



Rizzetta & Company

Wiregrass Community Development District

Board of Supervisors Meeting

May 26, 2022

District Office:

5844 Old Pasco Road, Suite 100 Pasco, Florida

33544

813.994.1615

www.wiregrasscdd.org

WIREGRASS COMMUNITY DEVELOPMENT DISTRICT

Board of Supervisors

Bill Porter	Chair
Hatcher Porter	Vice Chair
Caitlyn Chandler	Assistant Secretary
Korie Roberts	Assistant Secretary

District Manager

Lynn Hayes	Rizzetta & Company, Inc.
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District Counsel

Lindsay Whelan	Kutak Rock LLP
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District Engineer

Nicole Lynn	Ardurra Group, Inc.
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All cellular phones must be placed on mute while in the meeting room.

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

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

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

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

May 24, 2022

**Board of Supervisors
Wiregrass Community
Development District**

REVISED FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Wiregrass Community Development District will be held on **Thursday, May 26, 2022, at 10:00 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. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors Meeting held on April 28, 2022 Tab 1
 - B. Consideration of Operation & Maintenance Expenditures for April 2022 Tab 2
- 4. BUSINESS ITEMS**
 - A. Consideration of Public Facilities Report and Stormwater Needs Analysis Report..... Tab 3
 - B. Consideration of Pond Maintenance Agreement with Sandhill Flats..... Tab 4
 - C. Consideration of Florida Native Nursery Wetland Monitoring And Maintenance Agreement..... Tab 5
 - D. Presentation of Fiscal Year 2022-2023 Proposed Budget..... Tab 6
 - E. Consideration of Resolution 2022-04, Approving Fiscal Year 2022/2023 Proposed Budget and Setting the Public Hearing on the Final Budget Tab 7
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager Report.....Tab 8
 1. Announcement of Voter Registration Count
- 6. AUDIENCE COMMENTS ON OTHER ITEMS**
- 7. SUPERVISOR REQUESTS**
- 8. ADJOURNMENT**

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

Very truly yours,
Lynn Hayes
District Manager

cc. Lindsay Whelan, Kutak Rock LLP
Nicole Lynn, Ardurra Group, Inc.

Tab 1

MINUTES OF MEETING

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

WIREGRASS COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors meeting of the Wiregrass Community Development District was held on **April 28, 2022, at 10:03 a.m.** at the offices of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544.

Present were:

Bill Porter	Board Supervisor, Chair
Hatcher Porter	Board Supervisor, Vice Chair
Korie Roberts	Board Supervisor, Assistant Secretary

Also Present were:

Lynn Hayes	District Manager, Rizzetta & Company, Inc.
Scott Sheridan	Developer, Locust Branch
Lindsay Whelan	District Counsel, Kutak Rock LLC
Scott Sheridan	Developer, Locust Branch
Kayla Connell	District Financial Services Mgr, Rizzetta & Company

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Audience Comments

None.

THIRD ORDER OF BUSINESS

**Consideration of Resolution 2022-03,
Regarding FY 22 General Election**

Mr. Hayes reviewed the seats up for election this year and reminded the Board members to submit their paperwork to the Pasco County Supervisor of Elections Office during the qualifying period. He further reviewed the terms of office and compensation and told them the newly elected Board members shall assume office on the second Tuesday following the election.

On a Motion by Mr. Bill Porter, seconded by Mr. Hatcher Porter, with all in favor, the Board of Supervisors approved Resolution 2022-03, Regarding Fiscal Year 2022 General Election, for Wiregrass Community Development District.

FOURTH ORDER OF BUSINESS

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

Mr. Hayes presented the meeting minutes from January 27, 2022 and inquired if there were any amendments necessary. There were none.

On a motion by Mr. Hatcher Porter, seconded by Mr. Korie Roberts, with all in favor, the Board of Supervisors approved the January 27, 2022, Board of Supervisors meeting minutes, as presented, for Wiregrass Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for February

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

On a Motion by Mr. Bill Porter, seconded by Mr. Hatcher Porter, with all in favor, the Board of Supervisors ratified the Operation & Maintenance Expenditures for January (\$91,753.96), February (\$78,438.33), and March 2022 (\$114,347.18) for Wiregrass Community Development District.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel
No report.

B. District Engineer
No report.

C. District Manager Report

Mr. Hayes presented his report to the Board and announced that the next regularly scheduled meeting is May 26, 2022, at 10:00 a.m. at the offices of Rizzetta & Company located at 5844 Old Pasco Road Suite 100, Wesley Chapel, FL 33544. He reminded the Board that the General Election qualifying period is at 12:00 p.m. June 13th – through June 17th to submit their paperwork to the Pasco County Supervisor of Elections Office.

SEVENTH ORDER OF BUSINESS

Supervisor Requests

There were no supervisor requests.

EIGHTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Hatcher Porter, seconded by Mr. Bill Porter, with all in favor, the Board of Supervisors adjourned the meeting at 10:15 a.m. for Wiregrass Community Development District.

Secretary/ Assistant Secretary

Chair/Vice Chair

Tab 2

Wiregrass Community Development District

District Office · Wesley Chapel, Florida · (813) 994-1001

Mailing Address · 3434 Colwell Avenue, Suite 200 · Tampa, Florida 33614

www.wiregrasscdd.org

Operations and Maintenance Expenditures

April 2022

For Board Approval

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

The total items being presented: **\$62,191.60**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Wiregrass Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2022 Through April 30, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
American Municipal Tax-Exempt Compliance Corp.	001168	5768-04-22	Arbitrage Rebate Report Series 2016 04/22	\$ 450.00
Kutak Rock LLP	001165	3036085	General/Monthly Legal Services 03/22	\$ 1,467.00
Rizzetta & Company, Inc.	001164	INV0000067114	District Management Fees 04/22	\$ 3,429.17
Times Publishing Company	001166	0000216192 03/16/22	Legal Advertising Account #117709 03/22	\$ 102.40
Wiregrass Irrigation, LLC	001167	069	Irrigation Fees 03/22	\$ 49,630.20
Withlacoochee River Electric Cooperative, Inc	ACH20220404	1723523 03/22	Area Lighting 03/22	<u>\$ 7,112.83</u>
Report Total				<u>\$ 62,191.60</u>

Tab 3

**Wiregrass Community Development District
Public Facilities Report**

**Prepared for:
Wiregrass Community Development District
58844 Old Pasco Road, Suite 100
Wesley Chapel, FL 33544**

Prepared by:



May 2022

Project No. 00046/2022-0475-00

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Purpose and Scope

Prepared at the request of the Wiregrass Community Development District (the “District”) to comply with the requirements of Section 189.08 FS pertaining to the Special District Public Facilities Report, this report includes general descriptions of the public facilities owned and/or operated by the District along with any planned facility expansions and replacements.

General Information

The District encompasses approximately $\pm 1,777.448$ acres within the overall $\pm 5,142$ acres of the Wiregrass Ranch Development of Regional Impact (DRI) located within the unincorporated area of Pasco County, Florida. The District is located in parts of Sections 19, 20, 21, 28, 29 and 30, all in Township 26 South, Range 20 East, Pasco County, Florida and being a portion of Government Lots 3 and 4 of said section 30. The District is currently bounded by Wiregrass Ranch Boulevard and Meadow Pointe on the east; Meadow Pointe I, II, and III platted and developed residential CDDs on the south; on the west by Bruce B. Downs (SR 581); and on the north by State Road 56 and Chancey Road. See **Exhibit 1** for legal description and sketch of the District.

The District was established for the purpose of financing and managing the acquisition, construction, maintenance and operation of a portion of the public infrastructure necessary for the mixed-use community development within the District. **Exhibit 2** represents the District’s location relative to the roadway system and the overall Wiregrass DRI boundary. Development within the District is comprised of single and multi-family residential, townhomes, retail, office space, medical office space, hospital, light industrial, and community college uses.

The District has funded all of Hueland Pond Boulevard, Chancey Road Phase 2, Wiregrass Ranch Boulevard Phase 2, Mansfield Boulevard, and the Reverse Frontage Road D – Strickland Avenue. The District has funded portions of State Road 56, Chancey Road Phase 1, and Wiregrass Ranch Boulevard Phase 1. The District has funded drainage/stormwater ponds in conjunction with the roadways mentioned above, signage, common area/roadway landscaping, as well as related potable water, wastewater, reclaimed water, and electrical utility services. The majority of the public infrastructure (roads, utilities, stormwater system) required to service the District, with the exception of any remaining future expansions, has been completed. Access to the District is via Chancey Road Phases 1 and 2, Strickland Avenue and Wiregrass Ranch Boulevard, Bruce B. Downs Boulevard (SR 581), and State Road 56.

Wiregrass CDD 2021/2022 Assessment Schedule

Non-Residential			
Retail (Audi; Culver's; Kiddie Academy)	sq. ft.		74,000
Hotel - Fairfield Inn	rooms		92
Lt. Industrial - Morningstar	sq. ft.		100,000
Hospital - NTBH	Beds		123
Residential			
Apartments	Lots		492
The Arbors			
Townhomes	Units		118
Single-Family	Lots		29
Windermere			
Townhomes (active)	Units		151
Townhomes (Not Active)	Units		69
The Ridge			
Single-Family	Lots		564
Persimmon Park			
Single-Family	Lots		152
Single-Family (Unplatted M21 Persimmon Park)	Lots		178
Condo (Unplatted - M21)	Units		80

**Does not include Pasco County (Park) or PHSC parcels*

Governmental Actions

The District was established effective June 24, 2009 and subsequently amended effective October 9, 2018. The District was established consisting of ±3,974.216 acres, however 2,196.846 acres were removed via the 2018 boundary amendment resulting in the current ±1,777.448 acre total. All applicable zoning, vesting and concurrency approvals for the Development are in place. Numerous public roadway projects have been constructed that are included in the District including State Road 56 and portions of Wiregrass Ranch Boulevard, Chancey Road, Mansfield Boulevard, Hueland Pond Boulevard and Strickland Avenue. Pasco County Utilities Department has agreed to provide potable water, reclaimed water and wastewater services for the Development.

Public Facilities

Transportation

Public roadways completed as part of the Project have been dedicated to Pasco County (Chancey Road, Wiregrass Ranch Blvd, SR 56/FDOT, Mansfield Blvd, Hueland Pond Blvd, Strickland Avenue, Lajuana Blvd) for operation and maintenance. Completed roadways within the residential communities have either

likewise been dedicated to Pasco County or to the respective HOA/POA for operation and maintenance.

Stormwater Management System

The design criteria for the District's stormwater management system is regulated by Pasco County and the Southwest Florida Water Management District (SWFWMD). The District is located in two (2) of the sub-basins of the Hillsborough River, designated as Clay Gully and Trout Creek.). The stormwater management plan for the District focuses on utilizing newly constructed ponds in the uplands for stormwater treatment in conjunction with the naturally occurring wetlands.

The primary objectives of the stormwater management system for the District are:

1. To provide a stormwater conveyance and storage system that includes stormwater quality treatment.
2. To adequately protect development within the District from regulatory-defined rainfall events.
3. To maintain wetland hydro periods.
4. To ensure that adverse stormwater impacts do not occur upstream or downstream as a result of the development.
5. To satisfactorily accommodate stormwater runoff from adjacent off-site areas which naturally drain through the District.
6. To preserve the function of the floodplain storage during the 100-year storm event.

The stormwater collection and outfall systems utilize a combination of curb inlets, pipe culverts, control structures and open waterways. Wetland hydro periods (normal pool and seasonal high water elevations) are maintained through proper design and maintenance of the outfall control structures. Completed components of the stormwater management system which serve the public roadways within the District are maintained by the District but are owned by other entities (Pasco County, FDOT, HOA/POA) - see **Exhibit 3** for a graphical depiction of pond ownership and maintenance responsibilities. Please note that the northernmost pond serving Wiregrass Ranch Blvd, owned by Pasco County and maintained by the District, lies just outside of the contracted District boundary. Wet detention ponds for which the District is responsible for operation and maintenance:

Public Roadway	# Ponds	Total Acreage	SWFWMD ERP
SR 56	9	24.6	43027030.015
Lajuana Blvd/Rev Frontage Roads	3	1.5	43027030.056
Wiregrass Ranch Blvd	3	6.7	43027030.113/139
Mansfield Blvd	3	3.8	4429578.001/2
Hueland Pond Blvd	1	1.4	43027030.014
Total	19	38.0	

The owners of the developed individual parcels (i.e. Fairfield Inn, Morningstar, Culver's, North Tampa Behavioral Hospital, Kiddie Academy, etc.) or the HOA/POA associated with the respective developments (i.e. The Ridge at Wiregrass, Persimmon Park, The Arbors, Windermere Estates, etc.) within the District are responsible for the operation and maintenance of their respective stormwater management systems.

Utilities

Completed portions of the wastewater collection and potable water distribution systems have been dedicated by the District to Pasco County Utilities Department, which will thereafter operate and maintain the system. Completed portions of the reclaimed water system main lines have also been dedicated by the District to the Pasco County Utilities Department, which thereafter operate and maintain the system. As an alternative, the District may continue to run and operate the internal reclaimed system to provide service to its residents and property owners.

Wetland Mitigation and Monitoring

Pursuant to the Wiregrass Ranch DRI and resultant roadway and improvement projects, floodplain compensation and wetland mitigation areas and subsequent monitoring and maintenance were required. The District is responsible for the monitoring and maintenance of ± 102.89 acres of mitigation areas and ± 10.75 acres of floodplain compensation area, some of which is District owned and a portion of which is Developer owned. Monitoring of the mitigation areas will continue until the respective success/establishment criteria have been satisfied. See **Exhibit 3** for a graphical depiction of the location and current ownership of the mitigation areas.

Landscape and Irrigation

The District presently maintains certain landscape amenities and the associated

irrigation facilities within the Development. In addition to landscape/maintenance associated with two pump station facilities (operated by Pasco County), the District maintains certain common area landscaping and extensive ROW landscaping, street lighting, and maintenance for the public roadways within the District. These obligations include roadways owned and operated by Pasco County (Hueland Pond Blvd, Wiregrass Ranch Blvd, Strickland Ave, Lajuana Blvd, Mansfield Blvd, and a portion of Chancey Rd) and the FDOT/Pasco County (SR 56). Additionally, the District is responsible for landscaping and irrigation maintenance outside of the District limits along SR56 from Wiregrass Ranch Blvd/Mansfield Blvd eastward to the Wiregrass DRI boundary.

Currently Proposed Expansions/Replacements

The master public infrastructure within the District has been constructed in phases and is now nearly complete. Some portions of Lajuana Blvd remain to be constructed, with the remainder of the improvements to be constructed by the Developer. There are no known proposed expansions of already existing infrastructure, nor are any replacements pending in the next 10 years within the District limits.

ATTACHMENTS

Exhibit 1- District Boundary Sketch and Legal Description

Exhibit 2 – Location Map

Exhibit 3 – District Features

EXHIBIT 1

DISTRICT BOUNDARY SKETCH AND LEGAL DESCRIPTION

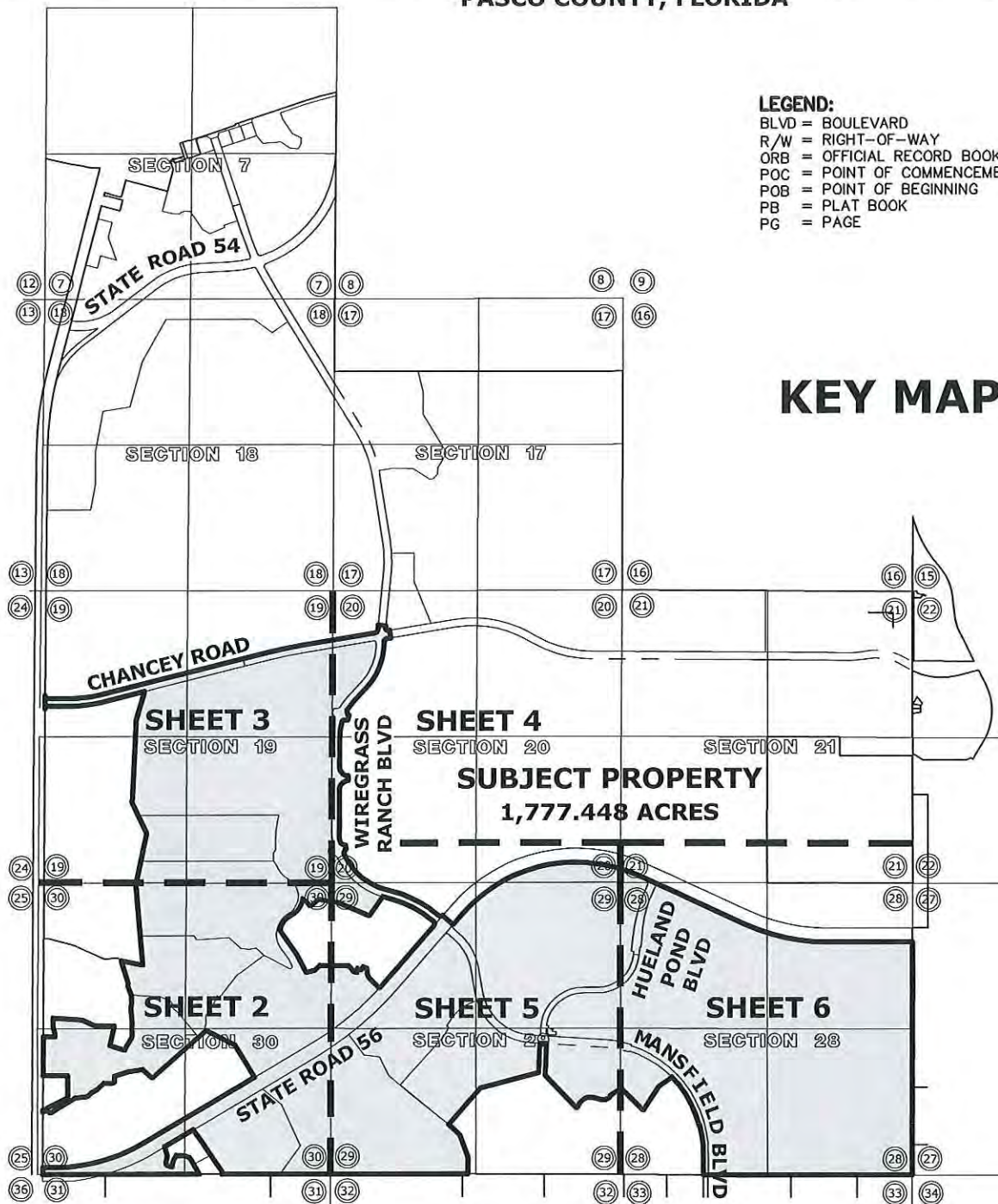
THIS IS NOT A SURVEY

**SECTIONS 19, 20, 21, 28, 29 & 30, TOWNSHIP 26 SOUTH, RANGE 20 EAST
PASCO COUNTY, FLORIDA**

LEGEND:

BLVD = BOULEVARD
R/W = RIGHT-OF-WAY
ORB = OFFICIAL RECORD BOOK
POC = POINT OF COMMENCEMENT
POB = POINT OF BEGINNING
PB = PLAT BOOK
PG = PAGE

KEY MAP



WIREGRASS CDD

CONTRACTION

SCALE 1"=3000'	DATE 08/11/17	JOB No. 4463-001-001
DRAWN AWM	CHECKED JEB	SECTION 19,20,21,28,29,30
		TOWNSHIP 26S
		RANGE 20E

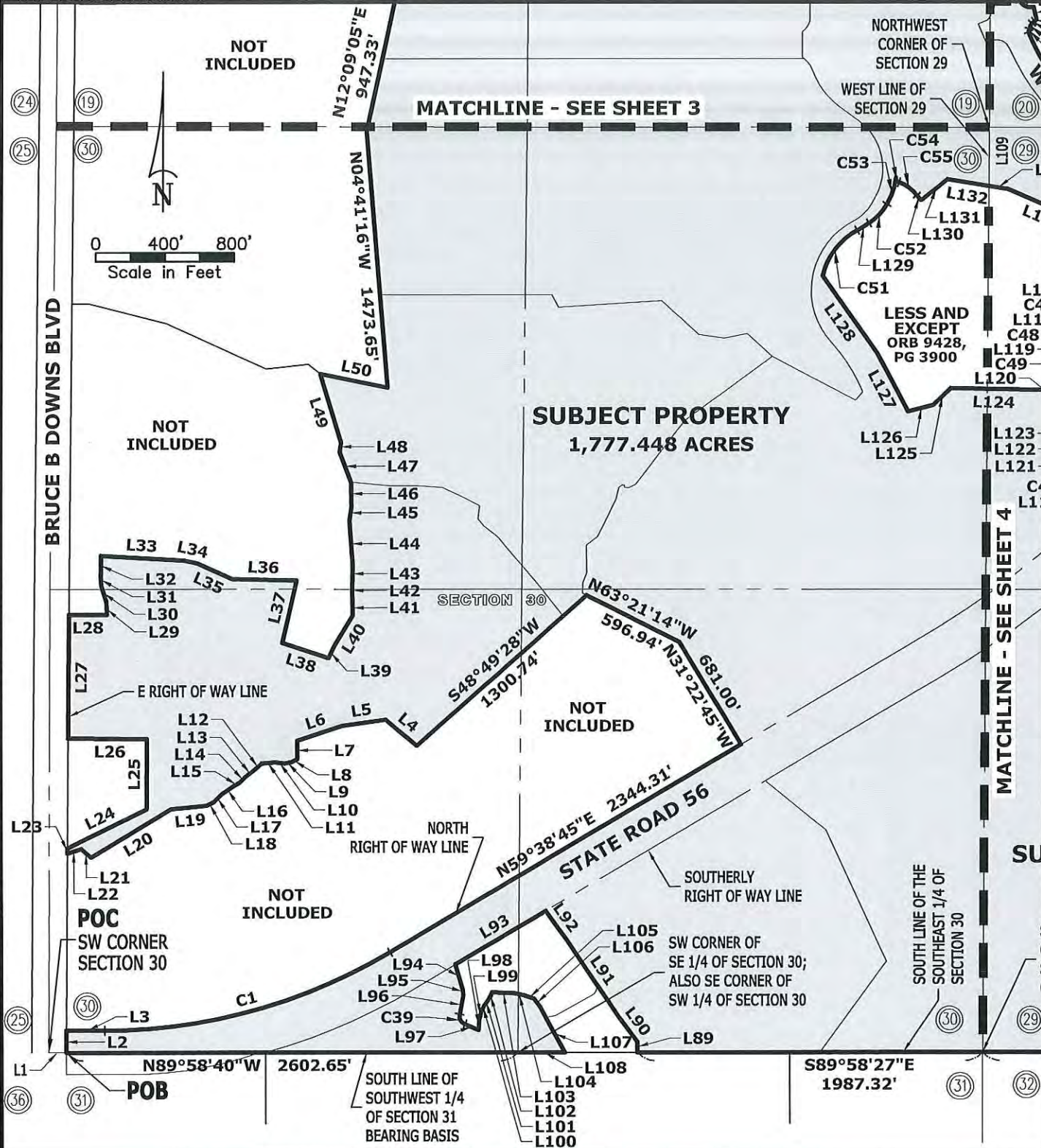
King
ENGINEERING ASSOCIATES, INC.

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

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

[Signature]
JAMES D. GREER
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA # L.S. 5189
CERTIFICATE OF AUTHORIZATION No. LB 2610

THIS IS NOT A SURVEY



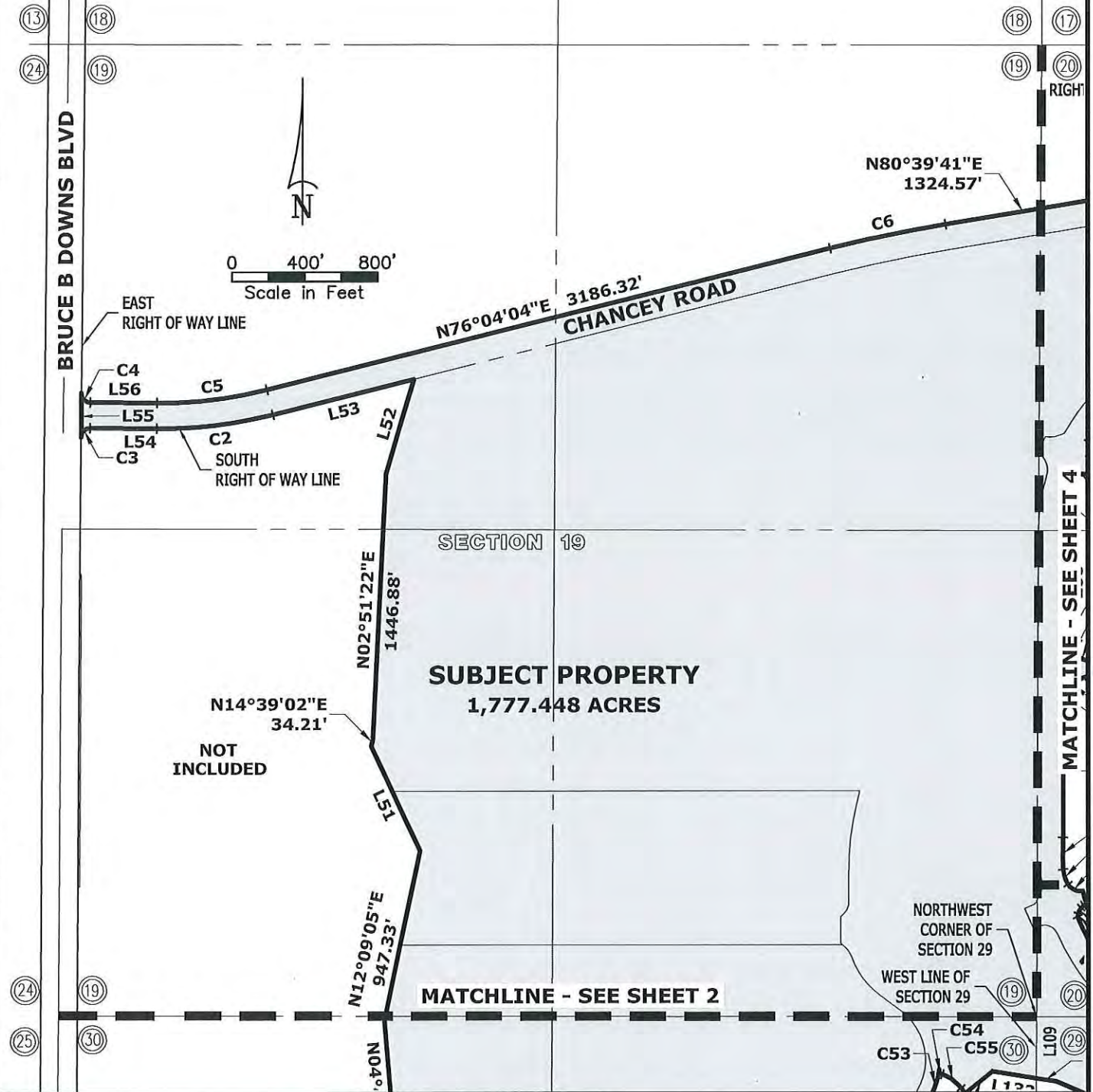
WIREGRASS CDD

CONTRACTION

King
ENGINEERING ASSOCIATES, INC.

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One Memorial Center, Suite 300
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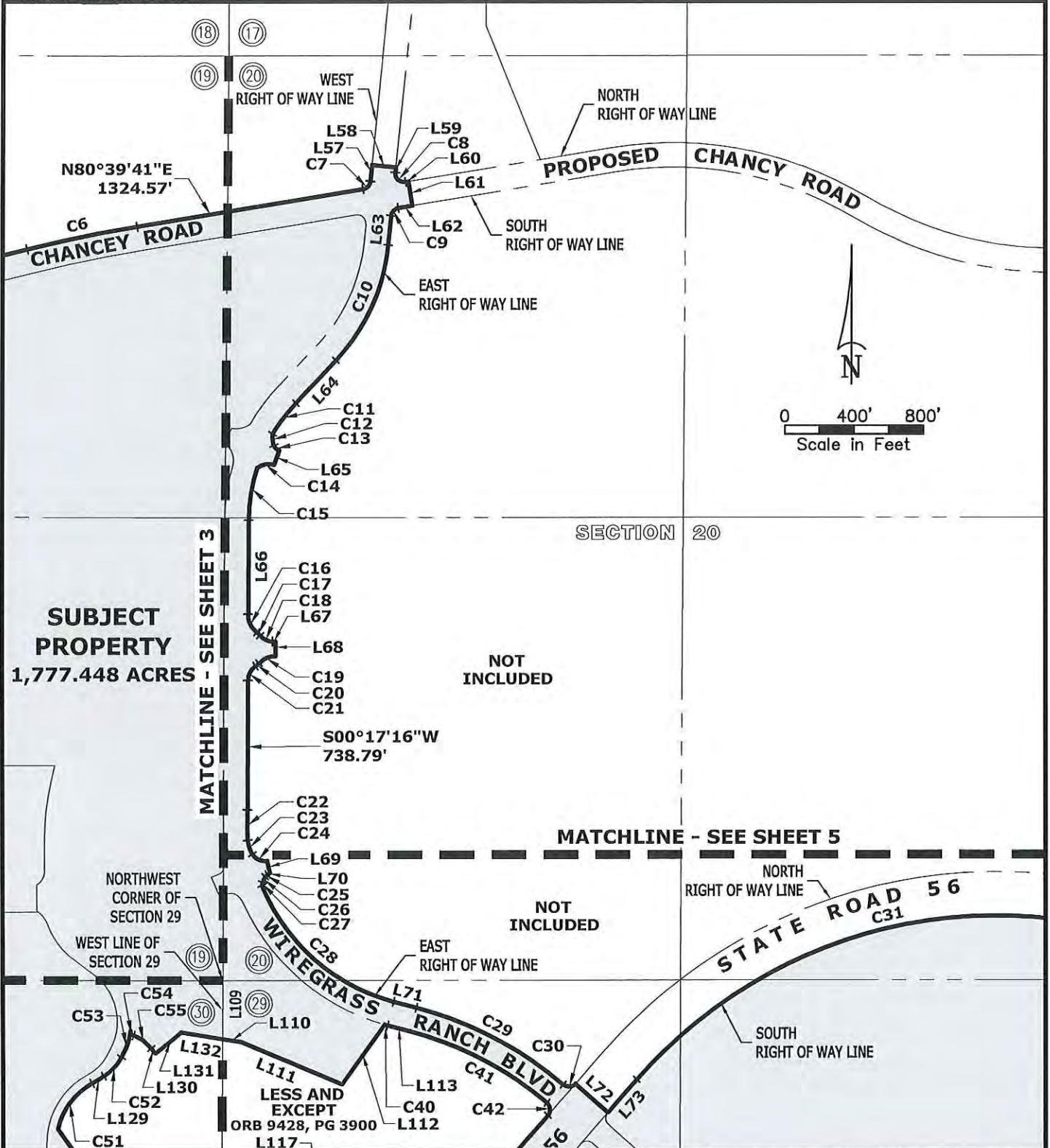
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THIS IS NOT A SURVEY



WIREGRASS CDD

CONSTRUCTION

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THIS IS NOT A SURVEY

MATCHLINE - SEE SHEET 4

NORTHWEST
CORNER OF
SECTION 29

WEST LINE OF
SECTION 29

NORTH
RIGHT OF WAY LINE

STATE ROAD 56
C31

SUBJECT PROPERTY
1,777.448 ACRES

MATCHLINE - SEE SHEET 2

MATCHLINE - SEE SHEET 6

SUBJECT PROPERTY
1,777.448 ACRES

SOUTHWEST CORNER
OF SECTION 29; ALSO
SOUTHEAST CORNER
OF SECTION 30

**SOUTH LINE OF THE
SOUTHWEST 1/4 OF
SECTION 29**

NOT INCLUDED

S89°58'27"E
1987.32'

N89°58'04"W 2518.69'

WIREGRASS CDD

CONTRACTION

King

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LB2610

THIS IS NOT A SURVEY

NOT
INCLUDED

NOT
INCLUDED

MATCHLINE - SEE SHEET 5

HUELAND POND
BLVD

0 400' 800'
Scale in Feet

S65°29'36"E
2100.21'

STATE ROAD 56

C32

SOUTH
RIGHT OF WAY LINE

S89°54'24"E
1555.02'

EAST LINE OF
SECTION 28

SECTION 28

SUBJECT PROPERTY
1,777.448 ACRES

S00°16'42"W 4222.09'

NOT
INCLUDED

SOUTHWESTERLY
RIGHT OF WAY LINE

SOUTH LINE OF THE
SOUTHWEST 1/4 OF
SECTION 28
1172.72'

N89°34'44"W

NOT
INCLUDED

SOUTHWEST CORNER
OF SOUTHWEST 1/4
OF SECTION 28

SOUTH LINE OF THE
SOUTHWEST 1/4 OF
SECTION 28

N89°56'42"W

2652.67'

SOUTHEAST
CORNER OF
SECTION 28

WIREGRASS CDD

CONTRACTION

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ENGINEERING ASSOCIATES, INC.

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

THIS IS NOT A SURVEY

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°58'40"E	99.24'
L2	N00°29'34"E	125.00'
L3	S89°58'40"E	222.16'
L4	N50°22'10"W	231.55'
L5	S82°05'43"W	252.03'
L6	S72°01'12"W	275.31'
L7	S00°29'39"W	105.25'
L8	S64°21'53"W	36.83'
L9	S78°01'35"W	39.60'
L10	N82°54'03"W	53.61'
L11	S85°30'57"W	79.15'
L12	S47°35'43"W	54.48'
L13	S52°42'43"W	62.69'
L14	S44°20'16"W	48.69'
L15	S61°57'11"W	39.49'
L16	S56°28'07"W	87.30'
L17	S44°47'06"W	61.21'
L18	S62°14'03"W	43.47'
L19	S84°26'10"W	210.00'
L20	S59°10'51"W	535.00'
L21	N50°28'38"W	75.00'
L22	S72°15'04"W	85.00'
L23	N00°29'34"E	30.62'
L24	N64°10'19"E	507.61'
L25	N00°29'15"E	400.46'
L26	N89°30'26"W	454.94'
L27	N00°29'34"E	704.01'
L28	N89°59'10"E	220.76'
L29	N03°44'29"W	74.82'
L30	N16°52'44"W	98.01'

LINE	BEARING	DISTANCE
L31	N03°46'07"W	62.94'
L32	N00°22'35"E	104.74'
L33	S86°50'56"E	477.21'
L34	S77°35'12"E	83.05'
L35	S65°48'44"E	215.81'
L36	S88°33'55"E	372.54'
L37	S13°08'45"W	364.40'
L38	S72°07'45"E	281.75'
L39	N25°56'27"E	75.83'
L40	N31°35'03"E	206.97'
L41	N01°41'15"W	100.25'
L42	N00°47'20"W	88.53'
L43	N01°25'46"E	103.27'
L44	N04°23'06"W	250.82'
L45	N08°18'53"E	85.50'
L46	N01°11'14"W	132.14'
L47	N20°56'46"W	187.10'
L48	N08°35'31"E	55.29'
L49	N17°08'23"W	406.24'
L50	S78°21'22"E	395.52'
L51	N25°15'11"W	626.56'
L52	N16°35'41"E	538.07'
L53	S76°04'04"W	795.54'
L54	N89°30'26"W	367.20'
L55	N00°29'34"E	240.00'
L56	S89°30'26"E	367.20'
L57	N05°39'41"E	94.10'
L58	S84°20'19"E	140.00'
L59	S05°39'41"W	29.79'
L60	N80°39'41"E	17.08'

LINE	BEARING	DISTANCE
L61	S09°20'19"E	140.00'
L62	S80°39'41"W	81.39'
L63	S05°39'41"W	169.37'
L64	S43°29'45"W	336.99'
L65	S19°25'46"W	87.08'
L66	S00°17'16"W	537.25'
L67	S89°42'44"E	17.96'
L68	S00°17'16"W	84.00'
L69	S13°35'50"E	70.82'
L70	S52°25'00"W	16.87'
L71	S75°16'49"E	134.17'
L72	S48°41'36"E	250.00'
L73	N41°27'09"E	252.59'
L74	N00°25'16"E	395.38'
L75	N89°34'44"W	10.35'
L76	S54°32'51"W	288.28'
L77	S33°18'46"W	521.78'
L78	N45°10'53"W	559.76'
L79	S58°58'45"W	243.60'
L80	S58°58'45"W	42.08'
L81	N73°47'50"W	122.06'
L82	S32°00'54"W	62.44'
L83	N02°23'47"E	562.34'
L84	N86°22'56"W	120.03'
L85	S02°23'47"W	528.96'
L86	S48°19'03"E	283.03'
L87	S20°01'02"E	408.18'
L88	S00°06'28"W	330.06'
L89	N00°01'33"E	62.08'
L90	N36°42'50"W	180.07'

LINE	BEARING	DISTANCE
L91	N34°05'58"W	528.85'
L92	N36°15'46"W	202.91'
L93	S59°38'45"W	602.67'
L94	S15°58'56"E	145.51'
L95	S08°04'12"E	32.50'
L96	S10°59'03"W	114.40'
L97	S67°07'43"E	84.57'
L98	N03°59'20"E	57.98'
L99	N15°24'08"E	61.40'
L100	N28°59'53"E	28.76'
L101	N35°50'38"E	45.56'
L102	N25°23'21"E	40.79'
L103	S87°05'12"E	125.21'
L104	S78°20'30"E	58.10'
L105	S71°25'13"E	62.53'
L106	S38°21'51"E	57.02'
L107	S28°40'52"E	297.94'
L108	N89°58'27"W	273.22'
L109	S00°27'46"W	334.50'
L110	S80°54'37"E	107.99'
L111	S67°21'49"E	632.33'
L112	N35°45'11"E	421.52'
L113	S75°16'49"E	134.17'
L114	S41°27'09"W	1,302.49'
L115	N45°59'52"W	220.92'
L116	N70°44'43"W	64.97'
L117	S19°15'17"W	24.15'
L118	N47°07'25"W	26.26'
L119	S44°01'16"W	39.61'
L120	S44°50'02"E	6.87'

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LINE	BEARING	DISTANCE
L121	N70°17'03"W	63.23'
L122	N35°35'44"W	52.69'
L123	N44°22'21"W	84.11'
L124	N88°49'20"W	532.16'
L125	S46°29'04"W	140.80'
L126	S75°31'18"W	144.61'
L127	N27°52'44"W	374.00'
L128	N35°22'02"W	545.61'
L129	N57°23'01"E	45.11'
L130	S38°24'06"E	35.98'
L131	N51°35'54"E	192.36'
L132	S80°54'37"E	242.24'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	1,725.70'	3,255.00'	30°22'35"	N74°50'03"E	1,705.56'
C2	647.04'	2,570.00'	14°25'30"	S83°16'49"W	645.33'
C3	78.54'	50.00'	90°00'00"	S45°29'34"W	70.71'
C4	78.54'	50.00'	90°00'00"	S44°30'26"E	70.71'
C5	611.79'	2,430.00'	14°25'30"	N83°16'49"E	610.18'
C6	647.03'	8,070.00'	4°35'38"	N78°21'52"E	646.86'
C7	65.45'	50.00'	75°00'00"	N43°09'41"E	60.88'
C8	91.63'	50.00'	105°00'00"	S46°50'19"E	79.34'
C9	65.45'	50.00'	75°00'00"	S43°09'41"W	60.88'
C10	739.57'	1,120.00'	37°50'04"	S24°34'43"W	726.21'
C11	220.57'	980.00'	12°53'45"	S37°02'53"W	220.11'
C12	68.33'	137.82'	28°24'20"	S06°53'25"E	67.63'
C13	42.62'	53.00'	46°04'37"	S46°47'40"E	41.48'
C14	103.81'	104.47'	56°55'58"	S79°23'20"W	99.59'
C15	302.98'	980.00'	17°42'49"	S09°08'40"W	301.77'
C16	118.84'	130.00'	52°22'43"	S25°54'06"E	114.75'
C17	27.17'	119.00'	13°04'55"	S45°32'59"E	27.11'
C18	80.53'	91.00'	50°42'13"	S64°21'38"E	77.93'
C19	105.66'	131.00'	46°12'41"	S67°10'55"W	102.82'
C20	25.67'	119.00'	12°21'27"	S50°15'18"W	25.62'
C21	97.99'	100.00'	56°08'46"	S28°21'39"W	94.12'
C22	174.32'	2,146.11'	4°39'14"	S00°41'11"E	174.27'
C23	84.82'	197.05'	24°39'52"	S18°35'29"E	84.17'
C24	97.89'	82.00'	68°24'00"	S66°07'59"E	92.18'
C25	18.11'	66.32'	15°38'51"	S49°19'44"W	18.05'
C26	34.61'	67.72'	29°17'07"	S26°25'52"W	34.24'
C27	19.13'	178.27'	6°08'55"	S12°54'26"W	19.12'
C28	1,048.06'	1,130.00'	53°08'28"	S48°42'35"E	1,010.90'
C29	963.59'	2,170.00'	25°26'32"	S62°33'33"E	955.70'

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CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C30	77.41'	50.00'	88°42'34"	N85°48'26"E	69.91'
C31	3,538.22'	2,775.00'	73°03'14"	N77°58'47"E	3,303.37'
C32	1,587.19'	3,725.00'	24°24'48"	S77°42'00"E	1,575.21'
C33	506.02'	1,940.00'	14°56'41"	N07°03'04"W	504.59'
C34	1,024.82'	1,930.00'	30°25'26"	N29°48'53"W	1,012.83'
C35	39.27'	25.00'	90°00'00"	S13°58'45"W	35.36'
C36	140.12'	170.00'	47°13'25"	S82°35'28"W	136.18'
C37	297.81'	230.00'	74°11'16"	S69°06'32"W	277.44'
C38	38.17'	270.00'	8°05'58"	S36°03'53"W	38.14'
C39	70.89'	52.00'	78°06'46"	S28°04'20"E	65.53'
C40	19.01'	1,270.00'	0°51'28"	S74°51'05"E	19.01'
C41	895.88'	2,030.00'	25°17'09"	S62°38'14"E	888.63'
C42	79.80'	50.00'	91°26'49"	S04°16'15"E	71.60'
C43	209.94'	5,875.00'	2°02'51"	S42°28'35"W	209.93'
C44	216.29'	240.00'	51°38'05"	N20°10'49"W	209.04'
C45	10.66'	8.00'	76°22'56"	N32°33'15"W	9.89'
C46	12.57'	8.00'	90°00'00"	S64°15'17"W	11.31'
C47	79.32'	40.00'	113°37'19"	S76°03'56"W	66.95'
C48	12.41'	8.00'	88°51'19"	S88°26'56"W	11.20'
C49	12.05'	8.00'	86°18'29"	S00°52'02"W	10.94'
C50	37.39'	80.00'	26°46'43"	S31°26'41"E	37.05'
C51	337.76'	386.00'	50°08'09"	N37°15'03"E	327.09'
C52	150.20'	314.00'	27°24'27"	N43°40'48"E	148.77'
C53	160.70'	412.00'	22°20'53"	N18°48'08"E	159.68'
C54	34.45'	25.00'	78°57'48"	S31°51'12"E	31.79'
C55	129.33'	225.00'	32°56'00"	S54°52'06"E	127.56'

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LEGAL DESCRIPTION: (BY KING ENGINEERING)

A PARCEL OF LAND BEING A PORTION OF SECTIONS 19, 20, 21, 28, 29 AND 30, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE SOUTH 89°58'40" EAST, A DISTANCE OF 99.24 FEET TO THE EAST RIGHT OF WAY LINE OF BRUCE B. DOWNS BOULEVARD, SAME BEING THE POINT OF BEGINNING; THENCE NORTH 00°29'34" EAST, A DISTANCE OF 125.00 FEET TO THE NORTH RIGHT OF WAY LINE OF STATE ROAD 56; THENCE ALONG SAID NORTH RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: (1) SOUTH 89°58'40" EAST, A DISTANCE OF 222.16 FEET TO A POINT ON A CURVE TO THE LEFT; (2) EASTERLY 1,725.70 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 3,255.00 FEET, A CENTRAL ANGLE OF 30°22'35", AND A CHORD BEARING AND DISTANCE OF NORTH 74°50'03" EAST 1,705.56 FEET; (3) NORTH 59°38'45" EAST, A DISTANCE OF 2,344.31 FEET; THENCE NORTH 31°22'45" WEST, A DISTANCE OF 681.00 FEET; THENCE NORTH 63°21'14" WEST, A DISTANCE OF 596.94 FEET; THENCE SOUTH 48°49'28" WEST, A DISTANCE OF 1,300.74 FEET; THENCE NORTH 50°22'10" WEST, A DISTANCE OF 231.55 FEET; THENCE SOUTH 82°05'43" WEST, A DISTANCE OF 252.03 FEET; THENCE SOUTH 72°01'12" WEST, A DISTANCE OF 275.31 FEET; THENCE SOUTH 00°29'39" WEST, A DISTANCE OF 105.25 FEET; THENCE SOUTH 64°21'53" WEST, A DISTANCE OF 36.83 FEET; THENCE SOUTH 78°01'35" WEST, A DISTANCE OF 39.60 FEET; THENCE NORTH 82°54'03" WEST, A DISTANCE OF 53.61 FEET; THENCE SOUTH 85°30'57" WEST, A DISTANCE OF 79.15 FEET; THENCE SOUTH 47°35'43" WEST, A DISTANCE OF 54.48 FEET; THENCE SOUTH 52°42'43" WEST, A DISTANCE OF 62.69 FEET; THENCE SOUTH 44°20'16" WEST, A DISTANCE OF 48.69 FEET; THENCE SOUTH 61°57'11" WEST, A DISTANCE OF 39.49 FEET; THENCE SOUTH 56°28'07" WEST, A DISTANCE OF 87.30 FEET; THENCE SOUTH 44°47'06" WEST, A DISTANCE OF 61.21 FEET; THENCE SOUTH 62°14'03" WEST, A DISTANCE OF 43.47 FEET; THENCE SOUTH 84°26'10" WEST, A DISTANCE OF 210.00 FEET; THENCE SOUTH 59°10'51" WEST, A DISTANCE OF 535.00 FEET; THENCE NORTH 50°28'38" WEST, A DISTANCE OF 75.00 FEET; THENCE SOUTH 72°15'04" WEST, A DISTANCE OF 85.00 FEET TO AFORESAID EAST RIGHT OF WAY LINE OF BRUCE B. DOWNS BOULEVARD; THENCE NORTH 00°29'34" EAST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 30.62 FEET; THENCE, LEAVING SAID EAST RIGHT OF WAY LINE, NORTH 64°10'19" EAST, A DISTANCE OF 507.61 FEET; THENCE NORTH 00°29'15" EAST, A DISTANCE OF 400.46 FEET; THENCE NORTH 89°30'26" WEST, A DISTANCE OF 454.94 FEET TO SAID EAST RIGHT OF WAY LINE OF BRUCE B. DOWNS BOULEVARD; THENCE NORTH 00°29'34" EAST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 704.01 FEET; THENCE, LEAVING SAID EAST RIGHT OF WAY LINE, NORTH 89°59'10" EAST, A DISTANCE OF 220.76 FEET; THENCE NORTH 03°44'29" WEST, A DISTANCE OF 74.82 FEET; THENCE NORTH 16°52'44" WEST, A DISTANCE OF 98.01 FEET; THENCE NORTH 03°46'07" WEST, A DISTANCE OF 62.94 FEET; THENCE NORTH 00°22'35" EAST, A DISTANCE OF 104.74 FEET; THENCE SOUTH 86°50'56" EAST, A DISTANCE OF 477.21 FEET; THENCE SOUTH 77°35'12" EAST, A DISTANCE OF 83.05 FEET; THENCE SOUTH 65°48'44" EAST, A DISTANCE OF 215.81 FEET; THENCE SOUTH 88°33'55" EAST, A DISTANCE OF 372.54 FEET; THENCE SOUTH 13°08'45" WEST, A DISTANCE OF 364.40 FEET; THENCE SOUTH 72°07'45" EAST, A DISTANCE OF 281.75 FEET; THENCE NORTH 25°56'27" EAST, A DISTANCE OF 75.83 FEET; THENCE NORTH 31°35'03" EAST, A DISTANCE OF 206.97 FEET; THENCE NORTH 01°41'15" WEST, A DISTANCE OF 100.25 FEET; THENCE NORTH 00°47'20" WEST, A DISTANCE OF 88.53 FEET; THENCE NORTH 01°25'46" EAST, A DISTANCE OF 103.27 FEET; THENCE NORTH 04°23'06" WEST, A DISTANCE OF 250.82 FEET; THENCE NORTH 08°18'53" EAST, A DISTANCE OF 85.50 FEET; THENCE NORTH 01°11'14" WEST, A DISTANCE OF 132.14 FEET; THENCE NORTH 20°56'46" WEST, A DISTANCE OF 187.10 FEET; THENCE NORTH 08°35'31" EAST, A DISTANCE OF 55.29 FEET; THENCE NORTH 17°08'23" WEST, A DISTANCE OF 406.24 FEET; THENCE SOUTH 78°21'22" EAST, A DISTANCE OF 395.52 FEET; THENCE NORTH 04°41'16" WEST, A DISTANCE OF 1,473.65 FEET; THENCE NORTH 12°09'05" EAST, A DISTANCE OF 947.33 FEET; THENCE NORTH 25°15'11" WEST, A DISTANCE OF 626.56 FEET; THENCE NORTH 14°39'02" EAST, A DISTANCE

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OF 34.21 FEET; THENCE NORTH 02°51'22" EAST, A DISTANCE OF 1,446.88 FEET; THENCE NORTH 16°35'41" EAST, A DISTANCE OF 538.07 FEET TO THE SOUTH RIGHT OF WAY LINE OF CHANCEY ROAD; THENCE, ALONG SAID SOUTH RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 76°04'04" WEST, A DISTANCE OF 795.54 FEET TO A POINT ON A CURVE TO THE RIGHT; (2) WESTERLY 647.04 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,570.00 FEET, A CENTRAL ANGLE OF 14°25'30", AND A CHORD BEARING AND DISTANCE OF SOUTH 83°16'49" WEST 645.33 FEET; (3) NORTH 89°30'26" WEST, A DISTANCE OF 367.20 FEET TO A POINT ON A CURVE TO THE LEFT; (4) SOUTHWESTERLY 78.54 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF SOUTH 45°29'34" WEST 70.71 FEET TO THE INTERSECTION OF SAID SOUTH RIGHT OF WAY LINE OF CHANCEY ROAD AND AFORESAID EAST RIGHT OF WAY LINE OF BRUCE B. DOWNS BOULEVARD; THENCE NORTH 00°29'34" EAST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 240.00 FEET TO THE INTERSECTION OF SAID EAST RIGHT OF WAY LINE OF BRUCE B. DOWNS BOULEVARD AND THE NORTH RIGHT OF WAY LINE OF SAID CHANCEY ROAD, SAME BEING A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE ALONG SAID NORTH RIGHT OF WAY LINE THE FOLLOWING SEVEN (7) COURSES: (1) SOUTHEASTERLY 78.54 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF SOUTH 44°30'26" EAST 70.71 FEET; (2) SOUTH 89°30'26" EAST, A DISTANCE OF 367.20 FEET TO A POINT ON A CURVE TO THE LEFT; (3) EASTERLY 611.79 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,430.00 FEET, A CENTRAL ANGLE OF 14°25'30", AND A CHORD BEARING AND DISTANCE OF NORTH 83°16'49" EAST 610.18 FEET; (4) NORTH 76°04'04" EAST, A DISTANCE OF 3,186.32 FEET TO A POINT ON A CURVE TO THE RIGHT; (5) EASTERLY 647.03 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 8,070.00 FEET, A CENTRAL ANGLE OF 04°35'38", AND A CHORD BEARING AND DISTANCE OF NORTH 78°21'52" EAST 646.86 FEET; (6) NORTH 80°39'41" EAST, A DISTANCE OF 1,324.57 FEET TO A POINT ON A CURVE TO THE LEFT; (7) NORTHEASTERLY 65.45 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 75°00'00", AND A CHORD BEARING AND DISTANCE OF NORTH 43°09'41" EAST 60.88 FEET TO THE INTERSECTION OF SAID NORTH RIGHT OF WAY LINE OF CHANCEY ROAD AND THE WEST RIGHT OF WAY LINE OF WIREGRASS RANCH BOULEVARD; THENCE NORTH 05°39'41" EAST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 94.10 FEET; THENCE, LEAVING SAID WEST RIGHT OF WAY LINE, SOUTH 84°20'19" EAST, A DISTANCE OF 140.00 FEET TO THE EAST RIGHT OF WAY LINE OF SAID WIREGRASS RANCH BOULEVARD; THENCE ALONG SAID WEST RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: (1) SOUTH 05°39'41" WEST, A DISTANCE OF 29.79 FEET TO A POINT ON A CURVE TO THE LEFT; (2) SOUTHEASTERLY 91.63 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 105°00'00", AND A CHORD BEARING AND DISTANCE OF SOUTH 46°50'19" EAST 79.34 FEET TO THE INTERSECTION OF SAID WEST RIGHT OF WAY LINE OF WIREGRASS RANCH BOULEVARD AND AFORESAID NORTH RIGHT OF WAY LINE OF CHANCEY ROAD; THENCE NORTH 80°39'41" EAST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 17.08 FEET; THENCE, LEAVING SAID NORTH RIGHT OF WAY LINE, SOUTH 09°20'19" EAST, A DISTANCE OF 140.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID CHANCEY ROAD; THENCE ALONG SAID EAST RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: (1) SOUTH 80°39'41" WEST, A DISTANCE OF 81.39 FEET TO A POINT ON A CURVE TO THE LEFT; (2) SOUTHWESTERLY 65.45 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 75°00'00", AND A CHORD BEARING AND DISTANCE OF SOUTH 43°09'41" WEST 60.88 FEET TO AFORESAID EAST RIGHT OF WAY LINE OF WIREGRASS RANCH BOULEVARD; THENCE ALONG SAID EAST RIGHT OF WAY LINE THE FOLLOWING THIRTY-ONE (31) COURSES: (1) SOUTH 05°39'41" WEST, A DISTANCE OF 169.37 FEET TO A POINT ON A CURVE TO THE RIGHT; (2) SOUTHWESTERLY 739.57 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,120.00 FEET, A CENTRAL ANGLE OF 37°50'04", AND A CHORD BEARING AND DISTANCE OF SOUTH 24°34'43" WEST 726.21 FEET; (3) SOUTH 43°29'45" WEST,

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A DISTANCE OF 336.99 FEET TO A POINT ON A CURVE TO THE LEFT; (4) SOUTHWESTERLY 220.57 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 980.00 FEET, A CENTRAL ANGLE OF 12°53'45", AND A CHORD BEARING AND DISTANCE OF SOUTH 37°02'53" WEST 220.11 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; (5) SOUTHERLY 68.33 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 137.82 FEET, A CENTRAL ANGLE OF 28°24'20", AND A CHORD BEARING AND DISTANCE OF SOUTH 06°53'25" EAST 67.63 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; (6) SOUTHEASTERLY 42.62 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 53.00 FEET, A CENTRAL ANGLE OF 46°04'37", AND A CHORD BEARING AND DISTANCE OF SOUTH 46°47'40" EAST 41.48 FEET; (7) SOUTH 19°25'46" WEST, A DISTANCE OF 87.08 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; (8) WESTERLY 103.81 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 104.47 FEET, A CENTRAL ANGLE OF 56°55'58", AND A CHORD BEARING AND DISTANCE OF SOUTH 79°23'20" WEST 99.59 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; (9) SOUTHERLY 302.98 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 980.00 FEET, A CENTRAL ANGLE OF 17°42'49", AND A CHORD BEARING AND DISTANCE OF SOUTH 09°08'40" WEST 301.77 FEET; (10) SOUTH 00°17'16" WEST, A DISTANCE OF 537.25 FEET TO A POINT ON A CURVE TO THE LEFT; (11) SOUTHEASTERLY 118.84 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 130.00 FEET, A CENTRAL ANGLE OF 52°22'43", AND A CHORD BEARING AND DISTANCE OF SOUTH 25°54'06" EAST 114.75 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT; (12) SOUTHEASTERLY 27.17 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 119.00 FEET, A CENTRAL ANGLE OF 13°04'55", AND A CHORD BEARING AND DISTANCE OF SOUTH 45°32'59" EAST 27.11 FEET TO A POINT OF REVERSE CURVE TO THE LEFT; (13) SOUTHEASTERLY 80.53 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 91.00 FEET, A CENTRAL ANGLE OF 50°42'13", AND A CHORD BEARING AND DISTANCE OF SOUTH 64°21'38" EAST 77.93 FEET; (14) SOUTH 89°42'44" EAST, A DISTANCE OF 17.96 FEET; (15) SOUTH 00°17'16" WEST, A DISTANCE OF 84.00 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; (16) SOUTHWESTERLY 105.66 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 131.00 FEET, A CENTRAL ANGLE OF 46°12'41", AND A CHORD BEARING AND DISTANCE OF SOUTH 67°10'55" WEST 102.82 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT; (17) SOUTHWESTERLY 25.67 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 119.00 FEET, A CENTRAL ANGLE OF 12°21'27", AND A CHORD BEARING AND DISTANCE OF SOUTH 50°15'18" WEST 25.62 FEET TO A POINT OF REVERSE CURVE TO THE LEFT; (18) SOUTHWESTERLY 97.99 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 56°08'46", AND A CHORD BEARING AND DISTANCE OF SOUTH 28°21'39" WEST 94.12 FEET; (19) SOUTH 00°17'16" WEST, A DISTANCE OF 738.79 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; (20) SOUTHERLY 174.32 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,146.11 FEET, A CENTRAL ANGLE OF 04°39'14", AND A CHORD BEARING AND DISTANCE OF SOUTH 00°41'11" EAST 174.27 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; (21) SOUTHERLY 84.82 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 197.05 FEET, A CENTRAL ANGLE OF 24°39'52", AND A CHORD BEARING AND DISTANCE OF SOUTH 18°35'29" EAST 84.17 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; (22) SOUTHEASTERLY 97.89 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 82.00 FEET, A CENTRAL ANGLE OF 68°24'00", AND A CHORD BEARING AND DISTANCE OF SOUTH 66°07'59" EAST 92.18 FEET; (23) SOUTH 13°35'50" EAST, A DISTANCE OF 70.82 FEET; (24) SOUTH 52°25'00" WEST, A DISTANCE OF 16.87 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; (25) SOUTHWESTERLY 18.11 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 66.32 FEET, A CENTRAL ANGLE OF 15°38'51", AND A CHORD BEARING AND DISTANCE OF SOUTH 49°19'44" WEST 18.05 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; (26) SOUTHWESTERLY 34.61 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 67.72 FEET, A CENTRAL ANGLE OF 29°17'07", AND A CHORD BEARING AND DISTANCE OF SOUTH 26°25'52" WEST 34.24 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; (27) SOUTHERLY 19.13 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 178.27 FEET,

(LEGAL DESCRIPTION CONTINUED)

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A CENTRAL ANGLE OF 06°08'55", AND A CHORD BEARING AND DISTANCE OF SOUTH 12°54'26" WEST 19.12 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; (28) SOUTHEASTERLY 1,048.06 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,130.00 FEET, A CENTRAL ANGLE OF 53°08'28", AND A CHORD BEARING AND DISTANCE OF SOUTH 48°42'35" EAST 1,010.90 FEET; (29) SOUTH 75°16'49" EAST, A DISTANCE OF 134.17 FEET TO A POINT ON A CURVE TO THE RIGHT; (30) SOUTHEASTERLY 963.59 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,170.00 FEET, A CENTRAL ANGLE OF 25°26'32", AND A CHORD BEARING AND DISTANCE OF SOUTH 62°33'33" EAST 955.70 FEET TO THE TO A POINT OF REVERSE CURVE TO THE LEFT; (31) EASTERLY 77.41 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 88°42'34", AND A CHORD BEARING AND DISTANCE OF NORTH 85°48'26" EAST 69.91 FEET TO THE INTERSECTION OF SAID EAST RIGHT OF WAY LINE OF WIREGRASS RANCH BOULEVARD AND THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 56; THENCE, LEAVING SAID EAST RIGHT OF WAY LINE, SOUTH 48°41'36" EAST, A DISTANCE OF 250.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF STATE ROAD 56; THENCE, ALONG SAID SOUTH RIGHT OF WAY LINE THE FOLLOWING FIVE (5) COURSES: (1) NORTH 41°27'09" EAST, A DISTANCE OF 252.59 FEET TO A POINT ON A CURVE TO THE RIGHT; (2) EASTERLY 3,538.22 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,775.00 FEET, A CENTRAL ANGLE OF 73°03'14", AND A CHORD BEARING AND DISTANCE OF NORTH 77°58'47" EAST 3,303.37 FEET; (3) SOUTH 65°29'36" EAST, A DISTANCE OF 2,100.21 FEET TO A POINT ON A CURVE TO THE LEFT; (4) EASTERLY 1,587.19 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 3,725.00 FEET, A CENTRAL ANGLE OF 24°24'48", AND A CHORD BEARING AND DISTANCE OF SOUTH 77°42'00" EAST 1,575.21 FEET; (5) SOUTH 89°54'24" EAST, A DISTANCE OF 1,555.02 FEET TO THE EAST LINE OF SECTION 28, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY FLORIDA; THENCE SOUTH 00°16'42" WEST, ALONG SAID EAST LINE, A DISTANCE OF 4,222.09 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 28; THENCE NORTH 89°56'42" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 2,652.67 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4 OF SECTION 28; THENCE NORTH 89°34'44" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 28, A DISTANCE OF 1,172.72 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF MANSFIELD BOULEVARD; THENCE ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) NORTH 00°25'16" EAST, A DISTANCE OF 395.38 FEET TO A POINT ON A CURVE TO THE LEFT; (2) NORTHERLY 506.02 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,940.00 FEET, A CENTRAL ANGLE OF 14°56'41", AND A CHORD BEARING AND DISTANCE OF NORTH 07°03'04" WEST 504.59 FEET; (3) NORTH 89°34'44" WEST, A DISTANCE OF 10.35 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; (4) NORTHWESTERLY 1,024.82 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,930.00 FEET, A CENTRAL ANGLE OF 30°25'26", AND A CHORD BEARING AND DISTANCE OF NORTH 29°48'53" WEST 1,012.83 FEET; THENCE, LEAVING SAID SOUTHWESTERLY RIGHT OF WAY LINE, SOUTH 54°32'51" WEST, A DISTANCE OF 288.28 FEET; THENCE SOUTH 33°18'46" WEST, A DISTANCE OF 521.78 FEET; THENCE NORTH 45°10'53" WEST, A DISTANCE OF 559.76 FEET; THENCE SOUTH 58°58'45" WEST, A DISTANCE OF 243.60 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHERLY 39.27 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF SOUTH 13°58'45" WEST 35.36 FEET; THENCE SOUTH 58°58'45" WEST, A DISTANCE OF 42.08 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE WESTERLY 140.12 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 170.00 FEET, A CENTRAL ANGLE OF 47°13'25", AND A CHORD BEARING AND DISTANCE OF SOUTH 82°35'28" WEST 136.18 FEET; THENCE NORTH 73°47'50" WEST, A DISTANCE OF 122.06 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE WESTERLY 297.81 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 74°11'16", AND A CHORD BEARING AND DISTANCE OF SOUTH 69°06'32" WEST 277.44 FEET; THENCE SOUTH 32°00'54" WEST, A DISTANCE OF 62.44 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 38.17 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 08°05'58",

(LEGAL DESCRIPTION CONTINUED)

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AND A CHORD BEARING AND DISTANCE OF SOUTH 36°03'53" WEST 38.14 FEET; THENCE NORTH 43°32'32" WEST, A DISTANCE OF 829.67 FEET; THENCE NORTH 02°23'47" EAST, A DISTANCE OF 562.34 FEET TO AFORESAID SOUTHWESTERLY RIGHT OF WAY LINE OF MANSFIELD BOULEVARD; THENCE NORTH 86°22'56" WEST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 120.03 FEET; THENCE, LEAVING SAID SOUTHWESTERLY RIGHT OF WAY LINE, SOUTH 02°23'47" WEST, A DISTANCE OF 528.96 FEET; THENCE SOUTH 75°15'08" WEST, A DISTANCE OF 1,105.62 FEET; THENCE SOUTH 41°40'57" WEST, A DISTANCE OF 878.18 FEET; THENCE SOUTH 48°19'03" EAST, A DISTANCE OF 283.03 FEET; THENCE SOUTH 20°01'02" EAST, A DISTANCE OF 408.18 FEET; THENCE SOUTH 00°06'28" WEST, A DISTANCE OF 330.06 FEET TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 30, NORTH 89°58'04" WEST, A DISTANCE OF 2,518.69 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 29, SAME BEING THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 20 EAST, PASCO COUNTY, FLORIDA; THENCE NORTH 89°58'27" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1,987.32 FEET; THENCE, LEAVING SAID SOUTH LINE, NORTH 00°01'33" EAST, A DISTANCE OF 62.08 FEET; THENCE NORTH 36°42'50" WEST, A DISTANCE OF 180.07 FEET; THENCE NORTH 34°05'58" WEST, A DISTANCE OF 528.85 FEET; THENCE NORTH 36°15'46" WEST, A DISTANCE OF 202.91 FEET TO AFORESAID SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 56; THENCE SOUTH 59°38'45" WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 602.67 FEET; THENCE, LEAVING SAID SOUTHERLY RIGHT OF WAY LINE, SOUTH 15°58'56" EAST, A DISTANCE OF 145.51 FEET; THENCE SOUTH 08°04'12" EAST, A DISTANCE OF 32.50 FEET; THENCE SOUTH 10°59'03" WEST, A DISTANCE OF 114.40 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHEASTERLY 70.89 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 52.00 FEET, A CENTRAL ANGLE OF 78°06'46", AND A CHORD BEARING AND DISTANCE OF SOUTH 28°04'20" EAST 65.53 FEET; THENCE SOUTH 67°07'43" EAST, A DISTANCE OF 84.57 FEET; THENCE NORTH 03°59'20" EAST, A DISTANCE OF 57.98 FEET; THENCE NORTH 15°24'08" EAST, A DISTANCE OF 61.40 FEET; THENCE NORTH 28°59'53" EAST, A DISTANCE OF 28.76 FEET; THENCE NORTH 35°50'38" EAST, A DISTANCE OF 45.56 FEET; THENCE NORTH 25°23'21" EAST, A DISTANCE OF 40.79 FEET; THENCE SOUTH 87°05'12" EAST, A DISTANCE OF 125.21 FEET; THENCE SOUTH 78°20'30" EAST, A DISTANCE OF 58.10 FEET; THENCE SOUTH 71°25'13" EAST, A DISTANCE OF 62.53 FEET; THENCE SOUTH 38°21'51" EAST, A DISTANCE OF 57.02 FEET; THENCE SOUTH 28°40'52" EAST, A DISTANCE OF 297.94 FEET TO AFORESAID SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 30; THENCE NORTH 89°58'27" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 273.22 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4 OF SECTION 30, SAME BEING THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 30; THENCE NORTH 89°58'40" WEST, ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 30, A DISTANCE OF 2,602.65 FEET TO AFORESAID EAST RIGHT OF WAY LINE OF BRUCE B. DOWNS BOULEVARD, SAME BEING THE POINT OF BEGINNING.

LESS AND EXCEPT THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORD BOOK 9428, PAGE 3900 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

CONTAINING A TOTAL OF 1,777.448 ACRES.

SURVEYOR'S NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
2. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. BEARINGS ARE BASED ON THE SOUTH LINE OF SECTION 20, TOWNSHIP 26 SOUTH, RANGE 20 EAST, BEING S89°58'40"E, AS SHOWN HEREON.
5. DISTANCES SHOWN HEREON ARE IN US FEET.

WIREGRASS CDD

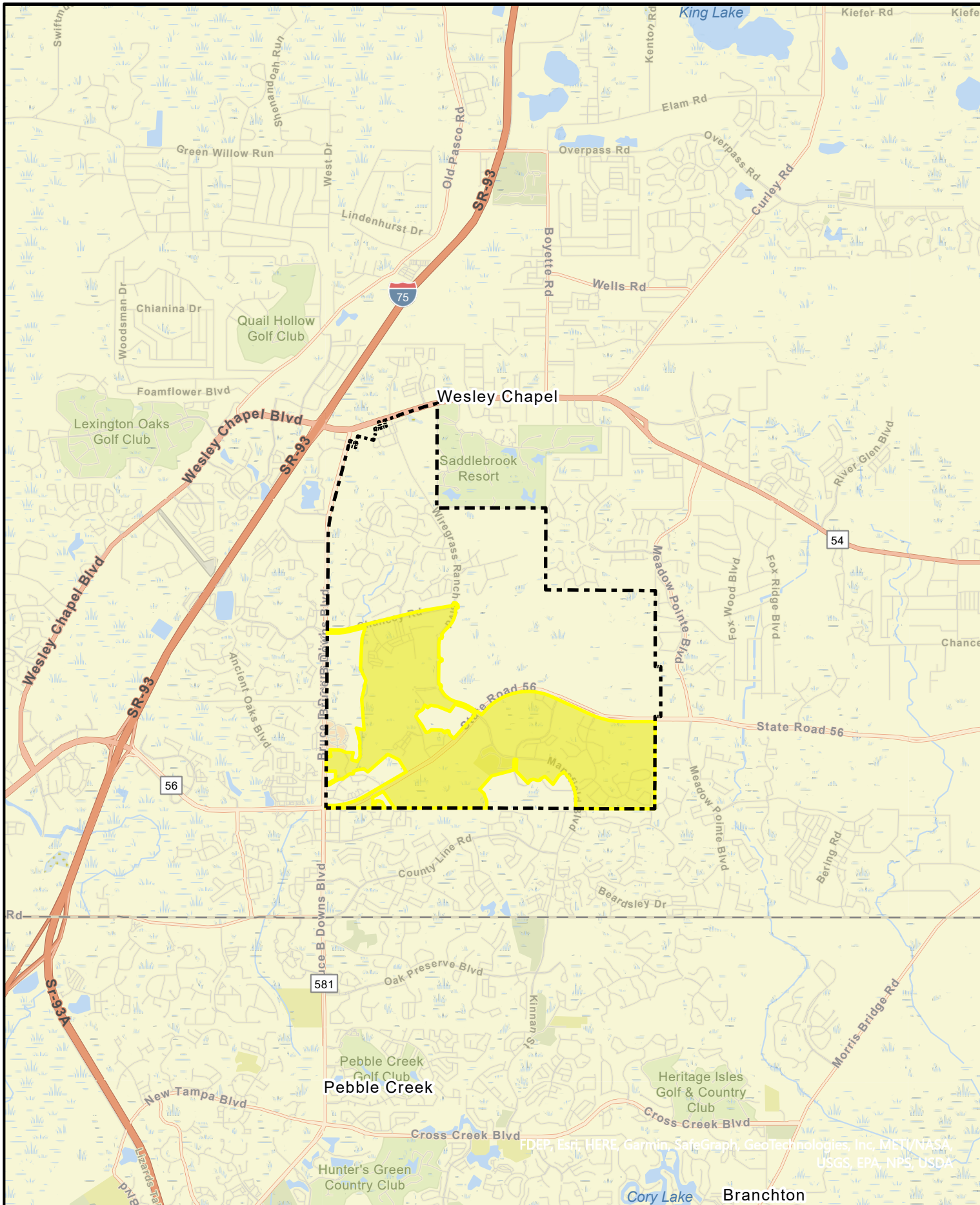
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EXHIBIT 2

LOCATION MAP






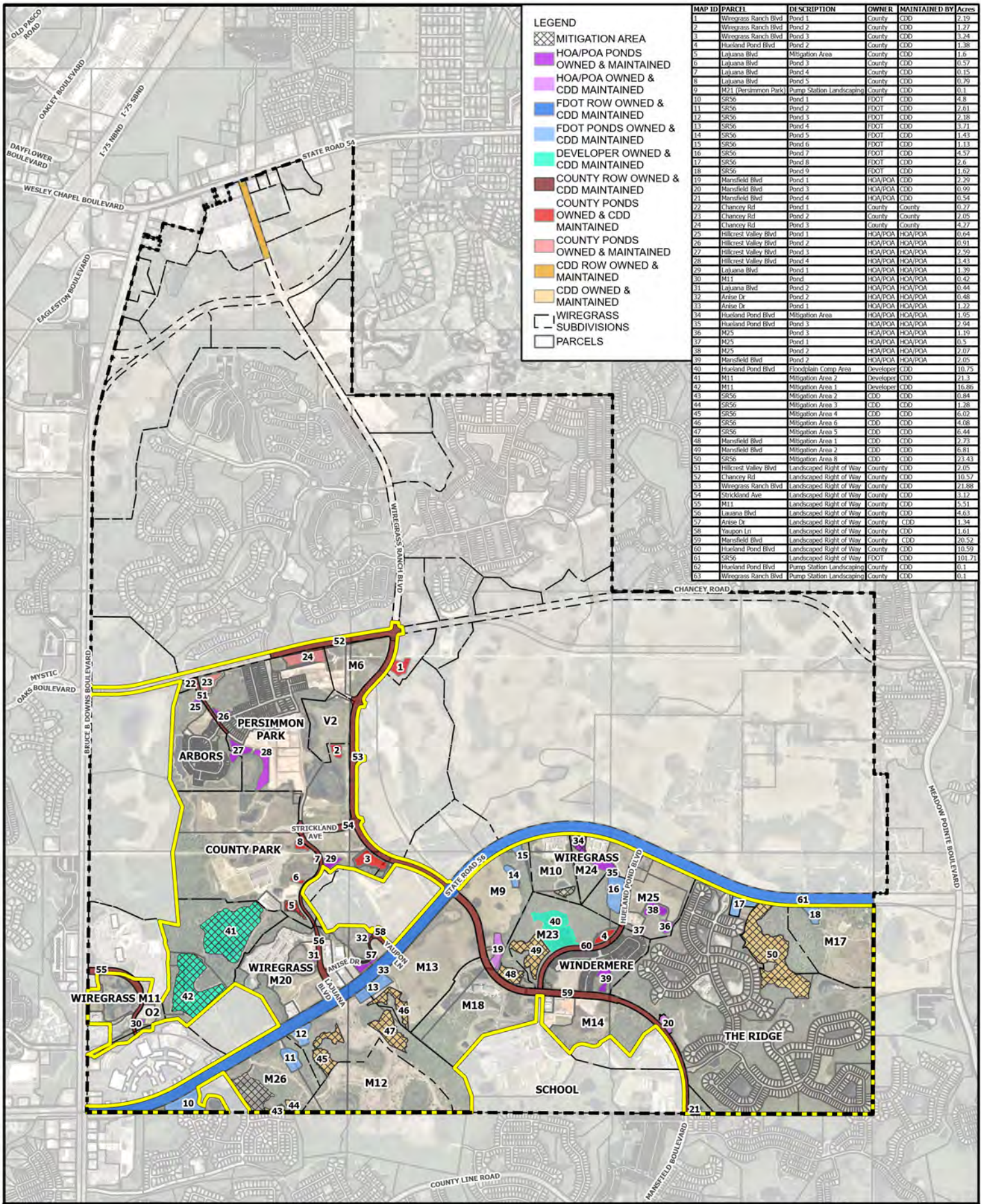
	Legend  Wiregrass DRI Boundary  Wiregrass CDD Boundary	Exhibit 2	<small>JOB NO. 00046-2022-0475 DATE 5/20/2022 SCALE 1"=6,000'</small>
		Location Map	
		Wiregrass CDD Public Facilities Report	

EXHIBIT 3

DISTRICT FEATURES

G:\ENV_SCI\Projects\00046\2022\0475\Production\Bases\GIS\Wiregrass CDD Report\Wiregrass CDD Report.aprx



Background Information

Please provide your contact and location information, then proceed to the template on the next sheet.

Name of Local Government:	Wiregrass Community Development District
Name of stormwater utility, if applicable:	N/A
Contact Person	
Name:	Lynn Hayes
Position/Title:	District Manager
Email Address:	Lhayes@rizzetta.com
Phone Number:	(813) 994 - 1001 ext. 8024

Indicate the Water Management District(s) in which your service area is located.

- | | |
|-------------------------------------|--|
| <input type="checkbox"/> | Northwest Florida Water Management District (NFWFMD) |
| <input type="checkbox"/> | Suwannee River Water Management District (SRWMD) |
| <input type="checkbox"/> | St. Johns River Water Management District (SJRWMD) |
| <input checked="" type="checkbox"/> | Southwest Florida Water Management District (SWFWMD) |
| <input type="checkbox"/> | South Florida Water Management District (SFWMD) |

Indicate the type of local government:

- | | |
|-------------------------------------|------------------------------|
| <input type="checkbox"/> | Municipality |
| <input type="checkbox"/> | County |
| <input checked="" type="checkbox"/> | Independent Special District |

Part 1.0 Detailed description of the stormwater management program (Section 403.9302(3)(a), F.S.)

The stormwater management program, as defined in the Introduction, includes those activities associated with the management, operation and maintenance, and control of stormwater and stormwater management systems, including activities required by state and federal law. The detailed program description is divided into multiple subparts consisting of narrative and data fields.

Part 1.1 Narrative Description:

Please provide a brief description of the current institutional strategy for managing stormwater in your jurisdiction. Please include any mission statement, divisions or departments dedicated solely or partly to managing stormwater, dedicated funding sources, and other information that best describes your approach to stormwater:

The design criteria for the District's stormwater management system is regulated by Pasco County and the Southwest Florida Water Management District (SWFWMD). The District is located in two (2) of the sub-basins of the Hillsborough River, designated as Clay Gully and Trout Creek.). The stormwater management plan for the District focuses on utilizing newly constructed ponds in the uplands for stormwater treatment in conjunction with the naturally occurring wetlands. The District is responsible for the operation

On a scale of 1 to 5, with 5 being the highest, please indicate the importance of each of the following goals for your program:

0	1	2	3	4	5	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Drainage & flood abatement (such as flooding events associated with rainfall and hurricanes)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water quality improvement (TMDL Process/BMAPs/other)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Reduce vulnerability to adverse impacts from flooding related to increases in frequency and duration of rainfall events, storm surge and sea level rise
						Other:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Part 1.2 Current Stormwater Program Activities:

Please provide answers to the following questions regarding your stormwater management program.

- Does your jurisdiction have an NPDES Municipal Separate Storm Sewer System (MS4) Permit?
If yes, is your jurisdiction regulated under Phase I or Phase II of the NPDES Program:
- Does your jurisdiction have a dedicated stormwater utility?
If no, do you have another funding mechanism?
If yes, please describe your funding mechanism.

Funding for O&M of the District's stormwater systems and M&M of the mitigation areas is via special assessment and is included in the District's annual budget on a year-to-year basis.
- Does your jurisdiction have a Stormwater Master Plan or Plans?
If Yes:
How many years does the plan(s) cover?
Are there any unique features or limitations that are necessary to understand what the plan does or does not address?

Please provide a link to the most recently adopted version of the document (if it is published online):
- Does your jurisdiction have an asset management (AM) system for stormwater infrastructure?
If Yes, does it include 100% of your facilities?
If your AM includes less than 100% of your facilities, approximately what percent of your facilities are included?

- Does your stormwater management program implement the following (answer Yes/No):

A construction sediment and erosion control program for new construction (plans review and/or inspection)?	No
An illicit discharge inspection and elimination program?	No
A public education program?	No
A program to involve the public regarding stormwater issues?	No
A "housekeeping" program for managing stormwater associated with vehicle maintenance yards, chemical storage, fertilizer management, etc. ?	No
A stormwater ordinance compliance program (<i>i.e.</i> , for low phosphorus fertilizer)?	No
Water quality or stream gage monitoring?	No
A geospatial data or other mapping system to locate stormwater infrastructure (GIS, etc.)?	No
A system for managing stormwater complaints?	No
Other specific activities?	

Notes or Comments on any of the above:

The District does not currently have supplemental programs or review requirements beyond those required by the regulatory agencies with jurisdiction (SWFWMD, FDEP, Pasco County, FDOT, ACOE, etc.)

Part 1.3 Current Stormwater Program Operation and Maintenance Activities

Please provide answers to the following questions regarding the operation and maintenance activities undertaken by your stormwater management program.

- Does your jurisdiction typically assume maintenance responsibility for stormwater systems associated with new private development (*i.e.*, systems that are dedicated to public ownership and/or operation upon completion)? Yes

Notes or Comments on the above:

The District has assumed operation and maintenance responsibility for 19 ponds that were constructed to serve the public roadways within the District.

- Does your stormwater operation and maintenance program implement any of the following (answer Yes/No):

Routine mowing of turf associated with stormwater ponds, swales, canal/lake banks, <i>etc.</i> ?	Yes
Debris and trash removal from pond skimmers, inlet grates, ditches, <i>etc.</i> ?	Yes
Invasive plant management associated with stormwater infrastructure?	Yes
Ditch cleaning?	Yes
Sediment removal from the stormwater system (vacator trucks, other)?	No
Muck removal (dredging legacy pollutants from water bodies, canal, <i>etc.</i>)?	No
Street sweeping?	No
Pump and mechanical maintenance for trash pumps, flood pumps, alum injection, <i>etc.</i> ?	No
Non-structural programs like public outreach and education?	No
Other specific routine activities?	

Similar activities required for the mainenance of the mitigation areas.

Part 2. Detailed description of the stormwater management system and its facilities and projects (continued Section 403.9302(3)(a), F.S.)

A stormwater management system, as defined in the Introduction, includes the entire set of site design features and structural infrastructure for collection, conveyance, storage, infiltration, treatment, and disposal of stormwater. It may include drainage improvements and measures to prevent streambank channel erosion and habitat degradation. This section asks for a summary description of your stormwater management system. It is not necessary to provide geospatial asset data or a detailed inventory. For some, it may be possible to gather the required data from your Asset Management (AM) system. For others, data may be gathered from sources such as an MS4 permit application, aerial photos, past or ongoing budget investments, water quality projects, or any other system of data storage/management that is employed by the jurisdiction.

Please provide answers to the following questions regarding your stormwater system inventory. Enter zero (0) if your system does not include the component.

	Number	Unit of Measurement
Estimated feet or miles of buried culvert:	1,500.00	Feet
Estimated feet or miles of open ditches/conveyances (lined and unlined) that are maintained by the stormwater program:	2,200.00	Feet
Estimated number of storage or treatment basins (<i>i.e.</i> , wet or dry ponds):	19	
Estimated number of gross pollutant separators including engineered sediment traps such as baffle boxes, hydrodynamic separators, <i>etc.</i> :	0	
Number of chemical treatment systems (<i>e.g.</i> , alum or polymer injection):	0	
Number of stormwater pump stations:	0	
Number of dynamic water level control structures (<i>e.g.</i> , operable gates and weirs that control canal water levels):	0	
Number of stormwater treatment wetland systems:	0	
Other:		
Mitigation/floodplain compensation areas	±113.64 acres	

Notes or Comments on any of the above:

Culverts and open ditches/conveyances associated with mitigation areas

Which of the following green infrastructure best management practices do you use to manage water flow and/or improve water quality (answer Yes/No):

Best Management Practice	Current	Planned
Tree boxes	No	No
Rain gardens	No	No
Green roofs	No	No
Pervious pavement/pavers	No	No
Littoral zone plantings	Yes	Yes
Living shorelines	No	No

Other Best Management Practices:

Maintenance of mitigation areas	Yes	Yes

Please indicate which resources or documents you used when answering these questions (check all that apply).

- ☐ Asset management system
- ☒ GIS program
- ☐ MS4 permit application
- ☒ Aerial photos
- ☒ Past or ongoing budget investments
- ☒ Water quality projects

Other(s):

As-built plans

Part 3. The number of current and projected residents served calculated in 5-year increments (Section 403.9302(3)(b), F.S.)

Counties and municipalities: Instead of requiring separate population projections, EDR will calculate the appropriate population estimates for each municipality or the unincorporated area of the county. If your service area is less than or more than your local government's population, please describe in the first text box provided below for part 4.0.

Independent Special Districts:

If an independent special district's boundaries are completely aligned with a county or a municipality, identify that jurisdiction here:

GIS shapefile of Wiregrass CDD boundary included with submittal

Any independent special district whose boundaries do not coincide with a county or municipality must submit a GIS shapefile with the current and projected service area. EDR will calculate the appropriate population estimates based on that map. Submission of this shapefile also serves to complete Part 4.0 of this template.

Part 4.0 The current and projected service area for the stormwater management program or stormwater management system (Section 403.9302(3)(c), F.S.)

Rather than providing detailed legal descriptions or maps, this part of the template is exception-based. In this regard, if the stormwater service area is less than or extends beyond the geographic limits of your jurisdiction, please explain.

The District is responsible for maintenance and monitoring of one pond (northern portion of Wiregrass Ranch Blvd) which lies outside of the District boundary. Likewise the District is responsible for landscape and irrigation along SR56 from Wiregrass Ranch Blvd eastward to DRI boundary. Both obligations were

Similarly, if your service area is expected to change within the 20-year horizon, please describe the changes (e.g., the expiration of an interlocal agreement, introduction of an independent special district, etc.).

[Proceed to Part 5](#)

Part 5.0 The current and projected cost of providing services calculated in 5-year increments (Section 403.9302(3)(d), F.S.)

Given the volume of services, jurisdictions should use the template's service groupings rather than reporting the current and projected cost of each individual service. Therefore, for the purposes of this document, "services" means:

1. Routine operation and maintenance (inclusive of the items listed in Part 1.3 of this document, ongoing administration, and non-structural programs)
2. Expansion (that is, improvement) of a stormwater management system.

Expansion means new work, new projects, retrofitting, and significant upgrades. Within the template, there are four categories of expansion projects.

1. Flood protection, addressed in parts 5.2 and 5.3... this includes capital projects intended for flood protection/flood abatement
2. Water quality, addressed in part 5.2 and 5.3... this includes stormwater projects related to water quality improvement, such as BMAPs; projects to benefit natural systems through restoration or enhancement; and stormwater initiatives that are part of aquifer recharge projects
3. Resiliency, addressed in part 5.4... this includes all major stormwater initiatives that are developed specifically to address the effects of climate change, such as sea level rise and increased flood events
4. End of useful life replacement projects, addressed in part 6.0... this includes major expenses associated with the replacement of aging infrastructure

While numbers 3 and 4 have components that would otherwise fit into the first two categories, they are separately treated given their overall importance to the Legislature and other policymakers.

Expansion projects are further characterized as currently having either a committed funding source or no identified funding source. Examples of a committed funding source include the capacity to absorb the project's capital cost within current budget levels or forecasted revenue growth; financing that is underway or anticipated (bond or loan); known state or federal funding (appropriation or grant); special assessment; or dedicated cash reserves for future expenditure.

All answers should be based on local fiscal years (LFY, beginning October 1 and running through September 30). Please use nominal dollars for each year, but include any expected cost increases for inflation or population growth. Please check the EDR website for optional growth rate schedules that may be helpful.

If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.

Part 5.1 Routine Operation and Maintenance

Please complete the table below, indicating the cost of operation and maintenance activities for the current year and subsequent five-year increments throughout the 20-year horizon. Your response to this part should exclude future initiatives associated with resiliency or major expenses associated with the replacement of aging infrastructure; these activities are addressed in subparts 5.4 and 6.0. However, do include non-structural programs like public outreach and education in this category.

If specific cost data is not yet available for the current year, the most recent (2020-21) O&M value can be input into the optional growth rate schedules (available on EDR's website as an Excel workbook). The most recent O&M value can be grown using the provided options for inflation, population growth, or some other metric of your choosing. If the growth in your projected total O&M costs is more than 15% over any five-year increment, please provide a brief explanation of the major drivers.

Routine Operation and Maintenance

Expenditures (in \$thousands)

	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Operation and Maintenance Costs	50	274	307	346	389
Brief description of growth greater than 15% over any 5-year period:					

Part 5.2 Future Expansion (Committed Funding Source)

Please list expansion projects and their associated costs for the current year and subsequent five-year increments throughout the 20-year planning horizon. In this section, include stormwater system expansion projects or portions of projects with a committed funding source. If you include a portion of a project that is not fully funded, the project's remaining cost must be included in part 5.3, Expansion Projects with No Identified Funding Source.

Though many, if not most, stormwater projects benefit both flood protection and water quality, please use your best judgment to either allocate costs or simply select the primary purpose from the two categories below.

5.2.1 Flood Protection (Committed Funding Source): Provide a list of all scheduled new work, retrofitting and upgrades related to flood protection/flood abatement. Include infrastructure such as storage basins, piping and other conveyances, land purchases for stormwater projects, etc. Also include major hardware purchases such as vactor/jet trucks.

5.2.2 Water Quality Projects (Committed Funding Source): Please provide a list of scheduled water quality projects in your jurisdiction, such as treatment basins, alum injection systems, green infrastructure, water quality retrofits, etc., that have a direct stormwater component. The projected expenditures should reflect only those costs.

- If you are party to an adopted BMAP, please include the capital projects associated with stormwater in this table. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred. For reference, DEP publishes a complete list of adopted BMAP projects as an appendix in their Annual STAR Report.

Expansion Projects with a Committed Funding Source

5.2.1 Flood Protection

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
No planned expansion projects					

5.2.2 Water Quality

Expenditures (in \$thousands)

Project Name (or, if applicable, BMAP Project Number or ProjID)	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
No planned expansion projects					

Part 5.3 Future Expansion with No Identified Funding Source

Please provide a list of known expansion projects or anticipated need(s) without formal funding commitments(s), formal pledges, or obligations. If you included a portion of a project that was partially covered by a committed source in part 5.2 above, list the projects and their remaining costs below.

5.3.1 Future Flood Protection with No Identified Funding Source: Please provide a list of future flood protection/flood abatement projects, associated land purchases, or major hardware purchases that are needed in your jurisdiction over the next 20 years. Future needs may be based on Master Plans, Comprehensive Plan Elements, Water Control Plans, areas of frequent flooding, hydrologic and hydraulic modeling, public safety, increased frequency of maintenance, desired level of service, flooding complaints, etc.

5.3.2 Future Water Quality Projects with no Identified Funding Source: Please provide a list of future stormwater projects needed in your jurisdiction over the next 20 years that are primarily related to water quality issues. Future needs may be based on proximity to impaired waters or waters with total maximum daily loads (TMDLs), BMAPs, state adopted Restoration Plans, Alternative Restoration Plans, or other local water quality needs.

- If you are party to an adopted BMAP, please list capital projects associated with stormwater. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred.
- List other future water quality projects, including those in support of local water quality goals as well as those identified in proposed (but not yet adopted) BMAPs.

Expansion Projects with No Identified Funding Source**5.3.1 Flood Protection**

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
No planned expansion projects					

5.3.2 Water Quality

Expenditures (in \$thousands)

Project Name (or, if applicable, BMAP Project Number or ProjID)	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
No planned expansion projects					

Please indicate which resources or documents you used to complete table 5.3 (check all that apply).

<input type="checkbox"/>	Stormwater Master Plan
<input type="checkbox"/>	Basin Studies or Engineering Reports
<input type="checkbox"/>	Adopted BMAP
<input type="checkbox"/>	Adopted Total Maximum Daily Load
<input type="checkbox"/>	Regional or Basin-specific Water Quality Improvement Plan or Restoration Plan
	Specify:
<input checked="" type="checkbox"/>	Other(s): There are no planned expansion projects within the District - operation and maintenance only

Part 5.4 Stormwater projects that are part of resiliency initiatives related to climate change

Please list any stormwater infrastructure relocation or modification projects and new capital investments specifically needed due to sea level rise, increased flood events, or other adverse effects of climate change. When aggregating, include O&M costs for these future resiliency projects and investments in this table (not in part 5.1). If your jurisdiction participates in a Local Mitigation Strategy (LMS), also include the expenditures associated with your stormwater management system in this category (for example, costs identified on an LMS project list).

Resiliency Projects with a Committed Funding Source		Expenditures (in \$thousands)			
Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
None planned					

Resiliency Projects with No Identified Funding Source		Expenditures (in \$thousands)			
Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
None planned					

- Has a vulnerability assessment been completed for your jurisdiction's storm water system?
- If no, how many facilities have been assessed?
- Does your jurisdiction have a long-range resiliency plan of 20 years or more?
- If yes, please provide a link if available:
- If no, is a planning effort currently underway?

Part 6.0 The estimated remaining useful life of each facility or its major components (Section 403.9302(3)(e), F.S.)

Rather than reporting the exact number of useful years remaining for individual components, this section is constructed to focus on infrastructure components that are targeted for replacement and will be major expenses within the 20-year time horizon. Major replacements include culverts and pipe networks, control structures, pump stations, physical/biological filter media, etc. Further, the costs of retrofitting when used in lieu of replacement (such as slip lining) should be included in this part. Finally, for the purposes of this document, it is assumed that open storage and conveyance systems are maintained (as opposed to replaced) and have an unlimited service life.

In order to distinguish between routine maintenance projects and the replacement projects to be included in this part, only major expenses are included here. A major expense is defined as any single replacement project greater than 5% of the jurisdiction's total O&M expenditures over the most recent five-year period (such as a project in late 2021 costing more than 5% of the O&M expenditures for fiscal years 2016-2017 to 2020-2021).

If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.

End of Useful Life Replacement Projects with a Committed Funding Source

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
None planned; routine maintenance only					

End of Useful Life Replacement Projects with No Identified Funding Source

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
None planned; routine maintenance only					

Part 7.0 The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components. (Section 403.9302(3)(f), F.S.)

This part of the template also addresses a portion of s. 403.9302(3)(g), F.S., by including historical expenditures. Many local governments refer to these as “actual” expenditures.

Consistent with expenditure projections, the jurisdiction’s actual expenditures are categorized into routine O&M, expansion, resiliency projects, and replacement of aging infrastructure. Additionally, the table includes space for reserve accounts. EDR’s interpretation of subparagraph 403.9302(3)(f), F.S., is that “capital account” refers to any reserve account developed specifically to cover future expenditures.

Note that for this table:

- Expenditures for local fiscal year 2020-21 can be estimated based on the most current information if final data is not yet available.
- Current Year Revenues include tax and fee collections budgeted for that fiscal year as well as unexpended balances from the prior year (balance forward or carry-over) unless they are earmarked for the rainy day or a dedicated reserve as explained in the following bullets.
- Bond proceeds should reflect only the amount expended in the given year.
- A reserve is a dedicated account to accumulate funds for a specific future expenditure.
- An all-purpose rainy day fund is a type of working capital fund typically used to address costs associated with emergencies or unplanned events.

The sum of the values reported in the "Funding Sources for Actual Expenditures" columns should equal the total "Actual Expenditures" amount. The cells in the "Funding Sources for Actual Expenditures" section will be highlighted red if their sum does not equal the "Actual Expenditures" total.

If you do not have a formal reserve dedicated to your stormwater system, please enter zero for the final two reserve columns.

Routine O&M

	Total	Funding Sources for Actual Expenditures				Contributions to Reserve Account	Balance of Reserve Account
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund		
2016-17						0	0
2017-18	66	66				0	0
2018-19	53	53				0	0
2019-20	52	52				0	0
2020-21	78	78				0	0

Expansion

	Total	Funding Sources for Actual Expenditures				Contributions to Reserve Account	Balance of Reserve Account
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund		
2016-17	District to provide						
2017-18	District to provide						
2018-19	District to provide						
2019-20	District to provide						
2020-21	District to provide						

Resiliency

	Total	Funding Sources for Actual Expenditures				Contributions to Reserve Account	Balance of Reserve Account
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund		
2016-17	n/a						
2017-18	n/a						
2018-19	n/a						
2019-20	n/a						
2020-21	n/a						

Replacement of Aging Infrastructure

	Total	Funding Sources for Actual Expenditures				Contributions to Reserve Account	Balance of Reserve Account
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund		
2016-17	n/a						
2017-18	n/a						
2018-19	n/a						
2019-20	n/a						
2020-21	n/a						

Part 8.0 The local government's plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap (Section 403.9302(3)(g), F.S.)

In this template, the historical data deemed necessary to comply with s. 403.9302(3)(g), F.S., was included in part 7.0. This part is forward looking and includes a funding gap calculation. The first two tables will be auto-filled from the data you reported in prior tables. To do this, EDR will rely on this template's working definition of projects with committed funding sources, *i.e.*, EDR assumes that all committed projects have committed revenues. Those projects with no identified funding source are considered to be unfunded. EDR has automated the calculation of projected funding gaps based on these assumptions.

Committed Funding Source	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Maintenance	274	307	346	389
Expansion	0	0	0	0
Resiliency	0	0	0	0
Replacement/Aging Infrastructure	0	0	0	0
Total Committed Revenues (=Total Committed Projects)	274	307	346	389

No Identified Funding Source	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Maintenance	0	0	0	0
Expansion	0	0	0	0
Resiliency	0	0	0	0
Replacement/Aging Infrastructure	0	0	0	0
Projected Funding Gap (=Total Non-Committed Needs)	0	0	0	0

For any specific strategies that will close or lessen a projected funding gap, please list them in the table below. For each strategy, also include the expected new revenue within the five-year increments.

Strategies for New Funding Sources	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Total	0	0	0	0
Remaining Unfunded Needs	0	0	0	0

Additional Table Rows

Choose from the drop-down lists for Project Type and Funding Source Type, then fill in the project name and expenditure estimates.

Rows that are highlighted RED are either missing information in a "Project & Type Information" column or have zero expenditures.

[Link to aggregated table to crosscheck category totals and uncategorized projects.](#)

[illegible]

Project & Type Information			Expenditures (in \$thousands)				
Project Type (Choose from dropdown list)	Funding Source Type (Choose from dropdown list)	Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Project & Type Information			Expenditures				
Project Type	Funding Source Type		LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Expansion Projects, Flood Protection	Committed Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Water Quality	Committed Funding Source	Aggregated Total	0	0	0	0	0
Resiliency Projects	Committed Funding Source	Aggregated Total	0	0	0	0	0
End of Useful Life Replacement Projects	Committed Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Flood Protection	No Identified Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Water Quality	No Identified Funding Source	Aggregated Total	0	0	0	0	0
Resiliency Projects	No Identified Funding Source	Aggregated Total	0	0	0	0	0
End of Useful Life Replacement Projects	No Identified Funding Source	Aggregated Total	0	0	0	0	0

Total of Projects without Project Type and/or Funding Source Type			0	0	0	0	0
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MEMORANDUM

To: Lynn Hayes
Wiregrass CDD
District Manager

Project Number: 2022-0475-00

From: Michael Peck, PE

Date: May 24, 2022

20-YR STORMWATER NEEDS ANALYSIS INFORMATION AND ASSUMPTIONS

To satisfy the requirements of Section 403.9302 FS, Ardurra completed the required Florida Office of Economic & Demographic Research's (EDR) template for the 20-year Stormwater Needs Analysis (SNA) for the Wiregrass Community Development District. Where pertinent, information relative to assumptions, process, and/or source data, grouped by template section, follows.

Part 2 – Detailed description of the stormwater management system

- Roadway stormwater (SW) systems within the District are owned by Pasco County, FDOT, private owner, or HOA/POA.
- Ponds internal to the District that do not serve public roadways are owned and operated by HOA/POA, the Developer, private owner, or Pasco County.
- District is responsible for 19 ponds that serve public roadways
- District owns or is responsible for floodplain compensation area and mitigation areas.
- Estimates for buried culverts and open ditches/conveyances taken from approved as-built plans and are associated with mitigation areas, floodplain compensation area, and “terminal” pipe runs to/from ponds maintained by the District.
 - For culvert estimate, it was assumed that the cross-culverts beneath SR56 are owned and maintained by the FDOT (or Pasco County). If maintained by the District, Ardurra can provide the associated linear feet of culvert.
- **Only SW infrastructure owned and/or operated by the District are to be reported.**

Part 4 – The current and project service area ...

- Shapefile of the Wiregrass CDD boundary has been provided (see OneDrive folder). Be sure to include the shapefile with submittal to Pasco County.
- District has some obligations beyond the District boundary:
 - Maintenance of northernmost pond on Wiregrass Ranch Blvd.
 - Landscape/irrigation for SR56 from Wiregrass Ranch/Mansfield Blvd eastward to Wiregrass DRI boundary.

Part 5.1 – Routine O&M

- FY2021-2022 data derived from SW Control line items listed in Wiregrass CDD approved budget.
- Future years calculated, per template direction, using the EDR “Option Growth Rate Schedule – Consumer Price Index (CPI) option.”
- Recommendations not covered in SNA and may/may not be accounted for in District budgeting:
 - Required stormwater pond inspections and certifications (typically 2-5 year cycle), dependent on actual agreement with pond owner.
 - Planned funding for skimmer repair/replacement and sediment removal (5-10 year interval).

Part 5.2 Future Expansion

- No future SW expansion projects, which would be owned and/or operated by the District and serve the public, are currently planned within the District limits.
- Currently planned/ongoing expansion projects are being performed by the Developer, HOA/POA, or private entity and will operated and maintained by entity other than the District.

Part 7.0 The most recent 5-year history of annual contributions to, expenditures from, ...

- Actual expenditures for each fiscal year were matched to the corresponding approved annual budget line items for stormwater control for the District.
- **Expansion:**
 - District to populate this table as appropriate for costs/accounts associated with SW infrastructure only. Expansion table must be completed prior to submittal to Pasco County. Template entries are \$1,000, thus \$100,000 would be entered as 100.

Part 8.0 Committed Funding Source

- Maintenance – template auto-populates based on previous entries (section 7.0)
- Expansion – template will auto-populate once Expansion table in part 7.0 is populated.

Submit to Pasco County:

- Completed 20-year SNA template (excel). “Expansion” table in Section 7.0 requires District to input data prior to submittal.
- Wiregrass CDD boundary shapefile (uploaded to OneDrive)

Tab 4

**AGREEMENT FOR POND MAINTENANCE SERVICES BETWEEN WIREGRASS
COMMUNITY DEVELOPMENT DISTRICT AND SANDHILL FLATS, LLC**

THIS AGREEMENT (“**Agreement**”) is made and entered into this _____ day of _____
2022, by and between:

WIREGRASS COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Pasco County, Florida, and having a mailing address of 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (“**District**”); and

SANDHILL FLATS, LLC, a Florida limited liability company, whose address is 201 North Franklin Street, Suite 2000, Tampa, Florida 33602 (“**Contractor**”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, including stormwater management ponds; and

WHEREAS, the District desires to retain an independent contractor to provide the labor, services and materials for pond maintenance services (“**Services**”) to certain stormwater pond located within the District, as identified in **Exhibit A**; and

WHEREAS, Contractor represents that it is capable of providing such services to the District; and

WHEREAS, the District and Contractor (collectively, “**Parties**”) 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. 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 Contractor agrees to provide the labor, services, and materials necessary for the Services to the District's stormwater pond as more specifically identified in **Exhibit A**.
- B. The Contractor shall be solely responsible for the means, manner, and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District and in accordance with this Agreement. Contractor shall use industry best practices and procedures when carrying out the Services. Any additional compensation for additional duties shall be paid only as negotiated between the Parties and upon the written authorization of the District.
- C. This Agreement grants to Contractor this right to enter, and reasonable ingress and egress to the District property for purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, ordinances, and regulations affecting the provisions of the Services.
- D. The Contractor shall report directly to the District's Designee who shall be the District Manager. Contractor shall use all due care to protect the property of the District, its residents and its landowners from damage and shall follow and be responsible for the completion of the Services. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.

SECTION 3. COMPENSATION.

- A. *Compensation.* In exchange for providing the Services set forth in **Exhibit A**, the District shall pay the Contractor a total of **Thirty-Two Thousand Five Hundred Dollars (\$32,500.00)** upon completion of the Services and acceptance by the District. If the District should desire additional work or services not provided in this Agreement, 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 a work order, addendum, addenda, or change order to this Agreement, as set forth in more detail herein.
- B. *Conditions for Payment.* The District may require, as a condition precedent to making any payment to the Contractor, that all subcontractors, material men, 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.

SECTION 4. WARRANTY AND COVENANT.

- A.** Execution of this Agreement by Contractor is a representation that Contractor has visited the District property where the Services are to be performed and become familiar with the location and any special conditions under which the Services are to be performed. Contractor represents and warrants that its investigation of the District property was performed in detail and was sufficient to disclose the condition of the District property and all improvements thereon, and the conditions under which the Services are to be performed.
- B.** Contractor warrants to District that all materials and equipment furnished under this Agreement will be of good quality and new, that the Services and materials will be free from faults and defects not inherent in the quality required or permitted, and that the Services will conform with the requirements of this Agreement. Services not conforming to these requirements, including substitutions not properly approved and authorized, may be considered defective. If required by the District's Engineer, Contractor shall furnish satisfactory evidence as to the kind and quality of materials and equipment.

Contractor hereby grants to District (or its assignee), its warranty of the quality and adequacy of all the Services, including, without limitation, all labor, materials, and equipment provided by Contractor and its subcontractors of all tiers in connection with the Services. Neither final acceptance of the Services, nor final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient materials or Services. If any of the Services are found to be defective, deficient or not in accordance with the Agreement, Contractor shall correct it promptly after receipt of a written notice from the District and shall correct and pay for any other damage resulting therefrom to District property or the property of landowners within the District. Upon completion of the Services, Contractor shall assign or cause to be assigned to District all manufacturers' and other warranties with respect to all Services.

- C.** Contractor hereby covenants to the District that it shall perform the Services: (i) in a good and workmanlike manner, using its best skill and judgment and in accordance with generally accepted professional and design standards and practices for projects of similar design and complexity as the development occurring within the District; (ii) in compliance with all legal requirements and this Agreement; and (iii) in an expeditious and economical manner consistent with the best interest of the District. Contractor hereby covenants to the District that any work product of the Contractor shall not call for the use nor infringe any patent, trademark, services mark, copyright or other proprietary interest claimed or held by any person or business entity absent prior written consent from the District.

SECTION 5. CARE OF DISTRICT PROPERTY. Contractor shall use all due care to protect the property of 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 and at the sole expense of Contractor.

SECTION 6. INSURANCE.

- A. The Contractor shall, at its own expense, maintain insurance during the performance of the Services under this Agreement, with limits of liability not less than the following:

Workers Compensation	Statutory
General Liability (including Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation, if any.)	
<i>Bodily Injury (including contractual)</i>	\$1,000,000
<i>Property Damage (including contractual)</i>	\$1,000,000
Herbicide and Pesticide Applicators Coverage	\$1,000,000
Automobile Liability (if applicable)	
<i>Bodily Injury and Property Damage</i>	\$1,000,000

- B. Contract shall name the District, its agents, staff, consultants and supervisors, as additional insureds (except for Workers' Compensation coverage). 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 coverages, as certified, shall not be effective without prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, authorized to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VII.
- C. If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), 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. INDEPENDENT CONTRACTOR. It is understood and agreed that at all times the relationship of Contractor and its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor to the District is the relationship of an independent contractor and not that of an employee, agent, joint venturer or partner of the District. Nothing in this Agreement shall be interpreted or construed as creating or establishing the relationship of employer and employee between the District and Contractor or any of its employees, agents, subcontractors, or anyone directly or indirectly employed by Contractor. The Parties acknowledge that Contractor is not an employee for state or federal tax purposes. Contractor shall hire and pay all of Contractor's

employees, agents, subcontractors or anyone directly or indirectly employed by Contractor, all of whom shall be employees of Contractor and not employees of the District and at all times entirely under Contractor's supervision, direction and control.

In particular, the District will not: i) Withhold FICA (Social Security) from Contractor's payments; ii) Make state or federal unemployment insurance contributions on Contractor's behalf; iii) Withhold state or federal income tax from payment to Contractor; iv) Make disability insurance contributions on behalf of Contractor; or v) Obtain workers' compensation insurance on behalf of Contractor.

SECTION 8. COMPLIANCE WITH GOVERNMENTAL REGULATIONS. 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, effective immediately upon the giving of notice of termination.

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

SECTION 10. ENFORCEMENT OF AGREEMENT. In the event that either Party is required to enforce this Agreement by court proceedings or otherwise, then the Parties agree that the substantially prevailing Party shall be entitled to recover from the other all fees and costs incurred, including reasonably attorney's fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 11. 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 District and the Contractor.

SECTION 12. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full powers and authority to comply with the terms and provisions of this Agreement.

SECTION 13. NOTICES. All notices, requests, consents, and other communications under this Agreement (“Notices”) shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the Parties, as follows:

A. If to the District: Wiregrass 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: Sandhill Flats, LLC
201 North Franklin Street, Unit 2000
Tampa, Florida 33602
Attention: _____

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notice 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 other 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 herein.

SECTION 14. ARM’S LENGTH TRANSACTION. This Agreement has been negotiated fully between the District and the Contractor as an arm’s length transaction. Both Parties participated fully in the preparation of this Agreement and had the opportunity to seek advice or received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, both Parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against either the District or the Contractor.

SECTION 15. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the District and the Contractor 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 District and the Contractor 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 District and the Contractor and their respective representatives, successors, and assigns.

SECTION 16. ASSIGNMENT. Neither the District nor the Contractor may assign this Agreement or any monies to become due hereunder without the prior written approval of the other.

SECTION 17. APPLICABLE LAW AND VENUE. This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida. Each party consents that the venue for any litigation arising out of or related to this Agreement shall be in Pasco County, Florida.

SECTION 18. INDEMNIFICATION.

- A.** Subject to the limitation of liability set out below, Contractor, its employees, agents, representatives and subcontractors shall defend, hold harmless and indemnify the District and its supervisors, officers, staff, employees, representatives and agents against any claims, damages, liabilities, losses and costs, including, but not limited to, reasonable attorneys' fees, to the extent caused by the negligent acts or omissions of Contractor, and other persons employed or utilized by Contractor in the performance of this Agreement or the Services performed hereunder.
- B.** Obligations under this section shall include the payment of settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, reasonable attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

SECTION 19. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limited of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature 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 the Doctrine of Sovereign Immunity or by operation of law.

SECTION 20. TERMINATION. The District agrees that the Contractor may terminate this Agreement for cause by providing ten (10) days' written notice of termination to the District; 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 ten (10) days written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all Services rendered up until the effective termination of this Agreement, subject to whatever claims or off sets the District may have against the Contractor as the sole means of recovery for termination.

SECTION 21. 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 Lynn Hayes (“**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, LHAYES@RIZZETTA.COM, OR 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614.

SECTION 22. 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 23. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 24. GOVERNING LANGUAGE. For all purposes, this Agreement shall be the governing document and understanding of the parties. In the event of any conflict between this Agreement and any other document, this Agreement shall govern and control.

SECTION 25. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

SECTION 26. E-VERIFY. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, 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 Section 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 27. 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*.

[Signatures on following page]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year first written above.

Attest:

**WIREGRASS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Witness:

SANDHILL FLATS, LLC

Signature of Witness

By: _____

Print Name: _____

Title: _____

Exhibit A: Scope of Services

Exhibit A Scope of Services



Sandhill Flats – Professional Services Agreement

Date: April 28, 2022

CLIENT: Wiregrass Community Development District
C/O Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Phone: 813-994-1001 Ext. 8024
Email: lhayes@rizzetta.com

Sandhill Flats: Science & Environment-Natural Resources
Sandhill Contact: Justin Grace

Phone: 727-643-1562
Email: justingrace@sandhillflats.com

Project Name/Location: Heuland Pond Blvd. Pond Maintenance

Fee Type: Lump Sum, to be paid at completion.

Retainer: N/A

Estimated Budget: \$32,500

Scope: Sandhill Flats will dewater the existing pond on Heuland Pond Blvd. in order to make the chemical treatment of nuisance species more effective. Upon dewatering, Sandhill will mobilize onsite to chemically treat species including but not limited to torpedograss and primrose willow. The hearty nature of the torpedograss and the lack of maintenance to date will require multiple applications to eradicate the nuisance species. Once the vegetation has died back, Sandhill will remove the biomass from the pond and dispose of it offsite.

Please note, estimated budget does not include monitoring, maintenance, irrigation system installation, construction, as-built surveys, agency negotiations, soil sampling, sod/grassing, mulch, or any items not included with typical planting and installation of the material. Some of the plant material may require grow out time. Schedule assumes no weather delays.

Tab 5

**THIRD AMENDMENT TO THE AGREEMENT FOR WETLAND MONITORING AND
MAINTENANCE SERVICES BETWEEN WIREGRASS COMMUNITY
DEVELOPMENT DISTRICT AND FLORIDA NATIVES NURSERY, INC.**

This Third Amendment (“Third Amendment”) is made and entered into this _____ day of May 2021, by and between:

Wiregrass Community Development District, a local unit of special-purpose government located in Pasco County, Florida, and whose mailing address is 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (“District”), and

Florida Natives Nursery, Inc., a Florida corporation, whose address is 4115 Native Garden Drive, Plant City, Florida 33565 (the “Contractor” and, together with the District, the “Parties”).

RECITALS

WHEREAS, on June 22, 2016, the District and the Contractor entered into that *Agreement for Wetland Monitoring and Maintenance Services* (the “Services Agreement”), attached hereto as **Exhibit A**, as amended from time to time; and

WHEREAS, pursuant to Sections 3(c) and 10 of the Services Agreement, the Parties desire to amend and supplement the Services Agreement to provide for additional services as described in more particular detail below and in the attached **Exhibit B**, which is incorporated by reference (“Additional Services”); and

WHEREAS, each of the Parties hereto has the authority to execute this Third Amendment and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Third Amendment so that this Third Amendment 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 are hereby acknowledged, the District and the Contractor agree as follows:

SECTION 1. The Services Agreement is hereby affirmed, and the Parties hereto agree that it continues to constitute a valid and binding agreement between the Parties. Except as described in Section 2 of this Third Amendment, nothing herein shall modify the rights and obligations of the Parties under the Services Agreement. All of the remaining provisions, including, but not limited to, the engagement of services, indemnification, and sovereign immunity provisions, remain in full effect and fully enforceable.

SECTION 2. The Services Agreement is hereby amended as follows:

- A.** The Services Agreement is hereby amended to include the provision of the Additional Services, the scope of which is described in **Exhibit B**.

- B.** As compensation for the Additional Services to be provided, the District agrees to pay Contractor Four Thousand Seven Hundred Fifty Dollars (\$4,750.00) annually. Such payment shall be due and payable in accordance with the terms of the Services Agreement.

SECTION 3. To the extent that any of the provisions of this Third Amendment are in conflict with the provisions of the Services Agreement, this Third Amendment shall control.

IN WITNESS WHEREOF, the Parties hereto have signed this Third Amendment to the Services Agreement on the day and year first written above.

ATTEST:

**WIREGRASS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

FLORIDA NATIVES NURSERY, INC.

By: _____

By: _____

Its: _____

Exhibit A: Agreement for Wetland Monitoring and Maintenance Services

Exhibit B: Proposal for Additional Services

EXHIBIT A TO THIRD AMENDMENT
Agreement for Wetland Monitoring and Maintenance Services

**AGREEMENT FOR WETLAND MONITORING AND MAINTENANCE SERVICES
BETWEEN WIREGRASS COMMUNITY DEVELOPMENT DISTRICT
AND FLORIDA NATIVES NURSERY, INC.**

THIS AGREEMENT (the "Agreement") is made and entered into this 22nd day of June, 2016, 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, with a mailing address of 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544 (the "District"); and

Florida Natives Nursery, Inc., a Florida corporation, whose address is 4115 Native Garden Drive, Plant City, Florida 33565 (the "Contractor").

RECITALS

WHEREAS, the District was established pursuant to Chapter 190, *Florida Statutes*, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure improvements; and

WHEREAS, the District owns and maintains certain wetlands within its boundaries identified on the attached **Exhibit A** (the "Property"); and

WHEREAS, the District desires to retain an independent contractor to provide quarterly wetland monitoring and maintenance services described herein and in the attached **Exhibit B**, which is incorporated herein by reference, within the Property (the "Services"); and

WHEREAS, the Contractor represents that it is capable, willing and able to provide the Services, and desires to contract with the District to do so in accordance with the terms of this Agreement; 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. 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 duties, obligations, and responsibilities of the Contractor are to provide the necessary labor, materials equipment, tools, expertise and supplies and perform all

tasks necessary for the provision of quarterly wetland monitoring and maintenance services, as such services are detailed in **Exhibit B** hereto, within the Property.

- B.** Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District and in accordance with this Agreement. Contractor shall use industry best practices and procedures when carrying out the Services.
- C.** 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, ordinances and regulations affecting the provision of the Services.
- D.** The Contractor shall report directly to the District's Designee who shall be the District Manager. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage and shall follow and be responsible for the Services set forth in **Exhibit B**. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours of such damage.

SECTION 3. COMPENSATION; TERM.

- A.** As compensation for the Services, the District agrees to pay the Contractor Two Thousand and Two Hundred Dollars (\$2,200.00) on an annual basis, which amount includes all items, labor and materials necessary to complete the Services. The Contractor shall invoice the District upon completion of the Services and the District shall provide payment within thirty (30) days of receipt of such an invoice, or within such earlier time as provided by the Prompt Payment Act.
- B.** The term of this Agreement shall commence on July 1, 2016 and shall expire on June 30, 2019, unless terminated earlier in accordance with the terms set forth herein.
- C.** If the District should desire additional work or services not provided in **Exhibit B**, 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 a work order, addendum, addenda, or change order to this Agreement. Any additional compensation for additional duties shall be paid only as negotiated between the parties and upon the written authorization of both the Contractor and the District.
- D.** The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, material men, 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.

SECTION 4. PERMITS. Contractor agrees and understands that the Services performed for the District pursuant to any local, state, or federal permit issued in the name of the District must be performed in compliance with the conditions contained in such permits. It is distinctly understood and agreed that the approval and/or acceptance of any part of the Services by the District as in compliance with the terms of this Agreement and related permits covering said Services, shall not operate as a waiver by the District of compliance by the Contractor with any other terms and conditions of the contract, federal, state or local rules and statutes and applicable permits. Failure of the Contractor to perform any work required by this Agreement or applicable federal, state, local or other permit, statute or regulation, after receipt of written notice of such failure to perform from the District, will entitle the District to perform said work and to recover the reasonable cost for such work from the Contractor. The District may (i) require payment by the Contractor for the reasonable cost of such work, (ii) reduce the sums of money due Contractor by the cost of such work and/or (iii) terminate this Agreement, effective as of the date of notice of such termination, at the sole discretion of the District. Any fines, penalties or other losses to the District from any failure on the part of Contractor to comply with the conditions, terms or other restrictions contained in the District's permits shall be the sole responsibility of Contractor, who hereby agrees to defend, indemnify, hold harmless, reimburse or otherwise make whole the District in such an event.

SECTION 5. INSURANCE. Contractor shall, at its own expense, maintain insurance during the performance of the Services, with limits of liability not less than the following:

Workers Compensation	statutory
General Liability	
<i>Bodily Injury (including contractual)</i>	\$1,000,000/\$2,000,000
<i>Property Damage (including contractual)</i>	\$1,000,000/\$2,000,000
Automobile Liability (if applicable)	
<i>Bodily Injury and Property Damage</i>	\$1,000,000
Pollution Liability Insurance	\$1,000,000/\$2,000,000

Contractor shall provide District with a certificate naming the District as an additional insured. At no time shall Contractor be without insurance in the above amounts. No policy may be canceled during the term of this Agreement without at least thirty (30) days written notice to the District. An insurance certificate evidencing compliance with this section shall be sent to the District prior to the commencement of any performance under this Agreement.

SECTION 6. INDEPENDENT CONTRACTOR. It is understood and agreed that at all times the relationship of Contractor and its employees, agents, subcontractors or anyone directly or

indirectly employed by Contractor is the relationship of an independent contractor and not that of an employee, agent, joint venturer or partner of the District. Nothing in this Agreement shall be interpreted or construed as creating or establishing the relationship of employer and employee between the District and Contractor or any of its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor. The parties acknowledge that Contractor is not an employee for state or federal tax purposes. Contractor shall hire and pay all of Contractor's employees, agents, subcontractors or anyone directly or indirectly employed by Contractor, all of whom shall be employees of Contractor and not employees of District and at all times entirely under Contractor's supervision, direction and control.

In particular, District will not: i) Withhold FICA (Social Security) from Contractor's payments; ii) Make state or federal unemployment insurance contributions on Contractor's behalf; iii) Withhold state or federal income tax from payment to Contractor; iv) Make disability insurance contributions on behalf of Contractor; or v) Obtain workers' compensation insurance on behalf of Contractor.

SECTION 7. COMPLIANCE WITH LAWS, ORDINANCES AND REGULATIONS. In performing its obligations under this Agreement, Contractor and each of its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor shall comply with all applicable laws, ordinances, rules, regulations, and orders of any public or governmental authority having appropriate jurisdiction, including all laws, regulations and rules relating to immigration and/or the status of foreign workers. Contractor shall initiate, maintain, and supervise all safety precautions and programs in connection with its obligations herein. Contractor shall ensure that all of Contractor's employees, agents, subcontractors or anyone directly or indirectly employed by Contractor observe Contractor's rules and regulations of safety and conduct. Contractor shall take all reasonable precautions for the safety of and shall provide all reasonable protection to prevent damage, injury or loss to all of its employees, agents and subcontractors performing its obligations herein and other persons who may be affected, and any material, equipment and other property. Contractor shall remedy all damage or loss to any property caused in whole or in part by Contractor, its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor, or by anyone for whose acts Contractor may be liable. Contractor shall indemnify District for all damage or losses it may incur or be exposed to because of Contractor or any of its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor's failure to comply with the provisions contained herein.

SECTION 8. 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 actual damages 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 9. ENFORCEMENT OF AGREEMENT. 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 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 10. 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 District and the Contractor.

SECTION 11. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this instrument.

SECTION 12. NOTICES. All notices, requests, consents and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

- A. If to Contractor:** Florida Natives Nursery, Inc.
4115 Native Garden Drive
Plant City, Florida 33565
Attn: _____
- B. If to District:** Wiregrass Community Development District
5844 Old Pasco Road, Suite 100
Wesley Chapel, Florida 33544
Attn: District Manager
- With a copy to:** Hopping Green & Sams, P.A.
119 South Monroe Street, Suite 300
Post Office Box 6526
Tallahassee, Florida 32314
Attn: District Counsel

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth 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 Notice 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 other 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 herein.

SECTION 13. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. Both parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, both parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against either the District or the Contractor.

SECTION 14. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the District and the Contractor 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 District and the Contractor 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 District and the Contractor and their respective representatives, successors, and assigns.

SECTION 15. ASSIGNMENT. Neither the District nor the Contractor may assign this Agreement or any monies to become due hereunder without the prior written approval of the other.

SECTION 16. APPLICABLE LAW AND VENUE. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Each party consents that the venue for any litigation arising out of or related to this Agreement shall be in Pasco County, Florida.

SECTION 17. INDEMNIFICATION.

- A. Contractor, its employees, agents and subcontractors shall defend, hold harmless and indemnify the District and its supervisors, officers, staff, representatives and agents against any claims, damages, liabilities, losses and costs, including, but not limited to, reasonable attorneys' fees, to the extent caused by the acts or omissions of Contractor, and other persons employed or utilized by Contractor in the performance of this Agreement.
- B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, paralegal fees and expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

SECTION 18. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature 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 the Doctrine of Sovereign Immunity or by operation of law.

SECTION 19. TERMINATION. The District agrees that the Contractor may terminate this Agreement for cause by providing thirty (30) days written notice of termination to the District; 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 Services rendered up until the effective termination of this Agreement, subject to whatever claims or offsets the District may have against the Contractor as the sole means of recovery for termination.

SECTION 20. OWNERSHIP OF DOCUMENTS. All rights in and title to all plans, drawings, specifications, ideas, concepts, designs, sketches, models, programs, software, creation, inventions, reports, or other tangible work product originally developed by Contractor pursuant to this Agreement shall be and remain the sole and exclusive property of the District when developed and shall be considered work for hire.

SECTION 21. 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 Clifton Fischer ("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,

**CFISCHER@RIZZETTA.COM, OR 5844 OLD PASCO ROAD,
SUITE 100, WESLEY CHAPEL, FLORIDA 33544.**

SECTION 22. 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 23. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 24. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

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


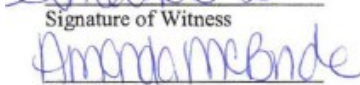
Attest:


Secretary/Assistant Secretary

Wiregrass Community Development District


Chairman, Board of Supervisors

Witness:


Signature of Witness

Print Name

Florida Natives Nursery, Inc.

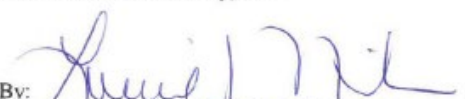
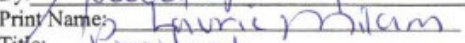

By: 
Print Name: 
Title: 

Exhibit A: Map of the Property

Exhibit B: Scope of Services

EXHIBIT A

MAP OF THE PROPERTY

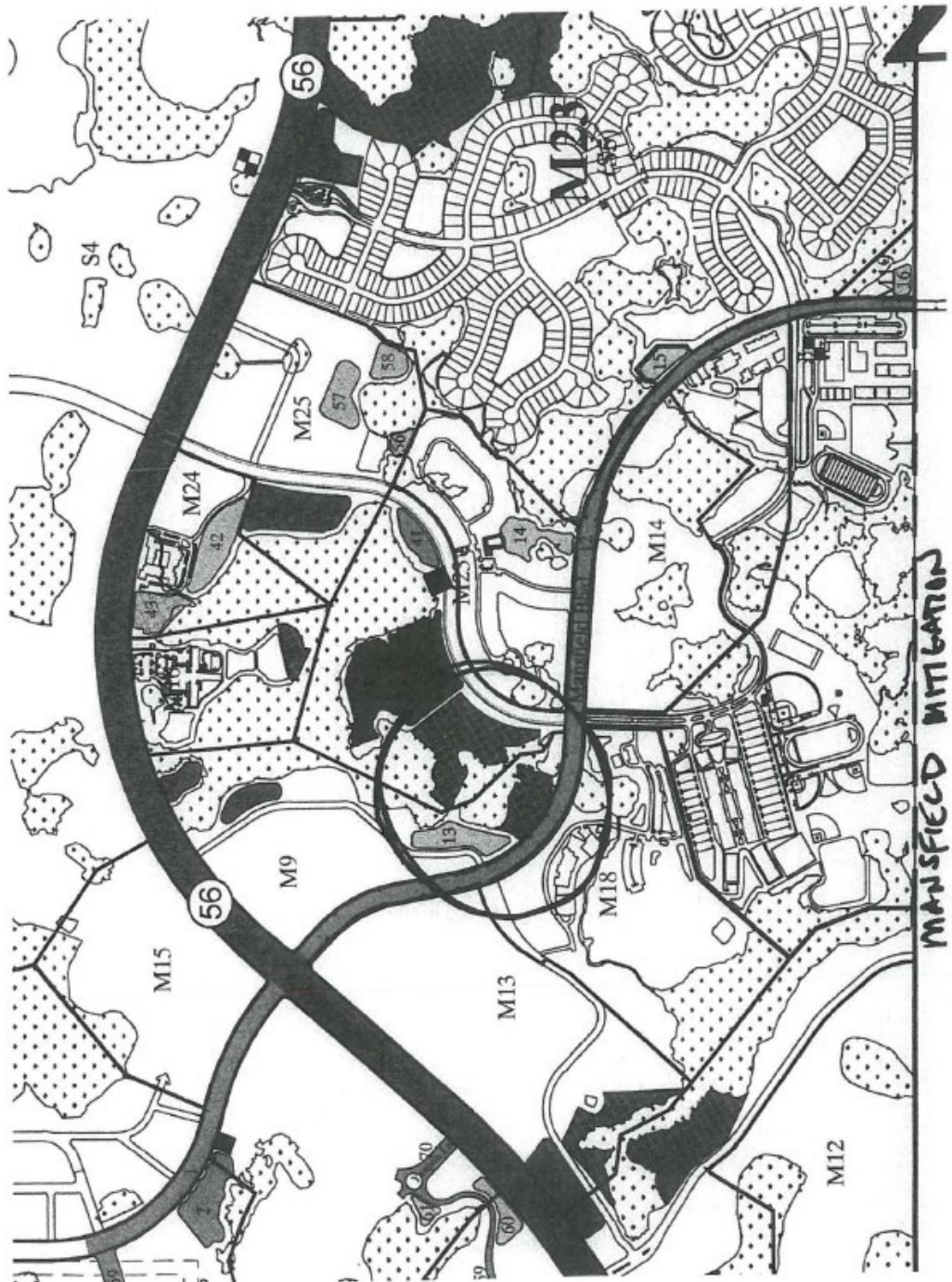


EXHIBIT B

SCOPE OF SERVICES

Description	Qty	Cost	Total
Resume mitigation maintenance of wetland adjacent to Mansfield.			
Quarterly Mitigation Maintenance: Mitigation maintenance includes manual, mechanical, and herbicide maintenance controls of nuisance/invasive vegetation.	4	550.00	2,200.00
		<i>Total</i>	\$2,200.00

EXHIBIT B TO THIRD AMENDMENT
Proposal for Additional Services

Florida Natives Nursery, Inc.
 4115 Native Garden Drive
 Plant City, Florida 33565
 Phone # (813) 754-1900

PROPOSAL

Date	Proposal #
4/18/2022	9773

Name / Address
Wiregrass Community Development District C/o Rizzetta & Company 3434 Colwell Ave, Suite 200 Tampa, FL 33614

			Project
			G-27 Reverse Fro...
Description	Qty	Cost	Total
Quarterly Mitigation Maintenance: YEAR 1 Mitigation maintenance includes manual, mechanical, and herbicide maintenance controls of nuisance/invasive vegetation. Note: Due to the rapid increases of herbicide and fuel FNN will be taking this contract at an annual basis.	5	950.00	4,750.00
			0.00
This proposal is valid for *30* days from date of original proposal.		Subtotal	\$4,750.00
Proposal is only for the work stated above. No additional work is implied. Additional work not included in the above description will be at an additional charge. Unless otherwise specified, proposals are valid for 30 days from date on proposal.		Sales Tax (8.5%)	\$0.00
		Total	\$4,750.00

Signature _____

Tab 6



Rizzetta & Company

Wiregrass Community Development District

wiregrasscdd.org

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

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Rizzetta & Company

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

	Chart of Accounts Classification	Actual YTD through 03/31/22	Projected Annual Totals 2021/2022	Annual Budget for 2021/2022	Projected Budget variance for 2021/2022	Budget for 2022/2023	Budget Increase (Decrease) vs 2021/2022	Comments
1								
2	REVENUES							
3	Interest Earnings							
4	Interest Earnings	\$ 30	\$ 30	\$ -	\$ 30	\$ -	\$ -	
5	Special Assessments							
6	Tax Roll*	\$ 316,783	\$ 316,783	\$ 314,009	\$ 2,774	\$ 430,496	\$ 116,487	
7	Off Roll*	\$ 49,650	\$ 49,650	\$ 49,650	\$ -	\$ -	\$ (49,650)	
8								
9	TOTAL REVENUES	\$ 366,462	\$ 366,463	\$ 363,659	\$ 2,804	\$ 430,496	\$ 66,837	
10								
11	Balance Forward from Prior Year	\$ -	\$ -	\$ 125,352	\$ (125,352)	\$ 80,000	\$ (45,352)	
12								
13	TOTAL REVENUES AND BALANCE FORWARD	\$ 366,462	\$ 366,463	\$ 489,011	\$ (122,548)	\$ 510,496	\$ 21,485	
14								
17	EXPENDITURES - ADMINISTRATIVE							
18								
19	Legislative							
20	Supervisor Fees	\$ 400	\$ 800	\$ 2,400	\$ 1,600	\$ 2,400	\$ -	1 BOS paid
21	Financial & Administrative							
22	Administrative Services	\$ 1,545	\$ 3,090	\$ 3,090	\$ -	\$ 3,245	\$ 155	Cost of living adjustment
23	District Management	\$ 7,000	\$ 14,000	\$ 14,000	\$ -	\$ 14,700	\$ 700	Cost of living adjustment
24	District Engineer	\$ 2,030	\$ 4,060	\$ 15,000	\$ 10,940	\$ 15,000	\$ -	
25	Disclosure Report	\$ 6,000	\$ 6,000	\$ 6,000	\$ -	\$ 6,000	\$ -	
26	Trustees Fees	\$ 7,301	\$ 9,000	\$ 9,000	\$ -	\$ 9,000	\$ -	
27	Tax Collector /Property Appraiser Fees	\$ -	\$ 150	\$ 150	\$ -	\$ 150	\$ -	
28	Financial & Revenue Collections	\$ 1,800	\$ 3,600	\$ 3,600	\$ -	\$ 3,780	\$ 180	Cost of living adjustment
29	Accounting Services	\$ 6,180	\$ 12,360	\$ 12,360	\$ -	\$ 12,978	\$ 618	Cost of living adjustment
30	Auditing Services	\$ -	\$ 3,510	\$ 3,510	\$ -	\$ 3,510	\$ -	Berger Audit = \$3,510 thru FY 23/24
31	Arbitrage Rebate Calculation	\$ 450	\$ 900	\$ 2,250	\$ 1,350	\$ 900	\$ (1,350)	Series 2014 & 2016 Confirmed with AMTEC
32	Public Officials Liability Insurance	\$ 2,481	\$ 2,481	\$ 2,599	\$ 118	\$ 2,791	\$ 192	Per EGIS estimate
33	Miscellaneous Mailings	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -	
34	Legal Advertising	\$ 350	\$ 700	\$ 1,000	\$ 300	\$ 1,000	\$ -	
35	Dues, Licenses & Fees	\$ 275	\$ 550	\$ 175	\$ (375)	\$ 175	\$ -	
36	Assessment Roll	\$ 6,000	\$ 6,000	\$ 6,000	\$ -	\$ 6,300	\$ 300	Cost of living adjustment
37	Website Hosting, Maintenance, Backup (and	\$ 2,588	\$ 5,176	\$ 5,500	\$ 324	\$ 3,638	\$ (1,862)	Rizzetta Tech & Campus Suite Contracts
38	Legal Counsel							
39	District Counsel	\$ 9,023	\$ 18,046	\$ 15,000	\$ (3,046)	\$ 20,000	\$ 5,000	DC Confirmed
40								
41	Administrative Subtotal	\$ 53,423	\$ 90,423	\$ 102,134	\$ 11,711	\$ 106,067	\$ 3,933	
42								

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

	Chart of Accounts Classification	Actual YTD through 03/31/22	Projected Annual Totals 2021/2022	Annual Budget for 2021/2022	Projected Budget variance for 2021/2022	Budget for 2022/2023	Budget Increase (Decrease) vs 2021/2022	Comments
43	EXPENDITURES - FIELD OPERATIONS							
44								
45	Electric Utility Services							
46	Street Lights	\$ 41,653	\$ 83,306	\$ 101,200	\$ 17,894	\$ 133,180	\$ 31,980	Adding 82 additional street lights to Persimmon Park Phase 2 -\$2,665 per month
47	Utility Bond	\$ -	\$ -	\$ 6,000	\$ 6,000	\$ 6,000	\$ -	
48	Utility-Fountains	\$ -	\$ -	\$ 1,500	\$ 1,500	\$ 1,500	\$ -	Fountains added to Persimmon Park
49	Water-Sewer Combination Services							
50	Stormwater Control							
51	Aquatic Maintenance	\$ -	\$ -	\$ 15,000	\$ 15,000	\$ 25,000	\$ 10,000	Future pond clean up projects
52	Wetland Area Monitoring & Maintenance	\$ 36,152	\$ 72,304	\$ 20,000	\$ (52,304)	\$ 25,000	\$ 5,000	Per contract Florida Natives Nursery \$13,680 + additional future services
53	Aquatic Plant Replacement	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ 10,000	\$ -	Persimmon Park 1 & 2
54	Lake/Pond Bank Maintenance	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	Pond bank mowing
55	Other Physical Environment							
56	General Liability Insurance	\$ 3,032	\$ 3,032	\$ 3,177	\$ 145	\$ 3,411	\$ 234	Per EGIS estimate
57	Maintenance Bond	\$ 4,338	\$ 4,338	\$ 23,000	\$ 18,662	\$ 4,338	\$ (18,662)	WREC utility bond annual premium based on bond value - \$92K per WREC/EGIS
58	Landscape Maintenance	\$ 75,900	\$ 151,800	\$ 162,000	\$ 10,200	\$ 162,000	\$ -	Adding areas to scope
59	Landscape - Mulch	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	Trees along roadways/ponds
60	Lift Station Perimeter Maintenance	\$ -	\$ -	\$ 9,000	\$ 9,000	\$ 9,000	\$ -	Fencing & gate repairs- Persimmon Park/Heuland pond entrance to Windermere
61	Landscape Replacement Plants, Shrubs, Trees	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ 5,000	\$ (5,000)	
62	Road & Street Facilities							
63	Sidewalk Repair & Maintenance	\$ 2,500	\$ 5,000	\$ 2,500	\$ (2,500)	\$ 5,000	\$ 2,500	
64	Contingency							
65	Miscellaneous Contingency	\$ 4,144	\$ 8,288	\$ 5,000	\$ (3,288)	\$ 5,000	\$ -	
66								
67	Field Operations Subtotal	\$ 167,719	\$ 328,068	\$ 386,877	\$ 58,809	\$ 404,429	\$ 17,552	
68								
69	TOTAL EXPENDITURES	\$ 221,143	\$ 418,491	\$ 489,011	\$ 70,519	\$ 510,496	\$ 21,485	
70								
71	EXCESS OF REVENUES OVER	\$ 145,319	\$ (52,028)	\$ -	\$ (52,029)	\$ -	\$ -	

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

	Chart of Accounts Classification	Actual YTD through 03/31/22	Projected Annual Totals 2021/2022	Annual Budget for 2021/2022	Projected Budget variance for 2021/2022	Budget for 2022/2023	Budget Increase (Decrease) vs 2021/2022	Comments
1								
2	REVENUES							
3	Interest Earnings							
4	Interest Earnings	\$ 14	\$ 14	\$ -	\$ 14	\$ -	\$ -	
5	Special Assessments							
6	Tax Roll*	\$ 564,984	\$ 564,984	\$ 564,984	\$ -	\$590,819.52	\$ 25,836	
7	Off Roll*	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
8								
9	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -		
10								
11	TOTAL REVENUES AND BALANCE FORWARD	\$ 564,998	\$ 564,998	\$ 564,984	\$ 14	\$590,819.52	\$ 25,836	
12								
13	EXPENDITURES							
14								
15	Financial and Administrative							
16	Assessment Roll	\$ 1,500	\$ 1,500	\$ 1,500	\$ -	\$ 1,575	\$ 75	
17	Reclaimed Accounting fee	\$ 3,000	\$ 3,000	\$ 6,000	\$ 3,000	\$ 6,300	\$ 300	
18	Water-Sewer Combination Services							
19	Utility - Reclaimed Irrigation	\$ 299,578	\$ 599,156	\$ 557,484	\$ (41,672)	\$ 582,945	\$ 25,461	Estimated provided by Developer
20								
21	TOTAL EXPENDITURES	\$ 304,078	\$ 603,656	\$ 564,984	\$ (38,672)	\$590,819.52	\$ 25,836	
22								
23	EXCESS OF REVENUES OVER	\$ 260,920	\$ (38,658)	\$ -	\$ (38,658)	\$ -	\$ 0	

Wiregrass Community Development District
Debt Service
Fiscal Year 2022/2023

Chart of Accounts Classification	Series 2014	Series 2016	Budget for 2022/2023
REVENUES			
Special Assessments			
Net Special Assessments	\$940,412.00	\$611,760.16	\$1,552,172.15
TOTAL REVENUES	\$940,412.00	\$611,760.16	\$1,552,172.15
EXPENDITURES			
Administrative			
Financial & Administrative			
Debt Service Obligation	\$940,412.00	\$611,760.16	\$1,552,172.15
Administrative Subtotal	\$940,412.00	\$611,760.16	\$1,552,172.15
TOTAL EXPENDITURES	\$940,412.00	\$611,760.16	\$1,552,172.15
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00	\$0.00

Collection and Discount % applicable to the county:

6.0%

Gross assessments

\$1,649,842.85

Notes:

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

Wiregrass Community Development District

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

2022/2023 O&M Budget		\$430,496.00
Pasco County Collection Costs:	2%	\$9,159.49
Early Payment Discount:	4%	\$18,318.98
2022/2023 Total:		<u>\$457,974.47</u>
2021/2022 O&M Budget		\$363,659.00
2022/2023 O&M Budget		\$430,496.00
Total Difference:		<u>\$66,837.00</u>
2022/2023 Irrigation Budget		\$590,819.52
Pasco County Collection Costs:	2%	\$12,570.63
Early Payment Discount:	4%	\$25,141.26
2022/2023 Total:		<u>\$628,531.40</u>
2021/2022 Irrigation Budget		\$564,984.20
2022/2023 Irrigation Budget		\$590,819.52
Total Difference:		<u>\$25,835.32</u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2021/2022	2022/2023	\$	%
<u>Non-Residential</u>				
Operations/Maintenance - Retail (Audi)	\$280.69	\$331.20	\$50.51	17.99%
Irrigation - Retail (Audi)	\$93.08	\$92.59	-\$0.49	-0.53%
Total	\$373.77	\$423.79	\$50.02	13.38%
Operations/Maintenance - Hotel (Fairfield Inn)	\$146.45	\$172.81	\$26.36	18.00%
Irrigation - Hotel (Fairfield Inn)	\$46.71	\$46.45	-\$0.26	-0.55%
Total	\$193.16	\$219.26	\$26.10	13.51%
Operations/Maintenance - Industrial (Morningstar)	\$207.47	\$244.81	\$37.34	18.00%
Irrigation - Industrial (Morningstar)	\$38.08	\$37.71	-\$0.37	-0.96%
Total	\$245.55	\$282.52	\$36.97	15.06%
Operations/Maintenance - Culvers (Retail)	\$280.69	\$331.20	\$50.51	17.99%
Irrigation - Culvers (Retail)	\$568.16	\$567.66	-\$0.49	-0.09%
Total	\$848.85	\$898.86	\$50.02	5.89%
Operations/Maintenance - Kiddie Academy (Retail)	\$280.69	\$331.20	\$50.51	17.99%
Irrigation - Kiddie Academy (Retail)	\$232.76	\$232.27	-\$0.49	-0.21%
Total	\$513.45	\$563.47	\$50.02	9.74%
Series 2014 Debt Service - Hospital (NTBH)	\$904.03	\$904.03	\$0.00	0.00%
Operations/Maintenance - Hospital (NTBH)	\$145.51	\$171.69	\$26.18	17.99%
Irrigation - Hospital (NTBH)	\$58.92	\$58.66	-\$0.26	-0.44%
Total	\$1,108.46	\$1,134.38	\$25.92	2.34%
Operations/Maintenance - 7-11 (Retail)	\$0.00	\$331.20	\$331.20	(1)
Irrigation - 7-11 (Retail)	\$0.00	\$454.42	\$454.42	(2)
Total	\$0.00	\$785.62	\$785.62	(1)(2)

Residential

Operations/Maintenance - Apartments (BH)	\$61.02	\$72.01	\$10.99	18.01%
Irrigation - Apartments (BH)	\$64.36	\$64.26	-\$0.11	-0.17%
Total	\$125.38	\$136.27	\$10.88	8.68%
Operations/Maintenance - Apartments (Altis)	\$61.02	\$72.01	\$10.99	18.01%
Irrigation - Apartments (Altis)	\$64.03	\$63.92	-\$0.11	-0.17%
Total	\$125.05	\$135.93	\$10.88	8.70%

Wiregrass Community Development District

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

2022/2023 O&M Budget		\$430,496.00
Pasco County Collection Costs:	2%	\$9,159.49
Early Payment Discount:	4%	\$18,318.98
2022/2023 Total:		<u>\$457,974.47</u>
2021/2022 O&M Budget		\$363,659.00
2022/2023 O&M Budget		\$430,496.00
Total Difference:		<u><u>\$66,837.00</u></u>
2022/2023 Irrigation Budget		\$590,819.52
Pasco County Collection Costs:	2%	\$12,570.63
Early Payment Discount:	4%	\$25,141.26
2022/2023 Total:		<u>\$628,531.40</u>
2021/2022 Irrigation Budget		\$564,984.20
2022/2023 Irrigation Budget		\$590,819.52
Total Difference:		<u><u>\$25,835.32</u></u>

PER UNIT ANNUAL ASSESSMENT

2021/2022

2022/2023

Proposed Increase / Decrease

\$

%

The Arbors

Series 2016 Debt Service - Townhome - Parcel M21	\$797.19	\$797.19	\$0.00	0.00%
Operations/Maintenance - Townhome - Parcel M21	\$145.51	\$171.69	\$26.18	17.99%
Irrigation - Townhome - Parcel M21	\$390.79	\$390.54	-\$0.26	-0.07%
Total	\$1,333.49	\$1,359.42	\$25.92	1.94%
Series 2016 Debt Service - SF - Parcel M21	\$1,407.15	\$1,407.15	\$0.00	0.00%
Operations/Maintenance - SF - Parcel M21	\$244.08	\$288.00	\$43.92	17.99%
Irrigation (Active) - SF 30 - 40 - Parcel M21	\$553.10	\$552.67	-\$0.43	-0.08%
Total	\$2,204.33	\$2,247.82	\$43.49	1.97%
Series 2016 Debt Service - SF - Parcel M21	\$1,407.15	\$1,407.15	\$0.00	0.00%
Operations/Maintenance - SF - Parcel M21	\$244.08	\$288.00	\$43.92	17.99%
Irrigation (Active) - SF 41 - 50 - Parcel M21	\$594.98	\$594.54	-\$0.43	-0.07%
Total	\$2,246.21	\$2,289.69	\$43.49	1.94%
Series 2016 Debt Service - SF - Parcel M21	\$1,407.15	\$1,407.15	\$0.00	0.00%
Operations/Maintenance - SF - Parcel M21	\$244.08	\$288.00	\$43.92	17.99%
Irrigation (Active) - SF 51 - 60 - Parcel M21	\$636.72	\$636.29	-\$0.43	-0.07%
Total	\$2,287.95	\$2,331.44	\$43.49	1.90%
Series 2016 Debt Service - SF - Parcel M21	\$1,407.15	\$1,407.15	\$0.00	0.00%
Operations/Maintenance - SF - Parcel M21	\$244.08	\$288.00	\$43.92	17.99%
Irrigation (Active) - SF 61 - 70 - Parcel M21	\$678.46	\$678.03	-\$0.43	-0.06%
Total	\$2,329.69	\$2,373.18	\$43.49	1.87%
Series 2016 Debt Service - SF - Parcel M21	\$1,407.15	\$1,407.15	\$0.00	0.00%
Operations/Maintenance - SF - Parcel M21	\$244.08	\$288.00	\$43.92	17.99%
Irrigation (Active) - SF 71 - 80 - Parcel M21	\$720.34	\$719.91	-\$0.43	-0.06%
Total	\$2,371.57	\$2,415.06	\$43.49	1.83%

Windermere

Series 2014 Debt Service - Townhome	\$797.19	\$797.19	\$0.00	0.00%
Operations/Maintenance - Townhome	\$145.51	\$171.69	\$26.18	17.99%
Irrigation (Active) - Townhome	\$308.22	\$307.96	-\$0.26	-0.08%
Total	\$1,250.92	\$1,276.84	\$25.92	2.07%

Wiregrass Community Development District

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

2022/2023 O&M Budget		\$430,496.00
Pasco County Collection Costs:	2%	\$9,159.49
Early Payment Discount:	4%	\$18,318.98
2022/2023 Total:		<u>\$457,974.47</u>
2021/2022 O&M Budget		\$363,659.00
2022/2023 O&M Budget		\$430,496.00
Total Difference:		<u><u>\$66,837.00</u></u>
2022/2023 Irrigation Budget		\$590,819.52
Pasco County Collection Costs:	2%	\$12,570.63
Early Payment Discount:	4%	\$25,141.26
2022/2023 Total:		<u>\$628,531.40</u>
2021/2022 Irrigation Budget		\$564,984.20
2022/2023 Irrigation Budget		\$590,819.52
Total Difference:		<u><u>\$25,835.32</u></u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2021/2022	2022/2023	\$	%
<u>Ridge</u>				
Series 2014 Debt Service - Single Family	\$1,275.51	\$1,275.51	\$0.00	0.00%
Operations/Maintenance - Single Family	\$244.08	\$288.00	\$43.92	17.99%
Irrigation (Active) - Single Family 30 - 40'	\$516.85	\$516.42	-\$0.43	-0.08%
Total	\$2,036.44	\$2,079.93	\$43.49	2.14%
Series 2014 Debt Service - Single Family	\$1,275.51	\$1,275.51	\$0.00	0.00%
Operations/Maintenance - Single Family	\$244.08	\$288.00	\$43.92	17.99%
Irrigation (Active) - Single Family 41 - 50'	\$558.72	\$558.29	-\$0.43	-0.08%
Total	\$2,078.31	\$2,121.80	\$43.49	2.09%
Series 2014 Debt Service - Single Family	\$1,275.51	\$1,275.51	\$0.00	0.00%
Operations/Maintenance - Single Family	\$244.08	\$288.00	\$43.92	17.99%
Irrigation (Active) - Single Family 51 - 60'	\$600.46	\$600.03	-\$0.43	-0.07%
Total	\$2,120.05	\$2,163.54	\$43.49	2.05%
Series 2014 Debt Service - Single Family	\$1,275.51	\$1,275.51	\$0.00	0.00%
Operations/Maintenance - Single Family	\$244.08	\$288.00	\$43.92	17.99%
Irrigation (Active) - Single Family 61 - 70'	\$642.21	\$641.78	-\$0.43	-0.07%
Total	\$2,161.80	\$2,205.29	\$43.49	2.01%
Series 2014 Debt Service - Single Family	\$1,275.51	\$1,275.51	\$0.00	0.00%
Operations/Maintenance - Single Family	\$244.08	\$288.00	\$43.92	17.99%
Irrigation (Active) - Single Family 71 - 80'	\$684.08	\$683.65	-\$0.43	-0.06%
Total	\$2,203.67	\$2,247.16	\$43.49	1.97%
Series 2014 Debt Service - Single Family	\$1,275.51	\$1,275.51	\$0.00	0.00%
Operations/Maintenance - Single Family	\$244.08	\$288.00	\$43.92	17.99%
Irrigation (Active) - Single Family 71 - 80' Plus	\$728.12	\$727.69	-\$0.43	-0.06%
Total	\$2,247.71	\$2,291.20	\$43.49	1.93%

Persimmon Park

Series 2016 Debt Service - Single Family - Parcel M21 (PP)	\$1,407.15	\$1,407.15	\$0.00	0.00%
Operations/Maintenance - Single Family - Parcel M21 (PP)	\$244.08	\$288.00	\$43.92	17.99%

Wiregrass Community Development District

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

2022/2023 O&M Budget		\$430,496.00
Pasco County Collection Costs:	2%	\$9,159.49
Early Payment Discount:	4%	\$18,318.98
2022/2023 Total:		<u>\$457,974.47</u>
2021/2022 O&M Budget		\$363,659.00
2022/2023 O&M Budget		\$430,496.00
Total Difference:		<u>\$66,837.00</u>
2022/2023 Irrigation Budget		\$590,819.52
Pasco County Collection Costs:	2%	\$12,570.63
Early Payment Discount:	4%	\$25,141.26
2022/2023 Total:		<u>\$628,531.40</u>
2021/2022 Irrigation Budget		\$564,984.20
2022/2023 Irrigation Budget		\$590,819.52
Total Difference:		<u>\$25,835.32</u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2021/2022	2022/2023	\$	%
Irrigation (Active) - Single Family 30 - 40'	\$539.83	\$492.03	-\$47.79	-8.85%
Total	\$2,191.06	\$2,187.18	-\$3.87	-0.18%
Series 2016 Debt Service - Single Family - Parcel M21 (PP)	\$1,407.15	\$1,407.15	\$0.00	0.00%
Operations/Maintenance - Single Family - Parcel M21 (PP)	\$244.08	\$288.00	\$43.92	17.99%
Irrigation (Not Active to Active) - Single Family 30 - 40'	\$539.83	\$492.03	-\$47.79	-8.85%
Total	\$2,191.06	\$2,187.18	-\$3.87	-0.18%
Series 2016 Debt Service - Single Family - Parcel M21 (PP)	\$1,407.15	\$1,407.15	\$0.00	0.00%
Operations/Maintenance - Single Family - Parcel M21 (PP)	\$244.08	\$288.00	\$43.92	17.99%
Irrigation (Active) - Single Family 41 - 50'	\$581.70	\$533.91	-\$47.79	-8.22%
Total	\$2,232.93	\$2,229.06	-\$3.87	-0.17%
Series 2016 Debt Service - Single Family - Parcel M21 (PP)	\$1,407.15	\$1,407.15	\$0.00	0.00%
Operations/Maintenance - Single Family - Parcel M21 (PP)	\$244.08	\$288.00	\$43.92	17.99%
Irrigation (Not Active to Active) - Single Family 41 - 50'	\$581.70	\$533.91	-\$47.79	-8.22%
Total	\$2,232.93	\$2,229.06	-\$3.87	-0.17%
Series 2016 Debt Service - Single Family - Parcel M21 (PP)	\$1,407.15	\$1,407.15	\$0.00	0.00%
Operations/Maintenance - Single Family - Parcel M21 (PP)	\$244.08	\$288.00	\$43.92	17.99%
Irrigation (Not Active to Active) - Single Family 51-60'	\$623.44	\$575.65	-\$47.79	-7.67%
Total	\$2,274.67	\$2,270.80	-\$3.87	-0.17%

Unplatted

Series 2016 Debt Service - Condo -Parcel M21	\$637.75	\$637.75	\$0.00	0.00%
Operations/Maintenance - Condo -Parcel M21	\$117.16	\$138.24	\$21.08	17.99%
Total	\$754.91	\$775.99	\$21.08	2.79%
Series 2016 Debt Service - SF - Parcel M22 (PP)	\$1,407.15	\$1,407.15	\$0.00	0.00%
Operations/Maintenance - SF - Parcel M22 (PP)	\$244.08	\$288.00	\$43.92	17.99%
Irrigation - SF - Parcel M22 (PP)	\$0.00	\$77.78	\$77.78	(2)
Total	\$1,651.23	\$1,772.93	\$121.70	7.37%

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

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

WIREGRASS COMMUNITY DEVELOPMENT DISTRICT

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

TOTAL O&M BUDGET		\$430,496.00
COLLECTION COSTS @	2.0%	\$9,159.49
EARLY PAYMENT DISCOUNT @	4.0%	\$18,318.98
TOTAL O&M ASSESSMENT		<u>\$457,974.47</u>

PRODUCT TYPE	O&M	UNITS ASSESSED		ALLOCATION OF O&M ASSESSMENT				ANNUAL ASSESSMENT			
		2014 DEBT SERVICE ⁽¹⁾	2016 DEBT SERVICE ⁽¹⁾	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	O&M	2014 DEBT SERVICE ⁽²⁾	2016 DEBT SERVICE ⁽²⁾	TOTAL ⁽³⁾
<u>PLATTED</u>											
<u>Non-Residential</u>											
Retail	79			1kSqFt	1.15	90.76	\$26,139.31	\$331.20			\$331.20 / 1kSqFt
Hotel - Fairfield Inn	92			Rooms	0.6	55.20	\$15,897.61	\$172.81			\$172.81 / Room
Light Industrial - Morningstar	100			1kSqFt	0.85	85.00	\$24,480.01	\$244.81			\$244.81 / 1kSqFt
Hospital - NTBH	123	123		Beds	0.6	73.33	\$21,118.16	\$171.69	\$904.03		\$1,075.72 / Bed
<u>Residential</u>											
Apartments	492			Lots	0.25	123.00	\$35,424.02	\$72.01			\$72.01 / Lot
<u>The Arbors</u>											
TH - Parcel M21	118		118	Units	0.60	70.35	\$20,259.70	\$171.69		\$797.19	\$968.88 / Unit
SF 30 - 40 - Parcel M21	23		23	Lots	1.00	23.00	\$6,624.00	\$288.00		\$1,407.15	\$1,695.15 / Lot
SF 41 - 50 - Parcel M21	1		1	Lots	1.00	1.00	\$288.00	\$288.00		\$1,407.15	\$1,695.15 / Lot
SF 51 - 60 - Parcel M21	1		1	Lots	1.00	1.00	\$288.00	\$288.00		\$1,407.15	\$1,695.15 / Lot
SF 61 - 70 - Parcel M21	3		3	Lots	1.00	3.00	\$864.00	\$288.00		\$1,407.15	\$1,695.15 / Lot
SF 71 - 80 - Parcel M21	1		1	Lots	1.00	1.00	\$288.00	\$288.00		\$1,407.15	\$1,695.15 / Lot
<u>Windermere</u>											
TH (Active)	220	220		Units	0.60	131.15	\$37,772.33	\$171.69	\$797.19		\$968.88 / Unit
<u>Ridge</u>											
SF 30 - 40	14	13		Lots	1.00	14.00	\$4,032.00	\$288.00	\$1,275.51		\$1,563.51 / Lot
SF 41 - 50	163	162		Lots	1.00	163.00	\$46,944.02	\$288.00	\$1,275.51		\$1,563.51 / Lot
SF 51 - 60	194	194		Lots	1.00	194.00	\$55,872.03	\$288.00	\$1,275.51		\$1,563.51 / Lot
SF 61 - 70	47	47		Lots	1.00	47.00	\$13,536.01	\$288.00	\$1,275.51		\$1,563.51 / Lot
SF 71 - 80	146	143		Lots	1.00	146.00	\$42,048.02	\$288.00	\$1,275.51		\$1,563.51 / Lot
<u>Persimmon Park</u>											
SF - Parcel M21 (PP) - 30 - 40	86		86	Lots	1.00	86.00	\$24,768.01	\$288.00		\$1,407.15	\$1,695.15 / Lot
SF - Parcel M21 (PP) - 41 - 50	63		63	Lots	1.00	63.00	\$18,144.01	\$288.00		\$1,407.15	\$1,695.15 / Lot
SF - Parcel M21 (PP) - 51 - 60	3		3	Lots	1.00	3.00	\$864.00	\$288.00		\$1,407.15	\$1,695.15 / Lot
<u>UNPLATTED</u>											
Condo - Parcel M21 - Unplatted	80		80	Units	0.48	38.40	\$11,059.21	\$138.24		\$637.75	\$775.99 / Unit
SF - Parcel M21 (PP) - Unplatted	178		178	Lots	1.00	178.00	\$51,264.02	\$288.00		\$1,407.15	\$1,695.15 / Lot
Total District	2227	902	557		1590.19	100.00%	\$457,974.47				

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

(\$27,478.47)

Net Revenue to be Collected

\$430,496.00

⁽¹⁾ Reflects the number of total lots with Series 2014 and Series 2016 debt outstanding. Reflects 2 (two) Series 2014 Prepayments.

⁽²⁾ Annual debt service assessment per lot adopted in connection with the Series 2014 and Series 2016 bond issues. Annual assessment includes principal, interest, Pasco County collection costs and early payment discount costs.

⁽³⁾ Annual assessment that will appear on November 2022 Pasco County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

WIREGRASS COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2022/2023 IRRIGATION ASSESSMENT SCHEDULE

TOTAL IRRIGATION BUDGET		\$590,819.52
COLLECTION COSTS @	2.0%	\$12,570.63
EARLY PAYMENT DISCOUNT @	4.0%	\$25,141.26
TOTAL IRRIGATION ASSESSMENT		<u>\$628,531.40</u>

UNITS ASSESSED

PRODUCT TYPE	IRRIGATION		IRRIGATION BUDGET	IRRIGATION	TOTAL ⁽¹⁾		
<u>PLATTED</u>							
<u>Non-Residential</u>							
Retail - Audi	60	1kSqFt	\$5,555.25	\$92.59	\$92.59	/	1kSqFt
Hotel - Fairfield Inn	92	Rooms	\$4,273.28	\$46.45	\$46.45	/	Room
Light Industrial - Morningstar	100	1kSqFt	\$3,770.96	\$37.71	\$37.71	/	1kSqFt
Retail - Culvers	4,443	1kSqFt	\$2,522.13	\$567.66	\$567.66	/	1kSqFt
Retail - Kiddie Academy	10	1kSqFt	\$2,322.70	\$232.27	\$232.27	/	1kSqFt
Hospital - NTBH	123	Beds	\$7,215.73	\$58.66	\$58.66	/	Bed
Retail - 7-11	4.48	1kSqFt	\$2,035.80	\$454.42	\$454.42	/	1kSqFt
<u>Residential</u>							
Apartments - BH	100	Lots	\$6,425.50	\$64.26	\$64.26	/	Lot
Apartments - Altis	392	Lots	\$25,055.64	\$63.92	\$63.92	/	Unit
<u>The Arbors</u>							
TH - Parcel M21	118	Units	\$46,083.23	\$390.54	\$390.54	/	Lot
SF 30 - 40 - Parcel M21	23	Lots	\$12,711.46	\$552.67	\$552.67	/	Lot
SF 41 - 50 - Parcel M21	1	Lots	\$594.54	\$594.54	\$594.54	/	Lot
SF 51 - 60 - Parcel M21	1	Lots	\$636.29	\$636.29	\$636.29	/	Lot
SF 61 - 70 - Parcel M21	3	Lots	\$2,034.10	\$678.03	\$678.03	/	Lot
SF 71 - 80 - Parcel M21	1	Lots	\$719.91	\$719.91	\$719.91	/	Lot
<u>Windermere</u>							
TH (Active)	220	Units	\$67,751.39	\$307.96	\$307.96	/	Unit
<u>Ridge</u>							
SF 30 - 40	14	Lots	\$7,229.84	\$516.42	\$516.42	/	Lot
SF 41 - 50	163	Lots	\$91,001.17	\$558.29	\$558.29	/	Lot
SF 51 - 60	194	Lots	\$116,406.61	\$600.03	\$600.03	/	Lot
SF 61 - 70	47	Lots	\$30,163.60	\$641.78	\$641.78	/	Lot
SF 71 - 80	85	Lots	\$58,110.34	\$683.65	\$683.65	/	Lot
SF 71 - 80 Plus	61	Lots	\$44,389.31	\$727.69	\$727.69	/	Lot
<u>Persimmon Park</u>							
SF - Parcel M21 (PP) - 30 - 40	86	Lots	\$42,314.93	\$492.03	\$492.03	/	Lot
SF - Parcel M21 (PP) - 41 - 50	63	Lots	\$33,636.10	\$533.91	\$533.91	/	Lot
SF - Parcel M21 (PP) - 51 - 60	3	Lots	\$1,726.95	\$575.65	\$575.65	/	Lot
<u>UNPLATTED</u>							
Condo - Parcel M21 - Unplatted	0	Units	\$0.00	\$0.00	\$0.00	/	Unit
SF - Parcel M21 (PP) - Unplatted	178	Lots	\$13,844.62	\$77.78	\$77.78	/	Lot
Total District	2147		\$628,531.40				

LESS: Pasco County Collection Costs (2%) and Early Payment Discounts (4%): **(\$37,711.88)**

Net Revenue to be Collected **\$590,819.52**

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

WIREGRASS COMMUNITY DEVELOPMENT DISTRICT

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

TOTAL O&M/ADMIN FEE BUDGET		\$430,496.00
COLLECTION COSTS @	2.0%	\$9,159.49
EARLY PAYMENT DISCOUNT @	4.0%	\$18,318.98
TOTAL O&M ASSESSMENT		\$457,974.47
TOTAL IRRIGATION BUDGET		\$590,819.52
COLLECTION COSTS @	2.0%	\$12,570.63
EARLY PAYMENT DISCOUNT @	4.0%	\$25,141.26
TOTAL IRRIGATION ASSESSMENT		\$628,531.40

UNITS ASSESSED					ALLOCATION OF O&M ASSESSMENT					ANNUAL ASSESSMENT				
PRODUCT TYPE	O&M	IRRIGATION	2014 DEBT SERVICE ⁽¹⁾	2016 DEBT SERVICE ⁽¹⁾	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	IRRIGATION BUDGET	O&M	IRRIGATION	2014 DEBT SERVICE ⁽²⁾	2016 DEBT SERVICE ⁽²⁾	TOTAL ⁽³⁾
PLATTED														
Non-Residential														
Retail - Audi	60	60			1kSqFt	1.15	69.00	4.34%	\$19,872.01	\$5,555.25				
Hotel - Fairfield Inn	92	92			Rooms	0.6	55.20	3.47%	\$15,897.61	\$4,273.28				
Light Industrial - Morningstar	100	100			1kSqFt	0.85	85.00	5.35%	\$24,480.01	\$3,770.96				
Retail - Culvers	4	4			1kSqFt	1.15	5.11	0.32%	\$1,471.52	\$2,522.13				
Retail - Kiddie Academy	10	10			1kSqFt	1.15	11.50	0.72%	\$3,312.00	\$2,322.70				
Hospital - NTBH	123	123	123		Beds	0.60	73.33	4.61%	\$21,118.16	\$7,215.73				
Retail - 7-11	4	4			1kSqFt	1.15	5.15	0.32%	\$1,483.78	\$2,035.80				
Residential														
Apartments - BH	100	100			Lots	0.25	25.00	1.57%	\$7,200.00	\$6,425.50				
Apartments - Altis	392	392			Lots	0.25	98.00	6.16%	\$28,224.01	\$25,055.64				
The Arbors														
TH - Parcel M21	118	118		118	Units	0.60	70.35	4.42%	\$20,259.70	\$46,083.23				
SF 30 - 40 - Parcel M21	23	23		23	Lots	1.00	23.00	1.45%	\$6,624.00	\$12,711.46				
SF 41 - 50 - Parcel M21	1	1		1	Lots	1.00	1.00	0.06%	\$288.00	\$594.54				
SF 51 - 60 - Parcel M21	1	1		1	Lots	1.00	1.00	0.06%	\$288.00	\$636.29				
SF 61 - 70 - Parcel M21	3	3		3	Lots	1.00	3.00	0.19%	\$864.00	\$2,034.10				
SF 71 - 80 - Parcel M21	1	1		1	Lots	1.00	1.00	0.06%	\$288.00	\$719.91				
Windermere														
TH (Active)	220	220	220		Units	0.60	131.15	8.25%	\$37,772.33	\$67,751.39				
Ridge														
SF 30 - 40	14	14	13		Lots	1.00	14.00	0.88%	\$4,032.00	\$7,229.84				
SF 41 - 50	163	163	162		Lots	1.00	163.00	10.25%	\$46,944.02	\$91,001.17				
SF 51 - 60	194	194	194		Lots	1.00	194.00	12.20%	\$55,872.03	\$116,406.61				
SF 61 - 70	47	47	47		Lots	1.00	47.00	2.96%	\$13,536.01	\$30,163.60				
SF 71 - 80	85	85	83		Lots	1.00	85.00	5.35%	\$24,480.01	\$58,110.34				
SF 71 - 80 Plus	61	61	60		Lots	1.00	61.00	3.84%	\$17,568.01	\$44,389.31				
Persimmon Park														
SF - Parcel M21 (PP) - 30 - 40	86	86		86	Lots	1.00	86.00	5.41%	\$24,768.01	\$42,314.93				
SF - Parcel M21 (PP) - 41 - 50	63	63		63	Lots	1.00	63.00	3.96%	\$18,144.01	\$33,636.10				
SF - Parcel M21 (PP) - 51 - 60	3	3		3	Lots	1.00	3.00	0.19%	\$864.00	\$1,726.95				
UNPLATTED														
Condo - Parcel M21 - Unplatted	80	0		80	Units	0.48	38.40	2.41%	\$11,059.21	\$0.00				
SF - Parcel M21 (PP) - Unplatted	178	178		178	Lots	1.00	178.00	11.19%	\$51,264.02	\$13,844.62				
Total District	2227	2147	902	557			1590.19	100.00%	\$457,974.47	\$628,531.40				

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

(\$27,478.47) (\$37,711.88)

Net Revenue to be Collected

\$430,496.00 \$590,819.52

⁽¹⁾ Reflects the number of total lots with Series 2014 and Series 2016 debt outstanding. Reflects 5 (five) Series 2014 Prepayments.

⁽²⁾ Annual debt service assessment per lot adopted in connection with the Series 2014 and Series 2016 bond issues. Annual assessment includes principal, interest, Pasco County collection costs and early payment discount costs.

⁽³⁾ Annual assessment that will appear on November 2022 Pasco County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

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.



Rizzetta & Company

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.



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

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

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

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.



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IRRIGATION REVENUE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

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

REVENUES:

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

EXPENDITURES:

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

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

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



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DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

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

REVENUES:

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

EXPENDITURES – ADMINISTRATIVE:

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



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Tab 7

RESOLUTION 2022-04

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

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

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

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

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

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

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

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

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

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

DATE:	July 28, 2022
HOUR:	10:00 a.m.
LOCATION:	Rizzetta & Company, Inc. 5844 Old Pasco Road, Suite 100 Wesley Chapel, Florida 33544

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

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

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

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

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

PASSED AND ADOPTED THIS 26TH DAY OF MAY 2022.

ATTEST:

**WIREGRASS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant secretary

Chairperson, Board of Supervisors

Exhibit A

Fiscal Year 2022/2023 Budget

Tab 8



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UPCOMING DATES TO REMEMBER

- **Next Meeting:** June 23, 2022 @ 10:00 AM
- **FY 2020-2021 Audit Completion Deadline:** June 30, 2022
- **Next Election (Seat 1 Bill Porter, Seat 4 Caitlin Chandler, Seat 5 Hatcher Porter):** November 8, 2022
- **General Election Qualifying Period:** Noon, June 13, 2022 – Noon, June 17, 2022 to submit your paperwork to the Pasco County Supervisors Elections Office

District Manager's Report

May 26

2022

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FINANCIAL SUMMARY

4/30/2022

General Fund Cash & Investment Balance:	\$836,772
Reserve Fund Cash & Investment Balance:	\$41,494
Debt Service Fund Investment Balance:	\$3,138,905
Total Cash and Investment Balances:	\$4,017,171
General Fund Expense Variance: \$58,208	Under Budget