 FEET

JHP REAL ESTATE PARTNERSHIP, LTD.

WIREGRASS RANCH BOULEVARD A PORTION OF PHASE 4

SCALE 1" = 1250'	DATE 10/24/2022	APP NO. 00046-2019-SR24-00
DRAWN RVD	CHECKED JF	SECTION 7
		TOWNSHIP 26S
		RANGE 20E



ARDURRA
1921 Main Street
Tampa, Florida 33604
Phone: 813-880-8800
www.ardurra.com
L10000001

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION
Sketch and Legal Description not valid without the original
signature and seal of a Florida licensed Surveyor and Mapper



Jeffrey L. Kohler
2022.11.10 14:14:01
-05'00"

JEFFREY LAYNE KOHLER
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA # 136601
CERTIFICATE OF AUTHORIZATION No. LB 2810

THIS IS NOT A SURVEY

LEGAL DESCRIPTION: (BY ARDURRA)

A PARCEL OF LAND BEING A PORTION OF SECTION 7, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF ESTANCIA PHASE 1D, AS RECORDED IN PLAT BOOK 69, PAGE 21 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF SAID ESTANCIA PHASE 1D THE FOLLOWING TWO (2) COURSES: 1) NORTH 05°39'41" EAST, A DISTANCE OF 1,104.54 FEET TO A POINT ON A CURVE TO THE LEFT; 2) NORTHERLY 504.06 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,030.00 FEET, A CENTRAL ANGLE OF 14°13'37", AND A CHORD BEARING AND DISTANCE OF NORTH 01°27'06" WEST 502.77 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE CONTINUE ALONG THE EAST LINE OF SAID ESTANCIA PHASE 1D AND THE EAST LINES OF ESTANCIA PHASE 2A, AS RECORDED IN PLAT BOOK 71, PAGE 96 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA AND ESTANCIA PHASE 3A AND 3B, AS RECORDED IN PLAT BOOK 72, PAGE 65 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA AND THE NORTHERLY EXTENSION THEREOF, THE FOLLOWING FOUR (4) COURSES: 1) NORTHERLY 25.04 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,030.00 FEET, A CENTRAL ANGLE OF 00°42'24", AND A CHORD BEARING AND DISTANCE OF NORTH 08°55'07" WEST 25.04 FEET; 2) NORTH 09°16'20" WEST, A DISTANCE OF 1,197.44 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; 3) NORTHERLY 805.82 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,030.00 FEET, A CENTRAL ANGLE OF 22°44'38", AND A CHORD BEARING AND DISTANCE OF NORTH 20°38'38" WEST 800.54 FEET; 4) NORTH 32°00'57" WEST, A DISTANCE OF 2,892.56 FEET TO A POINT ON A CURVE TO THE RIGHT AND THE POINT OF BEGINNING; THENCE, CONTINUE NORTH 32°00'57" WEST, A DISTANCE OF 167.28 FEET; THENCE NORTHWESTERLY 1,212.59 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 5,070.00 FEET, A CENTRAL ANGLE OF 13°42'12", AND A CHORD BEARING AND DISTANCE OF NORTH 25°09'51" WEST 1,209.70 FEET; THENCE NORTH 18°18'45" WEST, A DISTANCE OF 473.13 FEET TO THE SOUTHWEST CORNER OF WIREGRASS RANCH BOULEVARD AS RECORDED IN OFFICIAL RECORDS BOOK 9075, PAGE 794 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY LINE OF SAID WIREGRASS RANCH BOULEVARD, NORTH 71°41'15" EAST, A DISTANCE OF 140.00 FEET TO THE SOUTHEAST CORNER OF SAID WIREGRASS RANCH BOULEVARD; THENCE SOUTH 18°18'45" EAST, A DISTANCE OF 473.13 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHEASTERLY 1,179.11 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 4,930.00 FEET, A CENTRAL ANGLE OF 13°42'12", AND A CHORD BEARING AND DISTANCE OF SOUTH 25°09'51" EAST 1,176.30 FEET; THENCE SOUTH 32°00'57" EAST, A DISTANCE OF 254.92 FEET TO THE SOUTH LINE SECTION 7, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE, ALONG SAID SOUTH LINE OF SECTION 7, NORTH 89°58'10" WEST 165.17 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.042 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 ORIGINAL SIGNATURE AND 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 U.S. FEET.

JHP REAL ESTATE PARTNERSHIP, LTD.

WIREGRASS RANCH BOULEVARD A PORTION OF PHASE 4



4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone: (813) 880-8881
www.Ardurra.com
License #2610

C:\SURVEY\00\046\2019\3624\Production\Drawings\JHP REAL ESTATE PARTNERSHIP, LTD S&L.dwg, October 25, 2022 8:24 AM, ARDURRA GROUP, Inc.

Tab 16

This instrument was prepared by and upon recording should be returned to:

KUTAK ROCK LLP
107 West College Avenue
Tallahassee, Florida 32301

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 9th day of December, 2022, by **Wiregrass Ranch, Inc.**, a Florida corporation whose address is 3717 Turman Loop, Suite 102, Wesley Chapel, Florida 33544, hereinafter called the “Grantor”, to the **Wiregrass II Community Development District**, a local unit of special-purpose government organized under Chapter 190, *Florida Statutes*, whose address is 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, hereinafter called the “Grantee”:

(Wherever used herein the terms “Grantor” and “Grantee” include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations or governmental entities.)

WITNESSETH:

The Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Pasco County, Florida, described in the attached **Exhibit A**.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and to have and to hold the same in fee simple forever. Such conveyance is subject to all matters of record; however, reference hereto shall not operate to re-impose the same.

The Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple and that the Grantor has good right and lawful authority to sell and convey said land. Further, the Grantor hereby warrants the title to said land and will defend the same against the lawful claims of all persons or entities whomsoever claiming by, through or under Grantor, but not otherwise. Additionally, the Grantor warrants that it has complied with the provisions of Section 196.295, *Florida Statutes*.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal the day and year first above written.

Wiregrass Ranch, Inc., a Florida corporation

By: _____

Name: _____

Title: _____

Witness Name: _____

Witness Name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of _____ 2022, by _____, as _____ of Wiregrass Ranch, Inc., on its behalf. He/She [___] is personally known to me or [___] produced _____ as identification.

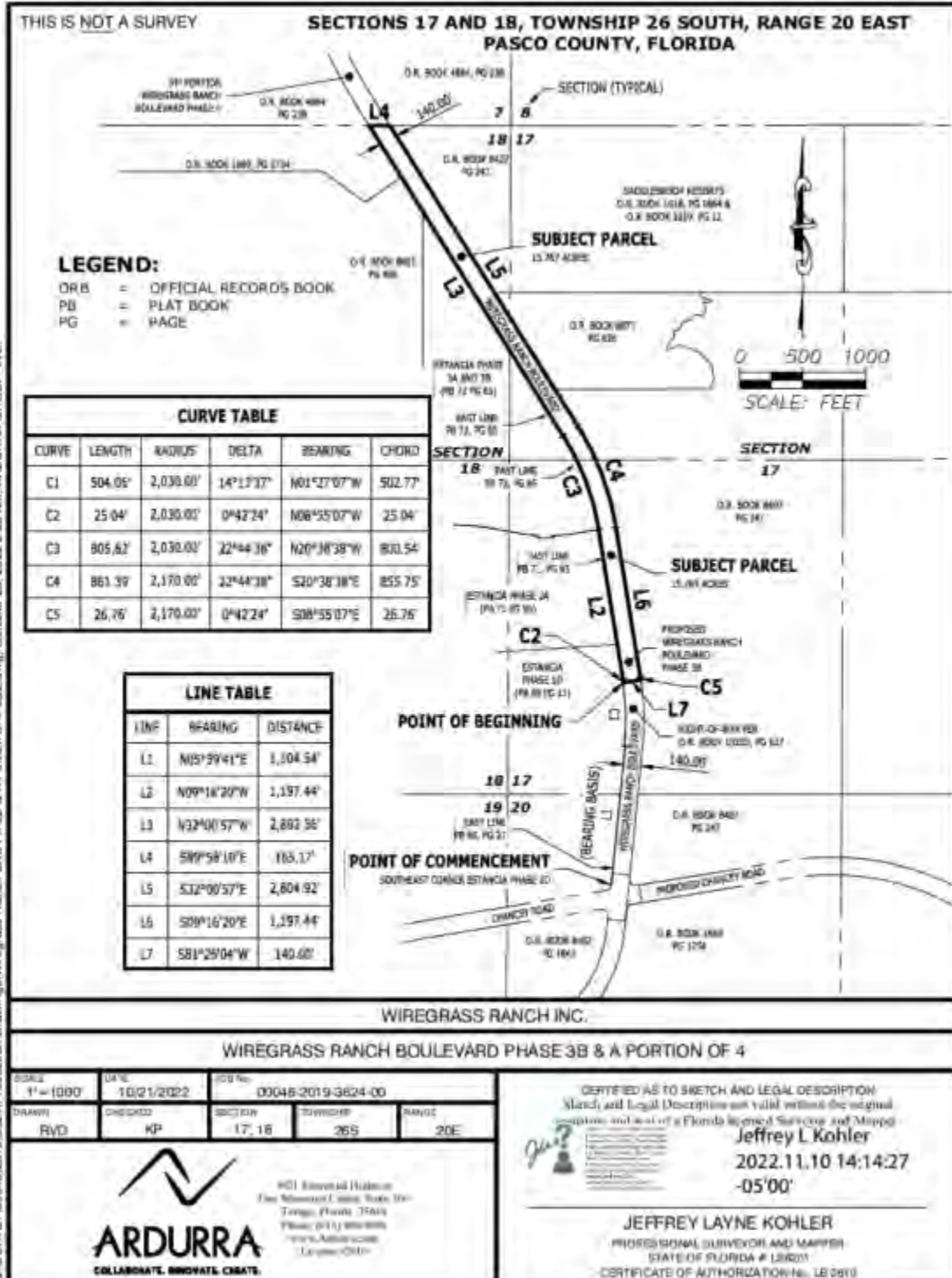
Notary Public, State of Florida

Personally Known
OR Produced Identification
Type of Identification _____

Note to Examiner: This instrument evidences a conveyance of an interest in unencumbered real estate as a gift and is exempt from Florida documentary stamp tax pursuant to Rule 12B-4.014(2)(a), Florida Administrative Code.

EXHIBIT A

DESCRIPTION OF THE REAL PROPERTY



THIS IS NOT A SURVEY

LEGAL DESCRIPTION: (BY ARDURRA)

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

COMMENCING AT THE SOUTHEAST CORNER OF ESTANCIA PHASE 1D, AS RECORDED IN PLAT BOOK 69, PAGE 21 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF SAID ESTANCIA PHASE 1D THE FOLLOWING TWO (2) COURSES: 1) NORTH 05°39'41" EAST, A DISTANCE OF 1,104.54 FEET TO A POINT ON A CURVE TO THE LEFT; 2) NORTHERLY 504.06 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,030.00 FEET, A CENTRAL ANGLE OF 14°13'37", AND A CHORD BEARING AND DISTANCE OF NORTH 01°27'06" WEST 502.77 FEET TO A POINT ON A CURVE TO THE LEFT AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE EAST LINE OF SAID ESTANCIA PHASE 1D AND THE EAST LINES OF ESTANCIA PHASE 2A, AS RECORDED IN PLAT BOOK 71, PAGE 96 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA AND ESTANCIA PHASE 3A AND 3B, AS RECORDED IN PLAT BOOK 72, PAGE 65 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA AND THE NORTHERLY EXTENSION THEREOF, THE FOLLOWING FOUR (4) COURSES: 1) NORTHERLY 25.04 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,030.00 FEET, A CENTRAL ANGLE OF 00°42'24", AND A CHORD BEARING AND DISTANCE OF NORTH 08°55'07" WEST 25.04 FEET; 2) NORTH 09°16'20" WEST, A DISTANCE OF 1,197.44 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; 3) NORTHERLY 805.82 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,030.00 FEET, A CENTRAL ANGLE OF 22°44'38", AND A CHORD BEARING AND DISTANCE OF NORTH 20°38'38" WEST 800.54 FEET; 4) NORTH 32°00'57" WEST, A DISTANCE OF 2,892.56 FEET TO A POINT ON THE NORTH LINE OF SECTION 18, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE, ALONG SAID NORTH LINE, SOUTH 89°58'10" EAST, A DISTANCE OF 165.17 FEET; THENCE SOUTH 32°00'57" EAST, A DISTANCE OF 2,804.92 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE SOUTHERLY 861.39 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,170.00 FEET, A CENTRAL ANGLE OF 22°44'38", AND A CHORD BEARING AND DISTANCE OF SOUTH 20°38'38" EAST 855.75 FEET; THENCE SOUTH 09°16'20" EAST, A DISTANCE OF 1,197.44 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHERLY 26.76 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,170.00 FEET, A CENTRAL ANGLE OF 00°42'24", AND A CHORD BEARING AND DISTANCE OF SOUTH 08°55'07" EAST 26.76 FEET TO THE NORTHEAST CORNER OF WIREGRASS RANCH BOULEVARD AS RECORDED IN OFFICIAL RECORDS BOOK 10220, PAGE 627 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY LINE OF SAID WIREGRASS RANCH BOULEVARD, SOUTH 81°26'04" WEST, A DISTANCE OF 140.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 15.767 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 ORIGINAL SIGNATURE AND 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 U.S. FEET.

WIREGRASS RANCH INC.

WIREGRASS RANCH BOULEVARD PHASES 3B & A PORTION OF 4



4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone: (813) 800-8881
www.Ardurra.com
License #2610

C:\SURVEY\00046\2019\3824\Production\Drawings\Wiregrass Ranch Blvd Ph 3B & A Portion of 4 S&L.dwg, October 25, 2022 8:29 AM, ARDURRA GROUP, INC.

Tab 17

This instrument was prepared by and upon recording should be returned to:

KUTAK ROCK LLP
107 West College Avenue
Tallahassee, Florida 32301

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this ____ day of _____ 2023, by _____, a _____, whose address is 3717 Turman Loop, Suite 102, Wesley Chapel, Florida 33544, hereinafter called the “Grantor”, to the **Wiregrass II Community Development District**, a local unit of special-purpose government organized under Chapter 190, *Florida Statutes*, whose address is 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, hereinafter called the “Grantee”:

(Wherever used herein the terms “Grantor” and “Grantee” include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations or governmental entities.)

WITNESSETH:

The Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Pasco County, Florida, described in the attached **Exhibit A**.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and to have and to hold the same in fee simple forever. Such conveyance is subject to all matters of record; however, reference hereto shall not operate to re-impose the same.

The Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple and that the Grantor has good right and lawful authority to sell and convey said land. Further, the Grantor hereby warrants the title to said land and will defend the same against the lawful claims of all persons or entities whomsoever claiming by, through or under Grantor, but not otherwise. Additionally, the Grantor warrants that it has complied with the provisions of Section 196.295, *Florida Statutes*.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal the day and year first above written.

_____, a _____

By: _____

Name: _____

Title: _____

Witness Name: _____

Witness Name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of _____ 2023, by _____, as _____ of _____, on its behalf. He/She [__] is personally known to me or [__] produced _____ as identification.

Notary Public, State of Florida

Personally Known
OR Produced Identification
Type of Identification _____

Note to Examiner: This instrument evidences a conveyance of an interest in unencumbered real estate as a gift and is exempt from Florida documentary stamp tax pursuant to Rule 12B-4.014(2)(a), Florida Administrative Code.

EXHIBIT A

DESCRIPTION OF THE REAL PROPERTY

Tab 18

**AGREEMENT BETWEEN WIREGRASS II COMMUNITY DEVELOPMENT
DISTRICT AND WESTCOAST LANDSCAPE & LAWNS, LLC FOR
LANDSCAPE MAINTENANCE SERVICES**

THIS AGREEMENT (“Agreement”) is made and entered into this 16th day of June, 2023, by and between:

WIREGRASS II COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in Pasco County, Florida, with a mailing address of c/o Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (“District”); and

WESTCOAST LANDSCAPE & LAWNS, LLC, a Florida limited liability company, whose address is Post Office Box 5648, Clearwater, Florida 33758 (“Contractor,” and collectively with the District, “Parties”).

RECITALS

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

WHEREAS, the District has a need to retain an independent contractor to provide landscape maintenance services for certain lands within the District; and

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

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

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

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

SECTION 2. DESCRIPTION OF WORK AND SERVICES.

A. The District desires that the Contractor provide professional landscape maintenance services within presently accepted standards. Upon all Parties signing this Agreement, the Contractor shall provide the District with the Services identified in **Exhibit A**.

B. While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services.

C. The Contractor shall provide the Services as shown in **Section 3** of this Agreement. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District.

D. This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations.

SECTION 3. SCOPE OF LANDSCAPE MAINTENANCE SERVICES. The Contractor will provide landscape maintenance services for certain lands within the District, specifically identified in **Exhibit A** attached hereto. The duties, obligations, and responsibilities of Contractor are to provide the material, tools, skill and labor necessary for the Services attached as **Exhibit A** on monthly basis. To the extent any of the provisions of this Agreement are in conflict with the provisions of **Exhibit A**, this Agreement controls.

SECTION 4. MANNER OF CONTRACTOR'S PERFORMANCE. The Contractor agrees, as an independent contractor, to undertake work and/or perform such services as specified in this Agreement or any addendum executed by the Parties or in any authorized written work order by the District issued in connection with this Agreement and accepted by the Contractor. All work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards. The performance of the Services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.

A. Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement.

B. The Contractor agrees that the District shall not be liable for the payment of any work or services not included in **Section 3** unless the District, through an authorized representative of the District, authorizes the Contractor, in writing, to perform such work.

C. The District shall designate in writing a person to act as the District's representative with respect to the services to be performed under this Agreement. The District's representative shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services.

(1) The District hereby designates the District Manager to act as its representative.

- (2) Upon request by the District Manager, the Contractor agrees to meet with the District's representative to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement.

D. Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.

SECTION 5. TERM; COMPENSATION.

A. The term of this Agreement shall be from June 16, 2023 through June 15, 2027, unless earlier terminated by either party in accordance with the provisions of this Agreement. As compensation for the Services described in this Agreement, the District agrees to pay the Contractor monthly payments of Three Thousand Five Hundred Seventy-Five Dollars and No Cents (\$3,575.00) for an annual total of Forty-Two Thousand Nine Hundred Dollars and No Cents (\$42,900.00).

B. If the District should desire additional work or services, or to add additional areas to be maintained, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the Parties and agreed to in writing.

C. The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, materialmen, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

D. The Contractor shall maintain records conforming to usual accounting practices. As soon as may be practicable at the beginning of each month, the Contractor shall invoice the District for all services performed in the prior month and any other sums due to the Contractor. The District shall pay the invoice amount within thirty (30) days after the invoice date. The Contractor may cease performing services under this Agreement if any payment due hereunder is not paid within thirty (30) days of the invoice date. Each monthly invoice will include such supporting information as the District may reasonably require the Contractor to provide.

SECTION 6. INSURANCE.

A. The Contractor shall maintain throughout the term of this Agreement the following insurance:

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

B. The District, its staff, consultants and supervisors shall be named as additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

C. If the Contractor fails to have secured and maintained the required insurance, the District has the right but not the obligation to secure such required insurance in which event the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

SECTION 7. INDEMNIFICATION.

A. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court

costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

B. Contractor agrees to defend, indemnify and hold harmless the District and its officers, agents and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, the work to be performed by Contractor, including litigation or any appellate proceedings with respect thereto.

SECTION 8. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

SECTION 9. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

SECTION 10. LIENS AND CLAIMS. The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

SECTION 11. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

SECTION 12. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

SECTION 13. SUCCESSORS. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

SECTION 14. TERMINATION. The District agrees that the Contractor may terminate this Agreement without cause by providing sixty (60) days' written notice of termination to the District. The Contractor can terminate this Agreement with cause by providing thirty (30) days' written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

SECTION 15. PERMITS AND LICENSES. All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

SECTION 16. ASSIGNMENT. Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

SECTION 17. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

SECTION 18. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 19. ENFORCEMENT OF AGREEMENT. A default by either Party under this Agreement shall entitle the other party to all remedies available at law or in equity. In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing Party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees and expert witness fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 20. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement.

SECTION 21. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the Parties.

SECTION 22. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this Agreement.

SECTION 23. NOTICES. All notices, requests, consents and other communications under this Agreement ("Notice" or "Notices") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the Parties, as follows:

- A. If to District:** Wiregrass II Community Development District
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614
Attn: District Manager
- With a copy to:** Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel
- B. If to the Contractor:** Westcoast Landscape & Lawns
3880 76th Ave N
Pinellas Park, FL 33781

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any

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

SECTION 24. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the Parties hereto and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors, and assigns.

SECTION 25. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be Pasco County, Florida.

SECTION 26. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Sean Craft** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE

CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 994-1001, SCRAFT@RIZZETTA.COM, 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614.

SECTION 27. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 28. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

SECTION 29. COUNTERPARTS. This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

SECTION 30. E-VERIFY REQUIREMENTS. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, beginning January 1, 2021, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*.

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

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

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

SECTION 31. COMPLIANCE WITH SECTION 20.055, *FLORIDA STATUTES.* The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.

SECTION 32. SCRUTINIZED COMPANIES STATEMENT. Contractor certifies it: (i) is not in violation of Section 287.135, *Florida Statutes*, (ii) is not on the Scrutinized Companies with Activities in Sudan List; (iii) is not on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; (iv) does not have business operations in Cuba or Syria; (v) is not on the on the Scrutinized Companies that Boycott Israel List; and (vi) is not participating in a boycott of Israel. If the Contractor is found to have submitted a false statement with regards to the prior sentence, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or the Scrutinized Companies that Boycott Israel List, has engaged in business operations in Cuba or Syria, and/or has engaged in a boycott of Israel, the District may immediately terminate this Agreement.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Parties hereto have signed and sealed this Agreement on the day and year first written above.

Attest:

**WIREGRASS II COMMUNITY
DEVELOPMENT DISTRICT**

Sean Craft
Secretary / Assistant Secretary

William Foster
Chairperson, Board of Supervisors

WESTCOAST LANDSCAPE & LAWNS, LLC

Carey A. Artia
Witness
Carey A. Artia
Print Name of Witness

By: [Signature]
Print: Christopher Starke
Its: CA

Exhibit A: Scope of Services

EXHIBIT A

Scope of Services



WESTCOAST
LANDSCAPE & LAWN S

PO BOX 5648 Clearwater, FL 33738

1-877-707-LAWN

FAX 727-544-6330

June 1, 2023

WWW.WESTCOASTLAWNS.COM

FULL MAINTENANCE

Agreement for Landscape Maintenance

This agreement written, by and between Wiregrass 2 CDD, which is responsible for the maintenance of the facilities located at Wiregrass Ranch Blvd 3B & 4, Wesley Chapel, FL and Westcoast Landscape and Lawns, Inc. located at 3880 76th Ave N., Pinellas Park, FL 33781, who will perform the landscape maintenance (hereinafter referred to as ("Contractor")), in consideration of the mutual covenants, conditions and agreements attached hereto and incorporated herein, and other good and valuable consideration, it is agreed that the landscape maintenance program consists of the following service:

A) Mowing

The mowing of all turf areas throughout the property once each seven days in the heavy growing season. Mowing in the dormant months will be scheduled every other week. Proper height for each season will be maintained per horticultural standards. This height will vary based on species and adverse weather conditions. Typically the height will range from 3 1/2" to 5". Retention areas, and other areas too wet for proper maintenance, will be completed when the ground is firm enough to allow for normal mowing procedures.

This landscape maintenance contract is based on an estimated 40 annual visit service.

B) Line Trimming

The power trimming of grass areas inaccessible to mowing machinery such as post, buildings, lights, signs, trees, utility installations, lake banks and ditches.

C) Hard Trimming

The edging of all hard surfaces including sidewalks, streets, driveways, parking lots, curbing, headers, and retaining walls will be done in accordance with the maintenance schedule. Vertical soft edging of tree rings, shrubs beds and open beds will follow similar maintenance schedule.

D) Shrub/Tree Trimming Up To 10'

All shrubs, hedges and trees up to 10' will be sheared in a consistent manner to maintain optimum shape and size as growth habit dictates. All trimmings and clippings will be collected and removed from property to a waste site.



X

PG 1

E) Weed Control

The weeding of all plant beds will be performed at least once a month. Weeds will be kept clear of all plant beds, tree rings, joints in sidewalks and driveways using appropriate manual (hand pulling), or chemical control methods (herbicides).

F) Clean Up

The Contractor will blow off all hard surfaces such as sidewalks, driveways, parking lots, recreational courts, patios and other non-landscape areas littered in the maintenance process.

A THRU F SUBTOTALS	\$3,575.00	MONTHLY
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Tab 19

MINUTES OF MEETING

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

WIREGRASS II COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors meeting of the Wiregrass II Community Development District was held on **Thursday, May 25, 2023**, at the offices of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544.

Present and Constituting a Quorum were:

Colby Chandler	Board Supervisor, Vice Chairperson
Hatcher Porter	Board Supervisor, Assistant Secretary
Quinn Porter	Board Supervisor, Assistant Secretary

Also Present were:

Scott Brizendine	District Manager, Rizzetta & Company, Inc.
Sean Craft	District Manager, Rizzetta & Company, Inc.
Lindsay Whelan	District Counsel, Kutak Rock LLC (via conference call)
Scott Sheridan	Developer, Locust Branch
Jessie Palmer	Staff, Rizzetta & Company, Inc.

FIRST ORDER OF BUSINESS

Call to Order

The Regular Meeting was called to order and roll call performed confirming that a quorum was present. The Meeting started at 10:55 a.m.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

There were no members of the audience present.

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THIRD ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Whelan stated to the Board of Supervisors there is a new law requiring a 4-hour ethics training course that will be required next year.

Ms. Whelan also updated the Board that even though Mr. Hayes established an audit committee there is no need for a second audit meeting as the current audit contract is valid through FY 2024.

B. District Engineer

The Board had no questions at this time.

C. District Manager

Mr. Brizendine presented his report to the Board of Supervisors and announced the next meeting will be held on June 22, 2023 at 10:30 a.m. at the offices of Rizzetta & Company, 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544.

Mr. Brizendine presented the website audit report to the Board.

D. Construction Manager

Mr. Sheridan informed the Board that Chancey Road, Phase 3 is ahead of schedule. They are in search of a disposal site and need some imported materials.

FOURTH ORDER OF BUSINESS

Review of the Voters Registration Statistics

Mr. Brizendine announced the statistics to the Board.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2023-09,
adding Sean Craft as an Assistant Secretary**

On a motion by Mr. Chandler and seconded by Ms. Porter, with all in favor, the Board of Supervisors adopted the Resolution 2023-09; adding Sean Craft as an Assistant Secretary, for the Wiregrass II Community Development District.

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SIXTH ORDER OF BUSINESS

Presentation of FY 2023-2024 Proposed Budget

On a motion by Ms. Porter and seconded by Mr. Chandler, with all in favor, the Board of Supervisors adopted Resolution 2023-10; approving the FY 2023-2024 proposed budget and setting the public hearing for August 24th, for the Wiregrass II Community Development District.

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SEVENTH ORDER OF BUSINESS

Consideration of GHD Work Authorization for Chancey Phase 3 Materials Testing Services

On a motion by Mr. Porter and seconded by Mr. Chandler, with all in favor, the Board of Supervisors ratified the GHD Work Authorization for Chancey Phase 3 Materials Testing Services, for the Wiregrass II Community Development District.

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EIGHTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors Meeting Held on February 23, 2023

On a motion by Ms. Porter and seconded by Mr. Porter, with all in favor, the Board of Supervisors approves the February 23, 2023 Board of Supervisors regular meeting minutes, for the Wiregrass II Community Development District.

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NINTH ORDER OF BUSINESS

Consideration of the Operation and Maintenance Expenditures for February, March, & April 2023

On a motion by Ms. Porter and seconded by Mr. Porter, with all in favor, the Board of Supervisors ratified the February 2023 (\$27,512.87), March 2023 (\$27,066.49), and April (\$27,316.98) Operation and Maintenance Expenditures, for the Wiregrass II Community Development District.

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TENTH ORDER OF BUSINESS

Supervisors Requests

The Supervisors did not have any requests at this time.

114 **ELEVENTH ORDER OF BUSINESS** **Adjournment**

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

On a motion by Mr. Hatcher Porter and seconded by Mr. Colby Chandler, with all in favor, the Board of Supervisors adjourned the meeting at 11:08 a.m., for the Wiregrass II Community Development District.

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Assistant Secretary/Secretary

Chair/Vice Chair

Tab 20

Wiregrass II Community Development District

DISTRICT OFFICE · WESLEY CHAPEL, FLORIDA 33544 · (813)-994-1001
Mailing Address - 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
wiregrasscddii.org

Operations and Maintenance Expenditures May 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from May 1, 2023 through May 31, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$27,290.90**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Wiregrass II Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2023 Through May 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Atwell, LLC	100065	0303238	Engineering Services 04/23	\$ 630.00
Kutak Rock, LLP	100066	3222462	Legal Services 04/23	\$ 369.50
Rizzetta & Company, Inc.	100062	INV0000079679 IRR	District Management Fees 05/23	\$ 525.00
Rizzetta & Company, Inc.	100063	INV0000079679	District Management Fees 05/23	\$ 3,716.84
Times Publishing Company	100067	0000287378 05/17/23	Legal Advertising 05/23	\$ 104.80
Wiregrass Irrigation, LLC	100064	031 04/23	Irrigation Fees 04/23	\$ 21,314.86
Withlacoochee River Electric Cooperative, Inc.	ACH	2167077 04/23	Area Lighting 04/23	\$ <u>629.90</u>
Report Total				\$ <u>27,290.90</u>

Wiregrass II Community Development District

DISTRICT OFFICE · WESLEY CHAPEL, FLORIDA 33544 · (813)-994-1001
Mailing Address - 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
wiregrasscddii.org

Operations and Maintenance Expenditures June 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2023 through June 30, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$29,562.85**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Wiregrass II Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2023 Through June 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Kutak Rock, LLP	100072	3235878 05/23	Legal Services 05/23	\$ 540.50
Pasco County Property Appraiser	100070	050223 Tax Roll 508	Non-Ad Valorem Annual Fees 05/23	\$ 150.00
Rizzetta & Company, Inc.	100068	INV0000080702 IRR	Accounting Services 06/23	\$ 525.00
Rizzetta & Company, Inc.	100069	INV0000080702	District Management Fees 06/23	\$ 3,716.84
Wiregrass Irrigation, LLC	100071	032 05/23	Irrigation Fees 05/23	\$ 20,852.86
Wiregrass Irrigation, LLC	100073	1 06/23	Added Ph 3B/4 - Irrigation Fees & WREC Meter Install 06/23	\$ 3,147.75
Withlacoochee River Electric Cooperative, Inc.	ACH	2167077 05/23 ACH	Area Lighting 05/23	<u>\$ 629.90</u>
Report Total				<u>\$ 29,562.85</u>