



Rizzetta & Company

Bexley Community Development District

Board of Supervisor's Meeting August 27, 2025

**District Office:
5844 Old Pasco Road, Suite 100
Wesley Chapel, FL 33544
813-994-1001**

www.bexleycdd.org

BEXLEY
COMMUNITY DEVELOPMENT DISTRICT
16950 Vibrant Way, Land O'Lakes, Florida 34638

District Board of Supervisors	Nancy Pettit	Chairman
	Stephen Babon	Vice-Chairman
	Deneen Klenke	Assistant Secretary
	Joe Albert	Assistant Secretary
	Adam Saunders	Assistant Secretary
District Manager	Lynn Hayes	Rizzetta & Company, Inc.
District Counsel	Alyssa Wilson	Kutak Rock
District Engineer	Stephen Brletic	BDI

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.

BEXLEY COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE – Wesley Chapel, FL 813-994-1001
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, FL 33614
WWW.BEXLEYCDD.ORG

August 19, 2025

Board of Supervisors
Bexley Community
Development District

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Bexley Community Development District will be held on **Wednesday, August 27, 2025, at 6:00 p.m.** at the Bexley Clubhouse, located at 16950 Vibrant Way, Land O' Lakes, Florida 34638. The following is the agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. STAFF REPORTS**
 - A. Aquatic Report
 - B. Landscape Inspection Report(Under Separate Cover)
 - i. Landscape Contractor Response
 - ii. Consideration of RedTree Turf Issue/Sod Replacement Proposal(Under Separate Cover)
 - C. District Engineer
 - i. Presentation of District Engineer Report Tab 1
 - D. District Counsel
 - E. General Manager
 - i. Presentation of CDD Grounds/Common Areas Report (Under Separate Cover)
 - F. District Manager
 - i. Presentation of District Manager..... Tab 2
- 4. BUSINESS ITEMS**
 - A. Public Hearing for Fiscal Year 2025/2026 Final Budget
 - i. Consideration of Resolution 2025-06; Approving Fiscal Year 2025/2026 Final Budget Tab 3
 - B. Public Hearing for Fiscal Year 2025/2026 Assessments
 - i. Consideration of Resolution 2025-07, Levying O&M Assessments for Fiscal Year 2025/2026..... Tab 4
 - C. Consideration of Resolution 2025-08; Setting Fiscal Year 2025/2026 Meeting Schedule Tab 5
 - D. Consideration of Resolution 2025-09; Re-Designating An Assistant Secretaries Tab 6
 - E. Discussion of Rangeland Expansion
 - F. Discussion of Wildlife Signs Scope and Cost
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors Regular Meeting held on August 8, 2025..... Tab 7
 - B. Consideration of Operation and Maintenance for June & July 2025 Tab 8

6. SUPERVISOR REQUESTS
7. ADJOURNMENT

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

Sincerely,
Lynn Hayes
Lynn Hayes
District Manager

Tab 1

Bexley CDD
ENGINEER'S REPORT FOR August 27th, 2025 BOARD MEETING

Ongoing Projects Report and Updates:

Ballentrae Blvd Asphalt Depression

BDi followed up with the county on the asphalt depression issue on Ballentrae Blvd and had a phone call going over the project with the Public Works Assistant Director on 8/15.

On the call with the county they indicated that they would only do the asphalt portion of the project, not the repair to the depression and the CDD is responsible to bring the subgrade and base to grade per county specifications with applicable compaction testing. Given this information, the CDD has two options:

Option 1: Perform the necessary work to prepare the road subgrade and base to the county specifications, submit testing results to the county, and then coordinate with the county to pave the affected area. This option has extra effort and coordination with the county that will create a lag in the time between the subgrade and base preparation, and the actually paving of the area resulting in the base being exposed for an extended unknown period. Users of the road would have to drive on the base in the time it takes to get the CDD subcontractor hired to complete their work and the county coordinated to finish the job with asphalt.

Option 2: Perform the necessary work to prepare the road subgrade and base to the county specifications, submit testing results to the county, and pave the affected area with the asphalt cost to be reimbursed by the county at a later date. This option is a complete project in which no coordination effort would be needed with the county for the completion of the asphalt

In the meantime, BDi awaits a response from public works on the specifications and requirements before a scope can be created. Once received, BDi will solicit bids that account for both options for the board to consider at the next board meeting.

Tab 2



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UPCOMING DATES TO REMEMBER

- **Next Regular Meeting:** September 24, 2025 @ 1:00 PM

**District
Manager's
Report**

August 27

2025

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X
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Y

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D

FINANCIAL SUMMARY

7/31/2025

General Fund Cash & Investment Balance: \$1,702,907

Reserve Fund Cash & Investment Balance: \$328,664

Debt Service Fund Investment Balance: \$2,112,683

Total Cash and Investment Balances: \$4,144,254

General Fund Expense Variance: \$204,802 Under Budget

Tab 3

RESOLUTION 2025-06
[FY 2026 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE BEXLEY COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("FY 2026"), the District Manager prepared and submitted to the Board of Supervisors ("Board") of the Bexley Community Development District ("District") prior to June 15, 2025, proposed budget(s) ("Proposed Budget") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

WHEREAS, the District Manager posted the Proposed Budget on the District's website in accordance with Section 189.016, *Florida Statutes*; and

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

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

SECTION 1. BUDGET

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Bexley Community Development District for the Fiscal Year Ending September 30, 2026."
- c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Section 189.016, *Florida Statutes* and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2026, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2026 or within 60 days following the end of the FY 2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Section 189.016, *Florida Statutes*, and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 27TH DAY OF AUGUST, 2025.

ATTEST:

BEXLEY COMMUNITY DEVELOPMENT DISTRICT

Secretary / Assistant Secretary

Chair / Vice Chair, Board of Supervisors

Exhibit A: FY 2026 Budget

Exhibit A

FY 2026 Budget



Rizzetta & Company

Bexley Community Development District

BexleyCDD.org

**Proposed Budget
for Fiscal Year
2025-2026**

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Proposed Budget Bexley Community Development District General Fund Fiscal Year 2025/2026							
Chart of Accounts Classification		Actual YTD through 06/30/25	Projected Annual Totals 2024/2025	Annual Budget for 2024/2025	Projected Budget variance for 2024/2025	Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025
77	Athletic Court/Field/Playground Maintenance & Repair		\$ -	\$ 500	\$ 500	\$ 7,500	\$ 7,000
78	Dog Waste Station Supplies & Maintenance	\$ 19,568	\$ 26,091	\$ 26,100	\$ 9	\$ 26,100	\$ -
79	Employee - Salaries	\$ 39,277	\$ 52,369	\$ 96,500	\$ 44,131	\$ 167,060	\$ 70,560
80	Fitness Equipment Maintenance & Repair	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -
81	GEM Car Maintenance/utility truck	\$ 361	\$ 481	\$ 2,500	\$ 2,019	\$ 45,500	\$ 43,000
82	Playground Equipment & Maintenance	\$ -	\$ -	\$ 7,000	\$ 7,000	\$ -	\$ (7,000)
83	Telephone Fax, Internet	\$ 1,085	\$ 1,447	\$ 1,656	\$ 209	\$ 1,656	\$ -
84	Trail/Bike Path Maintenance	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ 10,000	\$ -
85	Wildlife Management Services	\$ 32,349	\$ 32,349	\$ 30,000	\$ (2,349)	\$ 35,000	\$ 5,000
86	Contingency						
87	Cost Share Contingency	\$ -	\$ -	\$ 20,000	\$ 20,000	\$ -	\$ (20,000)
88	Miscellaneous Contingency	\$ 119,137	\$ 158,849	\$ 160,000	\$ 1,151	\$ 342,710	\$ 182,710
89	Reserve Study	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
90	Storm Damage Repair	\$ 24,569	\$ 32,759	\$ -	\$ (32,759)	\$ -	\$ -
91							
92	Field Operations Subtotal	\$ 1,421,144	\$ 1,882,454	\$ 2,115,269	\$ 232,815	\$ 2,232,291	\$ 117,022
93							
94	TOTAL EXPENDITURES	\$ 1,572,947	\$ 2,078,506	\$ 2,275,324	\$ 196,818	\$ 2,405,225	\$ 129,901
95							
96	EXCESS OF REVENUES OVER EXPENDITURES	\$ 943,453	\$ 517,433	\$ -	\$ 517,433	\$ -	\$ -
97							

Prior Actuals	
Actual FY 22/23	Actual FY 23/24
\$ -	\$ 1,115.00
\$ 28,266.00	\$ 26,092.00
\$ 77,852.00	\$ 85,876.00
\$ -	\$ -
\$ 2,097.00	\$ 1,031.00
\$ -	\$ -
\$ 1,505.00	\$ 1,495.00
\$ -	\$ 4,800.00
\$ 21,427.00	\$ 22,353.00
\$ -	\$ -
\$ 5,729.00	\$ 36,788.00
\$ -	\$ -
\$ -	\$ -
\$ 1,684,651	\$ 1,642,912
\$ 1,821,240	\$ 1,803,146
\$ 1,065	\$ 311,349

Comments
Per Board Request move \$7k from Playground Maintenance/ Equipment to this line item
\$2,174.30/month; Emailed vendor to verify. BOS agrees to keep.
For CH Manager Cost Share & FT CDD Maintenance Position currently; consideration of additional 1 or 2 maintenance staff option 1: 2 FT \$132,607 plus 30% GM salary
Consideration New Pick up Truck \$37,324
Board requested to have this line item merged in to Line # 77 Athletic Court/Playground maintenance
In need of repairs. Lacewood repair \$4,800
Per contract with USDA not to exceed \$30k
Has been line item since 22-23 budget.
Board requested 15% from Landscape Maintenance to Miscellaneous Contingency; Moved \$20k from Cost share Contingency to Miscellaneous Contingency; GM budget \$20k
New Line item

Proposed Budget
Bexley Community Development District
Reserve Fund
Fiscal Year 2025/2026

Comments

Chart of Accounts Classification		Actual YTD through 06/30/25	Projected Annual Totals 2024/2025	Annual Budget for 2024/2025	Projected Budget variance for 2024/2025	Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025
1							
2	ASSESSMENT REVENUES						
3							
4	Special Assessments						
5	Tax Roll*	\$ 253,125	\$ 337,500	\$ 253,125	\$ 84,375	\$ 253,125	\$ -
6							
7	Assessment Revenue Subtotal	\$ 253,125	\$ 337,500	\$ 253,125	\$ 84,375	\$ 253,125	\$ -
8							
9	OTHER REVENUES						
10							
11	Interest Earnings						
12	Interest Earnings	\$ 5,340	\$ 7,120	\$ -	\$ 7,120	\$ -	\$ -
13	Other Miscellaneous Revenues						
14	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
15							
16	Other Revenue Subtotal	\$ 5,340	\$ 7,120	\$ -	\$ 7,120	\$ -	\$ -
17							
18	TOTAL REVENUES	\$ 258,465	\$ 344,620	\$ 253,125	\$ 91,495	\$ 253,125	\$ -
19	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.						
20							
21	EXPENDITURES						
22							
23	Contingency						
24	Capital Reserves	\$ -	\$ -	\$ 253,125	\$ 253,125	\$ 253,125	\$ -
25							
26	TOTAL EXPENDITURES	\$ -	\$ -	\$ 253,125	\$ 253,125	\$ 253,125	\$ -
27							
28	EXCESS OF REVENUES OVER EXPENDITURES	\$ 258,465	\$ 344,620	\$ -	\$ 344,620	\$ -	\$ -
29							

Bexley Community Development District**Debt Service**

Fiscal Year 2025/2026

Chart of Accounts Classification	Series 2016	Budget for 2025/2026
REVENUES		
Special Assessments		
Net Special Assessments ⁽¹⁾	\$1,491,465.29	\$1,491,465.29
TOTAL REVENUES	\$1,491,465.29	\$1,491,465.29
EXPENDITURES		
Administrative		
Debt Service Obligation	\$1,491,465.29	\$1,491,465.29
Administrative Subtotal	\$1,491,465.29	\$1,491,465.29
TOTAL EXPENDITURES	\$1,491,465.29	\$1,491,465.29
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00

County Collection Costs (2%) and Early payment Discounts (4%)

6.0%

GROSS ASSESSMENTS**\$1,585,316.00****Notes:**

Tax Roll Collection Costs (2%) and Early Payment Discount (4%) for Pasco County is 6.0% total of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

⁽¹⁾ Maximum Annual Debt Service

BEXLEY COMMUNITY DEVELOPMENT DISTRICT					
FISCAL YEAR 2025/2026 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE					
2025/2026 O&M Budget:		\$2,534,015.00		2024/2025 O&M Budget:	\$2,514,114.00
Collection Cost:	2%	\$53,915.21		2025/2026 O&M Budget:	\$2,534,015.00
Early Payment Discount:	4%	\$107,830.43			
2025/2026 Total:		<div>\$2,695,760.64</div>		Total Difference:	<div>\$19,901.00</div>
Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparision		Proposed Increase / Decrease	
		2024/2025	2025/2026	\$	%
Townhome	Series 2016 Debt Service	\$575.00	\$575.00	\$0.00	0.00%
	Operations/Maintenance	\$1,626.88	\$1,639.76	\$12.88	0.79%
	Total	\$2,201.88	\$2,214.76	\$12.88	0.58%
30 Series	Series 2016 Debt Service	\$850.00	\$850.00	\$0.00	0.00%
	Operations/Maintenance	\$1,626.88	\$1,639.76	\$12.88	0.79%
	Total	\$2,476.88	\$2,489.76	\$12.88	0.52%
Duplex/Villa	Series 2016 Debt Service	\$900.00	\$900.00	\$0.00	0.00%
	Operations/Maintenance	\$1,626.88	\$1,639.76	\$12.88	0.79%
	Total	\$2,526.88	\$2,539.76	\$12.88	0.51%
40 Series	Series 2016 Debt Service	\$900.00	\$900.00	\$0.00	0.00%
	Operations/Maintenance	\$1,626.88	\$1,639.76	\$12.88	0.79%
	Total	\$2,526.88	\$2,539.76	\$12.88	0.51%
50 Series	Series 2016 Debt Service	\$945.00	\$945.00	\$0.00	0.00%
	Operations/Maintenance	\$1,626.88	\$1,639.76	\$12.88	0.79%
	Total	\$2,571.88	\$2,584.76	\$12.88	0.50%
60 Series	Series 2016 Debt Service	\$1,090.00	\$1,090.00	\$0.00	0.00%
	Operations/Maintenance	\$1,626.88	\$1,639.76	\$12.88	0.79%
	Total	\$2,716.88	\$2,729.76	\$12.88	0.47%
Courtyard	Series 2016 Debt Service	\$1,090.00	\$1,090.00	\$0.00	0.00%
	Operations/Maintenance	\$1,626.88	\$1,639.76	\$12.88	0.79%
	Total	\$2,716.88	\$2,729.76	\$12.88	0.47%
70 Series	Series 2016 Debt Service	\$1,275.00	\$1,275.00	\$0.00	0.00%
	Operations/Maintenance	\$1,626.88	\$1,639.76	\$12.88	0.79%
	Total	\$2,901.88	\$2,914.76	\$12.88	0.44%
80 Series	Series 2016 Debt Service	\$1,465.00	\$1,465.00	\$0.00	0.00%
	Operations/Maintenance	\$1,626.88	\$1,639.76	\$12.88	0.79%
	Total	\$3,091.88	\$3,104.76	\$12.88	0.42%
Daycare/Residential Support	Operations/Maintenance	\$1,626.88	\$1,639.76	\$12.88	0.79%
	Total	\$1,626.88	\$1,639.76	\$12.88	0.79%
Recreation Center	Series 2016 Debt Service	\$4,716.00	\$4,716.00	\$0.00	0.00%
	Operations/Maintenance	\$1,626.88	\$1,639.76	\$12.88	0.79%
	Total	\$6,342.88	\$6,355.76	\$12.88	0.20%
40 Series (Expansion Parcel)	Series 2016 Debt Service	\$900.00	\$900.00	\$0.00	0.00%
	Operations/Maintenance	\$1,626.88	\$1,639.76	\$12.88	0.79%
	Total	\$2,526.88	\$2,539.76	\$12.88	0.51%

BEXLEY COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2025/2026 O&M Budget:		\$2,534,015.00	2024/2025 O&M Budget:	\$2,514,114.00
Collection Cost:	2%	\$53,915.21	2025/2026 O&M Budget:	\$2,534,015.00
Early Payment Discount:	4%	\$107,830.43		
2025/2026 Total:		<u>\$2,695,760.64</u>	Total Difference:	<u>\$19,901.00</u>

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparision		Proposed Increase / Decrease	
		2024/2025	2025/2026	\$	%
50 Series (Expansion Parcel)	Series 2016 Debt Service	\$945.00	\$945.00	\$0.00	0.00%
	Operations/Maintenance	\$1,626.88	\$1,639.76	\$12.88	0.79%
	<u>Total</u>	<u>\$2,571.88</u>	<u>\$2,584.76</u>	<u>\$12.88</u>	<u>0.50%</u>

BEXLEY COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2025/2026 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$2,534,015.00
COLLECTIONS COSTS @	2%	\$53,915.21
EARLY PAYMENT DISCOUNT @	4%	\$107,830.43
TOTAL O&M ASSESSMENT		\$2,695,760.64

UNITS ASSESSED			ALLOCATION OF O&M ASSESSMENT				PER LOT ANNUAL O&M ASSESSMENT		
LOT SIZE	O&M	SERIES 2016	EAU FACTOR	TOTAL	% TOTAL	TOTAL	O&M	SERIES 2016	TOTAL ⁽³⁾
		DEBT SERVICE ⁽¹⁾		EAU's	EAU's	O&M BUDGET		DEBT SERVICE ⁽²⁾	
Townhome	171	171	1.00	171	10.40%	\$280,398.46	\$1,639.76	\$575.00	\$2,214.76
30 Series	64	64	1.00	64	3.89%	\$104,944.45	\$1,639.76	\$850.00	\$2,489.76
Duplex/Villa	44	44	1.00	44	2.68%	\$72,149.31	\$1,639.76	\$900.00	\$2,539.76
40 Series	254	254	1.00	254	15.45%	\$416,498.30	\$1,639.76	\$900.00	\$2,539.76
50 Series	336	336	1.00	336	20.44%	\$550,958.38	\$1,639.76	\$945.00	\$2,584.76
60 Series	212	212	1.00	212	12.90%	\$347,628.50	\$1,639.76	\$1,090.00	\$2,729.76
Courtyard	28	28	1.00	28	1.70%	\$45,913.20	\$1,639.76	\$1,090.00	\$2,729.76
70 Series	187	187	1.00	187	11.37%	\$306,634.57	\$1,639.76	\$1,275.00	\$2,914.76
80 Series	43	43	1.00	43	2.62%	\$70,509.55	\$1,639.76	\$1,465.00	\$3,104.76
Daycare/Residential Support	1	0	1.00	1	0.06%	\$1,639.76	\$1,639.76	\$0.00	\$1,639.76
Recreation Center	1	1	1.00	1	0.06%	\$1,639.76	\$1,639.76	\$4,716.00	\$6,355.76
40 Series (Expansion Parcel)	160	160	1.00	160	9.73%	\$262,361.13	\$1,639.76	\$900.00	\$2,539.76
50 Series (Expansion Parcel)	143	143	1.00	143	8.70%	\$234,485.26	\$1,639.76	\$945.00	\$2,584.76
TOTAL	1644	1643		1644.00	100.00%	\$2,695,760.63			

LESS: Pasco County Collection Costs (2%) and Early Payment Discount (4%)	(\$161,745.64)
Net Revenue to be Collected	\$2,534,014.99

LESS: Pasco County Collection Costs (2%) and Early Payment Discount (4%)	(\$161,745.64)
Net Revenue to be Collected	\$2,534,014.99

LESS: Pasco County Collection Costs (2%) and Early Payment Discount (4%)	(\$161,745.64)
Net Revenue to be Collected	\$2,534,014.99

LESS: Pasco County Collection Costs (2%) and Early Payment Discount (4%)	(\$161,745.64)
Net Revenue to be Collected	\$2,534,014.99

(1)	Reflects the number of total lots with Series 2016 debt outstanding.
(2)	Annual debt service assessment per lot adopted in connection with the Series 2016 bond issue. Annual assessment includes principal, interest, Pasco County collection costs and early payment discounts.
(3)	Annual assessment that will appear on November 2025 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.

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(3)	Annual assessment that will appear on November 2025 Pasco County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

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

REVENUES:

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

Event Rental: The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

Facilities Rentals: The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

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 the management and administration of the District's day-to-day needs. These services include the conducting of board meetings, workshops, the overall administration of District functions, all required state, and local filings, preparation of the 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.



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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.

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.

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 the 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.

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

Bank Fees: The District will incur bank service charges during the year.

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.

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

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:

Security Services and Patrols: The District may wish to contract with a private company to provide security for the District.

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

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

Utility - Recreation Facility: The District may budget separately for its recreation and or amenity electric separately.

Gas Utility Services: The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

Garbage - Recreation Facility: The District will incur expenditures related to the removal of garbage and solid waste.

Solid Waste Assessment Fee: The District may have an assessment levied by another local government for solid waste, etc.

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

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

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

Fountain Service Repairs & Maintenance: The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

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 the planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

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.

Mitigation Area Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas 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.

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

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

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.

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.

Irrigation Maintenance: The District will incur expenditures related to the maintenance of the irrigation systems.

Irrigation Repairs: The District will incur expenditures related to repairs of the irrigation systems.

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

Field Services: The District may contract for field management services to provide landscape maintenance oversight.

Miscellaneous Fees: The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

Employees - Salaries: The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

Management Contract: The District may contract with a firm to provide for the oversight of its recreation facilities.

Maintenance & Repair: The District may incur expenses to maintain its recreation facilities.

Facility Supplies: The District may have facilities that required various supplies to operate.

Telephone, Fax, Internet: The District may incur telephone, fax and internet expenses related to the recreational facilities.

Office Supplies: The District may have an office in its facilities that requires various office-related supplies.



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Clubhouse - Facility Janitorial Service: Expenses related to the cleaning of the facility and related supplies.

Pool Service Contract: Expenses related to the maintenance of swimming pools and other water features.

Pool Repairs: Expenses related to the repair of swimming pools and other water features.

Security System Monitoring & Maintenance: The District may wish to install a security system for the clubhouse

Clubhouse Miscellaneous Expense: Expenses which may not fit into a defined category in this section of the budget

Athletic/Park Court/Field Repairs: Expense related to any facilities such as tennis, basketball etc.

Special Events: Expenses related to functions such as holiday events for the public enjoyment

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

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

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.



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RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Reserve 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.

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

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

EXPENDITURES:

Capital Reserve: Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.



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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:

Bank Fees: The District may incur bank service charges during the year.

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 4

RESOLUTION 2025-07
[FY 2026 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BEXLEY COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2026 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2026**"), the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**"), attached hereto as **Exhibit A**; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B ("Assessment Roll")**.

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

a. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.

- b. **O&M Assessment Imposition.** Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance (“**O&M Assessment(s)**”) is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.
 - c. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.
3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District’s Board hereby certifies for collection the FY 2026 installment of the District’s previously levied debt service special assessments (“**Debt Assessments,**” and together with the O&M Assessments, the “**Assessments**”) in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same.
4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes*, the District is authorized to collect and enforce the Assessments as set forth below.
 - a. **Tax Roll Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the “**Tax Roll Property**” identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* (“**Uniform Method**”). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District’s Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
 - b. **Future Collection Methods.** The District’s decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.
5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B**, is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.
6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

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

PASSED AND ADOPTED this 27th day of August, 2025.

ATTEST:

BEXLEY COMMUNITY DEVELOPMENT DISTRICT

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget

Exhibit B: Assessment Roll

Exhibit A

Budget

Exhibit B

Assessment Roll

Tab 5

RESOLUTION 2025-08

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

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

WHEREAS, the District’s Board of Supervisors (the “**Board**”) is statutorily authorized to exercise the powers granted to the District; and

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

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

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

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

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

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

PASSED AND ADOPTED THIS 27th DAY OF AUGUST, 2025

ATTEST:

**BEXLEY COMMUNITY
DEVELOPMENT DISTRICT**

Name: _____
Secretary/Assistant Secretary
Supervisors

Name: _____
Chair / Vice Chair of the Board of
Supervisors

EXHIBIT "A"
BOARD OF SUPERVISORS MEETING DATES
BEXLEY COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026

October 22, 2025
November 19, 2025 (Date adjusted due to Holiday)
December 17, 2025 (Date adjusted due to Holiday)
January 28, 2026
February 25, 2026
March 25, 2026
April 22, 2026 * 6.00 p.m.
May 27, 2026 * 6.00 p.m.
June 24, 2026
July 22, 2026 *6.00 p.m.
August 26, 2026 *6.00 p.m.
September 23, 2026

The meetings will convene at 1:00 p.m. (with the exception of April, May, July and August will commence at 6:00 p.m.) at the office of Bexley Clubhouse, located at 16950 Vibrant Way, Land O' Lakes, Florida 34638.

Tab 6

RESOLUTION 2025-09

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF BEXLEY
COMMUNITY DEVELOPMENT DISTRICT APPOINTING AN
ASSISTANT SECRETARY OF THE DISTRICT, AND PROVIDING FOR
AN EFFECTIVE DATE**

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

WHEREAS, the Board of Supervisors of the District now desires to appoint an Assistant Secretary.

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

Section 1. Lynn Hayes and Matthew Hubert are appointed as Assistant Secretaries and Wesley Elias and Debby Wallace are removed as Assistant Secretaries.

Section 2. This Resolution shall not supersede any appointments made by the Board other than specified in Section 1.

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

PASSED AND ADOPTED THIS 27th DAY OF AUGUST, 2025.

**BEXLEY COMMUNITY DEVELOPMENT
DISTRICT**

CHAIRMAN/VICE CHAIRMAN

ATTEST:

SECRETARY/ASSISTANT SECRETARY

Tab 7

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.

**BEXLEY
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Bexley Community Development District to be held on **Friday, August 8, 2025, at 1:00 p.m.** at the Bexley Clubhouse, 16950 Vibrant Way, Land O Lakes, FL 34638.

Present were:

Nancy Pettitt	Board Supervisor, Chair
Stephen Babon	Board Supervisor, Vice Chairman
Deneen Klenke	Board Supervisor, Assistant Secretary
Adam Saunders	Board Supervisor, Assistant Secretary
Joe Albert	Board Supervisor, Assistant Secretary

Also present were:

Wesley Elias	District Manager, Rizzetta & Co.
Lynn Hayes	District Manager, Rizzetta & Co.
Alyssa Wilson	District Counsel, Kutak Rock
Stephen Brletic	BDI Engineering (via phone)
Matt Gerrich	Juniper Landscape
John Toborg	Landscape Inspection Services, Rizzetta & Co.
Jessica Rosa-Mendez	Clubhouse General Manager
Gail Huff	Sprinkler Solutions
Jeff Hewett	Sprinkler Solutions
Doug Agnew	Representative, Advanced Aquatics
Pete Lucadano	RedTree Landscaping
Dave Lucadano	RedTree Landscaping

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order

Mr. Elias called the meeting to order at 1:01 p.m. and confirmed that a quorum was present.

SECOND ORDER OF BUSINESS

Audience Comments

There were no audience comments at this time.

Discussion of Rangeland Expansion

Ms. Pettitt and Jane provided an update on the County Meetings they attended about road extension through Bexley Community Development District. Additionally discussed options A,B,C of Pasco County for the Bexley Community Development District.

THIRD ORDER OF BUSINESS

Staff Reports

A. Aquatics Report

Mr. Agnew presented his reports and updated the Board on the Pond 80 repairs which are now complete. Mr. Agnew will provide pictures and a report of this project.

i. Consideration of Native Planting Proposal

The Board reviewed and discussed the Native Planting Options that Advanced Aquatics Provided. They have agreed to approved Native Planting on Pond 36, Pond 52 and Pond 73, which will total \$12,375.00. This will be billed to Lake /Pond Bank Maintenance Line in the Fiscal Year 2025/2026 budget. The Board of Supervisors requested that Ms. Wilson prepare the final form agreement for aquatic plantings proposal for ponds 36,52,73.

On a motion from Ms. Klenke, seconded by Mr. Albert, the Board unanimously approved the Native Planting proposal in the amount of \$12,375.00 for Pond 36, Pond 52 and Pond 73, after District Counsel has prepared the final form agreement authorize the Chair to execute the agreement for the Bexley Community Development District.

B. Landscape Inspection Report

The Board reviewed the landscape inspection report and Juniper's updated response to the May Landscape Inspection Report. Mr. Toborg will make a list of deficiencies for Juniper to address as a punch out list prior to September 30, 2025. The Board of Supervisors requested that the Landscape Inspection Services Manager to get a quote from RedTree to fix remaining turf Issues and sod replacement and provide it to Mr. Hayes so it can be included in the Bexley Community Development District meeting agenda.

C. District Engineer

Mr. Brletic inspected Pond 80 Bank Erison repair and confirmed it has been completed and is closed out. Mr. Agnew and Mr. Brletic will provide pictures of the repaired turf in 30 days to show the progress/condition of the sod that was installed.

D. District Counsel

Ms. Wilson will provide agreements for the new landscape and irrigation, drainage system, and native planting contracts.

E. General Manager

Ms. Rosa-Melendez presented her report and discussed completed on-site projects.

F. District Manager

Mr. Elias reminded the Board that the next meeting is scheduled for August 27, 2025, at 6:00 p.m. at the clubhouse. Mr. Elias updated the Board on Stantec and their monitoring for mitigation sites. They will install trees between August 20th and August 22nd. He also noted that the off-duty officer started on August 2nd.

FOURTH ORDER OF BUSINESS**Consideration of Landscape
Maintenance Request for Proposals
(RFP's)**

The Board reviewed the Landscape Maintenance Request for Proposals (RFP's) from Juniper, RedTree and ASI-Yard Nique. The Board discussed all three proposals and provided their ranking sheets. Scoring was as follows: RedTree (450.2), Yard-Nique (385) and Juniper (341.85). Juniper will end their services on September 30, 2025 and RedTree will begin October 1, 2025.

On a motion from Mr. Albert, seconded by Mr. Babon, the Board unanimously accepted the RedTree Landscape RFP with the highest ranking of 450.2, to begin Landscape Maintenance Services on October 1, 2025, for the Bexley Community Development District.

FIFTH ORDER OF BUSINESS**Consideration of Irrigation
Maintenance Request for Proposals
(RFPs)**

The Board reviewed the Irrigation Maintenance Request for Proposals (RFP's) from Juniper, RedTree, ASI- Yard Nique, Ballenger and Sprinkler Solutions. After review and a lengthy discussion, the Board decided to use a landscape vendor that could do both landscape and irrigation maintenance services and agreed to accept the Request for Proposals (RFP's) from RedTree Landscape. Juniper will end their services on September 30, 2025 and RedTree will begin services on October 1, 2025.

On a motion from Ms. Pettit, seconded by Mr. Babon, the Board unanimously accepted the RedTree Irrigation RFP, to begin Irrigation Maintenance Services on October 1, 2025, for the Bexley Community Development District.

SIXTH ORDER OF BUSINESS**Consideration of Resolution 2025-04;
Awarding Landscape Maintenance
Services**

On a motion from Mr. Albert, seconded by Mr. Babon, the Board adopted Resolution 2025-04; Awarding Landscape Maintenance Services to RedTree Landscaping. Juniper landscaping maintenance services will end September 30, 2025 and RedTree will start October 1, 2025 for the Bexley Community Development District.

SEVENTH ORDER OF BUSINESS**Consideration of Resolution 2025-05;
Awarding Irrigation Maintenance
Services**

On a motion from Mr. Babon, seconded by Mr. Albert, the Board adopted Resolution 2025-05; Awarding Irrigation Maintenance Services to RedTree Landscaping, Juniper irrigation maintenance services will end September 30, 2025 and RedTree will start October 1, 2025 for the Bexley Community Development District.

EIGHTH ORDER OF BUSINESS**Consideration of Ribbon Park
Drainage Proposal**

The Board reviewed a proposal from Site Masters for Ribbon Park Drainage in the amount of \$22,940.00. After a brief discussion, they approved this proposal. Ms. Wilson will prepare a short addendum and distribute for execution.

On a motion from Mr. Saunders, seconded by Mr. Albert, the Board unanimously approved the Site Masters Pine Ribbon Park Drainage Proposal in the amount of \$22,940.00, after Ms. Wilson has prepared the final form agreement and authorize the Ms. Pettitt to execute the agreement for the Bexley Community Development District.

NINTH ORDER OF BUSINESS**Consideration of LLS Tax Solutions
Arbitrage Engagement Letter**

On a motion from Ms. Klenke, seconded by Ms. Pettit, the Board unanimously approved the LLS Tax Solution Arbitrage Engagement Letter, for the Bexley Community Development District.

TENTH ORDER OF BUSINESS**Discussion of Addendum to Current
USDA Work Initiation Document**

Mr. Elias and the Board of Supervisors held a discussion of the United States Department of Agriculture Animal Plant Health Inspection Service Wildlife Services, Addendum to a work initiation document and discussed the final cost will be in the amount of \$30,000.00.

On a motion from Mr. Babon, seconded by Mr. Albert, the Board approved the United States Department of Agriculture Animal Plant Health Inspection Service Wildlife Services, Addendum to a work initiation document, for the Bexley Community Development District.

ELEVENTH ORDER OF BUSINESS Discussion of Speed Signs and Wildlife Signs

The Board of Supervisors discussed the cost of speed bumps, noting that permits would be required and explaining the process for going through the county. Additionally, the speed bumps would cost approximately (\$12,000.00), reflected from the report on Tab 12 from the final agenda. The Board of Supervisors requested that the Discussion of Wildlife signs to be added to the August 27, 2025 meeting agenda, so that the Board of Supervisors can determine the scope of the project and cost. Additionally, they requested that Mr. Hayes update the Fiscal Year 2025-2026 budget to reflect the RedTree costs from the landscape and irrigation Request for the Proposal (RFP).

TWELFTH ORDER OF BUSINESS Discussion of Pet Waste Stations Near Lake

The Board of Supervisors discussed that residents are requesting Pet Waste Station & Benches. The Board requested that the Clubhouse Manager provide a report and estimate to the Bexley Community Development District Board and District Manager to add pet waste stations near the lake.

THIRTEENTH ORDER OF BUSINESS Discussion of Easement Access

Mr. Babon was in communication with Ms. Rosa-Melendez to review the Homeowners Association documents for fences in easement. The Homeowners Association approved previous the Architectural Review Committee applications for fences built in easements.

FOURTEENTH ORDER OF BUSINESS Consideration of Minutes of the Board Of Supervisors Regular Meeting held on June 25, 2025

The Board of Supervisors requested the line item 118 to be removed. Additionally, the Board of Supervisors want a correction to line 142 noting that this was from a previous Bexley Community Development District meeting.

On a motion from Ms. Klenke, seconded by Mr. Albert, the Board of Supervisors approved the June 25, 2025 Board of Supervisor Meeting Minutes for the Bexley Community Development District as amended.

FIFTEENTH ORDER OF BUSINESS Ratification of Operation and Maintenance Expenses for June 2025

The Board of Supervisors commented that the invoices were not included in the final August 8, 2025 agenda package. The Board of Supervisors stated they did not receive them in a separate email to review prior to the meeting. This was tabled and will be added to August 27, 2025 final agenda for the Bexley Community Development District.

SIXTEENTH ORDER OF BUSINESS**Supervisor Requests**

Mr. Albert requested that the Newland signs to be removed. Ms. Klenke responded to Mr. Albert request stating that she will get them removed next week. Ms. Klenke requested that Mr. Hayes uses Mr. Elias action item list or Mr. Hayes version summary of actions. Ms. Pettitt will provide information from Pasco County Commission meeting. Mr. Babon mentioned that he wants signs on Community Development District property and personal property removed. Mr. Saunders requested that a discussion of wildlife signs be added to the August 27, 2025 meeting agenda so they can determine the scope of the project and cost. The Board also requested that Mr. Hayes update the Fiscal Year 2025-2026 budget to reflect the RedTree costs from the Landscape and Irrigation Request for Proposal (RFP).

SEVENTEENTH ORDER OF BUSINESS**Adjournment**

On a motion from Mr. Babon, seconded by Mr. Albert, the Board adjourned the meeting at 5:26 p.m., for the Bexley Community Development District.

Secretary / Assistant Secretary

Chairman / Vice Chairman

Tab 8

BEXLEY COMMUNITY DEVELOPMENT DISTRICT

District Office · Riverview, Florida · (813) 994-1001
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.bexleycdd.org

Operations and Maintenance Expenditures June 2025 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2025 through June 30, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$175,648.56**

Approval of Expenditures:

_____Chairperson

_____Vice Chairperson

_____Assistant Secretary

BEXLEY COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

Vendor Name	Check number	Invoice Number	Invoice Description	Invoice Amount
Adam Saunders	300107	AS052825	Board of Supervisors Meeting 05/28/25	\$ 200.00
Advanced Aquatic Services, Inc.	300113	10559131	Monthly Pond & Wetland Maintenance 06/25	\$ 16,647.00
DCSI, Inc.	300114	33673	Service Call 05/25	\$ 220.00
DCSI, Inc.	300114	33682	Service Call 05/25	\$ 684.00
Duke Energy	20250623-2	9100 8584 0580 05/25 ACH	000 Bexley Village Dr 05/25	\$ 826.16
Duke Energy	20250605-1	9100 8588 5369 04/25 ACH	3844 Bexley Village Drive Irrigation 04/25	\$ 30.80
Duke Energy	20250623-2	9100 8588 5369 05/25 ACH	3844 Bexley Village Drive Irrigation 05/25	\$ 30.80
Duke Energy	20250623-2	Monthly Summary A 05/25 ACH 547	Energy Summary A 05/25	\$ 1,127.70
Duke Energy	20250623-1	Monthly Summary B 05/25 ACH 547	Energy Summary B 05/25	\$ 5,850.55
Jane Graham, PA	300115	20258A	Legal Services 05/25	\$ 4,871.67
Joseph Albert	300108	JA052825	Board of Supervisors Meeting 05/28/25	\$ 200.00
Juniper Landscaping of Florida, LLC	300111	333854	Annual Spring Flower Rotation 05/25	\$ 7,987.75

BEXLEY COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

Vendor Name	Check number	Invoice Number	Invoice Description	Invoice Amount
Juniper Landscaping of Florida, LLC	300111	334279	Irrigation Repair 05/25	\$ 844.52
Juniper Landscaping of Florida, LLC	300116	336816	Dead Tree Replacement 05/25	\$ 1,180.30
Juniper Landscaping of Florida, LLC	300116	337325	Fertilizer 05/25	\$ 23,530.00
Juniper Landscaping of Florida, LLC	300116	337526	Monthly Grounds Maintenance 06/25	\$ 65,862.00
Juniper Landscaping of Florida, LLC	300116	338784	Irrigation Repair 06/25	\$ 490.55
Kutak Rock, LLP	300117	3569862	Legal Services 04/25	\$ 6,026.00
Nancy M Pettit	300109	NP052825	Board of Supervisors Meeting 05/28/25	\$ 200.00
Pasco County Tax Collector	300119	061625 Postage 24/25	2024 Postage Assessment	\$ 618.24
Pasco County Utilities	20250623-3	Monthly Summary A 05/25 ACH 547	Water Summary 05/25	\$ 3,548.44
Rizzetta & Company, Inc.	300106	INV0000099688	District Management Fees 06/25	\$ 6,381.41
Spectrum	20250612-1	1410986052425 ACH	Wifi @ Dog Park 06/25	\$ 124.98
Stephen Babon	300110	SB052825	Board of Supervisors Meeting 05/28/25	\$ 200.00

BEXLEY COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

Vendor Name	Check number	Invoice Number	Invoice Description	Invoice Amount
The Observer Group, Inc.	300112	25-00947P	Legal Advertising 05/25	\$ 56.88
The Observer Group, Inc.	300120	25-01199P	Legal Advertising 06/25	\$ 52.50
U.S. Bank	300118	7760899	Trustee Fees S2016 05/01/25-04/30/26	\$ 4,256.13
Valley National Bank	20250626-1	CC053125-547	Credit Card Expenses 05/25	\$ 700.18
Vortex Services, LLC	300121	316629	Road Repair 03/25	<u>\$ 22,900.00</u>
Report Total				<u>\$ 175,648.56</u>

BEXLEY COMMUNITY DEVELOPMENT DISTRICT

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Operations and Maintenance Expenditures

July 2025

For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from July 1, 2025 through July 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$159,215.23**

Approval of Expenditures:

_____Chairperson

_____Vice Chairperson

_____Assistant Secretary

BEXLEY COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

Vendor Name	Check number	Invoice Number	Invoice Description	Invoice Amount
Adam Saunders	300123	AS062525	Board of Supervisors Meeting 06/25/25	\$ 200.00
Advanced Aquatic Services, Inc.	300129	10559272 Balance	Balance - Pond Bank Erosion 06/25	\$ 22,717.50
Advanced Aquatic Services, Inc.	300141	10559561	Monthly Pond & Wetland Maintenance 07/25	\$ 16,647.00
Alex Roark Engineering, PLLC	300136	0101-001-1	Engineering Services 05/25	\$ 5,000.00
Bexley Homeowners Association, Inc.	300124	060125 PR	CDD Payroll Cost Share 06/25	\$ 2,871.12
Bexley Homeowners Association, Inc.	300145	070125 PR	CDD Payroll Cost Share 07/25	\$ 2,871.12
Brletic Dvorak, Inc.	300132	2023	District Engineer Service 06/25	\$ 870.00
Brletic Dvorak, Inc.	300132	2032	District Engineer Service - SWFWMD SOI Task 06/25	\$ 285.00
Duke Energy	20250730-1	9100 8584 0580 06/25 ACH	000 Bexley Village Dr 06/25	\$ 826.16
Duke Energy	20250710-1	9100 8584 2988 05/25 ACH	4128 Bexley Village Dr Irrigation 05/25	\$ 30.80
Duke Energy	20250731-2	9100 8588 5369 06/25 ACH	3844 Bexley Village Drive Irrigation 06/25	\$ 30.80
Duke Energy	20250731-3	Monthly Summary A 06/25 ACH 547	Energy Summary A 06/25	\$ 1,113.87

BEXLEY COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

Vendor Name	Check number	Invoice Number	Invoice Description	Invoice Amount
Duke Energy	20250721-1	Monthly Summary B 06/25	Energy Summary B 06/25	\$ 5,869.74
Joseph Albert	300125	ACH 547 JA062525	Board of Supervisors Meeting 06/25/25	\$ 200.00
Juniper Landscaping of Florida, LLC	300128	334551	Irrigation Repair 05/25	\$ 71.77
Juniper Landscaping of Florida, LLC	300133	340387	Pest Control 06/25	\$ 500.00
Juniper Landscaping of Florida, LLC	300133	340706	Irrigation Repair 06/25	\$ 143.52
Juniper Landscaping of Florida, LLC	300142	341508	Fertilizer / Pest Control 06/25	\$ 5,337.00
Juniper Landscaping of Florida, LLC	300142	342684	Monthly Grounds Maintenance 07/25	\$ 65,862.00
Juniper Landscaping of Florida, LLC	300143	344568	Irrigation Repair 07/25	\$ 300.00
Kutak Rock, LLP	300134	3584890	Legal Services 05/25	\$ 3,829.50
LLS Tax Solutions, Inc.	300126	003785	Arbitrage Rebate Calculation Series 2016 PE 04/21/25	\$ 500.00
Pasco County Utilities	20250723-1	22452353 ACH	0982075 01363593 Reclaimed Water 04/25	\$ 319.14
Pasco County Utilities	20250723-1	22626958 ACH	0982075 01363593 Reclaimed Water 05/25	\$ 404.19
Pasco County Utilities	20250723-1	Monthly Summary A 06/25 ACH 547	Water Summary 06/25	\$ 3,581.22
Pasco County Utilities	20250723-1	Monthly Summary B 05/25 ACH 547	Water Summary 05/25	\$ 435.04

BEXLEY COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

Vendor Name	Check number	Invoice Number	Invoice Description	Invoice Amount
Pasco County Utilities	20250723-1	Monthly Summary B 06/25	Water Summary 06/25	\$ 585.70
Poop 911	300130	ACH 547 B062025	Monthly Maintenance - Removal of Pet Waste 06/25	\$ 2,174.30
Poop 911	300146	B072025	Monthly Maintenance - Removal of Pet Waste 07/25	\$ 2,174.30
Rizzetta & Company, Inc.	300122	INV0000100502	District Management Fees 07/25	\$ 6,381.41
Site Masters of Florida, LLC	300135	061025-1	Retrieve/Replace Cast iron Grate 06/25	\$ 300.00
Spectrum	20250714-1	1410986062425 ACH	Wifi @ Dog Park 07/25	\$ 124.98
Stantec Consulting Services, Inc.	300137	2423676	Mitigation Maintenance 06/24	\$ 1,629.68
Stephen Babon	300127	SB062525	Board of Supervisors Meeting 06/25/25	\$ 200.00
Superior Sealers, LLC	300131	INV-92	Remove/Replace Concrete 07/25	\$ 1,200.00
The Observer Group, Inc.	300139	25-01151P	Legal Advertising 06/25	\$ 210.00
The Observer Group, Inc.	300138	25-01415P	Legal Advertising 07/25	\$ 52.50
The Observer Group, Inc.	300144	25-01525P	Legal Advertising 07/25	\$ 735.00
The Observer Group, Inc.	300144	25-01531P	Legal Advertising 07/25	\$ 54.69

BEXLEY COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

<u>Vendor Name</u>	<u>Check number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
U. S. Department of Agriculture	300140	3005397803	Personnel Compensation and Program Support Through 04/25	\$ 1,160.11
Valley National Bank	20250728-1	CC063025-547 ACH	Credit Card Expenses 06/25	<u>\$ 1,416.07</u>
Report Total				<u>\$ 159,215.23</u>