



Rizzetta & Company

Wesbridge Community Development District

**Board of Supervisor's Regular
Meeting
May 8, 2023**

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

www.wesbridgecdd.org

**WESBRIDGE
COMMUNITY DEVELOPMENT DISTRICT**

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

Board of Supervisors	Ray Brun Eladio Izquierdo Leslie Green Austin Story Bob Schnaydman	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Daryl Adams	Rizzetta & Company, Inc.
District Counsel	Scott Steady	Burr Forman, P.A.
District Engineer	Stephen Brletic	BDI Engineering

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) 533-2950. 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.

April 28, 2023

**Board of Supervisors
Wesbridge Community
Development District**

FINAL AGENDA

Dear Board Members:

The regular Meeting of the Board of Supervisors of the Wesbridge Community Development District will be held on **Monday, May 8, 2023 at 6:00 p.m.** at the office of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544. The following is the agenda for the meeting:

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ITEMS**
 - A. Presentation of FY 2023-2024 Proposed Budget Tab 1
 1. Consideration of Resolution 2023-05, Approving Proposed Budget and Setting Public Hearing Tab 2
- 4. STAFF REPORTS**
 - A. Aquatics Report
 1. Review of Remson Aquatics Report
(under separate cover)
 - B. Landscape Inspection Manager
 1. Review of Landscape Inspection Report..... Tab 3
 - C. District Counsel
 - D. District Engineer
 1. Review of District Engineer Report
(under separate cover)
 - E. District Manager
 1. Presentation of District Manager Report and Monthly Financial Statement..... Tab 4
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors Meeting held on April 10, 2023..... Tab 5
 - B. Consideration of Operation & Maintenance Expenditures for March 2023..... Tab 6
- 6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
- 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,
Daryl Adams
Daryl Adams
District Manager

Tab 1

WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2023/2024 O&M Budget		\$407,478.40
Collection Cost @	2%	\$8,669.75
Early Payment Discount @	4%	\$17,339.51
2023/2024 Total		<u>\$433,487.66</u>

2022/2023 O&M Budget	\$295,052.00
2023/2024 O&M Budget	\$407,478.40
Total Difference	<u>\$112,426.40</u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2022/2023	2023/2024	\$	%
2019 Debt Service - Single Family 40'	\$998.82	\$998.82	\$0.00	0.00%
Operations/Maintenance - Single Family 40'	\$759.55	\$1,048.97	\$289.42	38.10%
Total	\$1,758.37	\$2,047.79	\$289.42	16.46%
2019 Debt Service - Single Family 50'	\$1,248.52	\$1,248.52	\$0.00	0.00%
Operations/Maintenance - Single Family 50'	\$949.44	\$1,311.21	\$361.77	38.10%
Total	\$2,197.96	\$2,559.73	\$361.77	16.46%
2019 Debt Service - Single Family 60'	\$1,498.22	\$1,498.22	\$0.00	0.00%
Operations/Maintenance - Single Family 60'	\$1,139.33	\$1,573.46	\$434.13	38.10%
Total	\$2,637.55	\$3,071.68	\$434.13	16.46%

Tab 2

RESOLUTION 2023-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FISCAL YEAR 2023/2024; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGET(S) PURSUANT TO CHAPTERS 170, 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 Wesbridge Development District (“**District**”) prior to June 15, 2023, proposed budget(s) (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”); and

WHEREAS, it is in the best interest of the District to fund the administrative and operations services (together, “**Services**”) set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 170, 190 and 197, Florida Statutes (“**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 WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT:

- 1. PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2023/2024 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., 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544. 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 installment 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: August 14, 2023
HOUR: 6:00 P.M.
LOCATION: Rizzetta & Company, Inc.
5844 Old Pasco Road. Suite 100
Wesley Chapel, FL 33544

4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENT(S). The District Manager is hereby directed to submit a copy of the Proposed Budget to Hillsborough 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 Hillsborough 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 8th DAY OF MAY 2023.

ATTEST:

**WESBRIDGE COMMUNITY
DEVELOPMENT DISTRICT**

Assistant Secretary

Chairman, Board of Supervisors

Exhibit A

Fiscal Year 2023/2024 Budget

Tab 3

WESBRIDGE

LANDSCAPE INSPECTION REPORT



April 28, 2023
Rizzetta & Company
Jason Liggett- Landscape Specialist



Rizzetta & Company
Professionals in Community Management

General Updates, Recent & Upcoming Maintenance Events

- During my visit on 4-28-2023 all the items were still not addressed I have meeting with LMP the week of the 1st to go over this report and walk the property.

The following are action items for Sunrise to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **Black, bold and underlined text** represents updates or questions for the BOS.

1. Limb up the oak trees to the east of the main entrance along the vinyl fence on Wells Rd.
2. **During my inspection I walked the backside of the boundary fence to the east of the community along the vinyl fence that goes south. We have cleaned up most of this beds but there is still work that needs to be done towards the furthest south of this fence line. Eradicate the bed weeds and soft edge the bed. (Pic 2)**



5. Make sure the trees directly to the east of the main entrance across from the high school are being soft edged, Eradicate weeds and recreate tree rings. (Pic 5 Next Page)



3. **Note to the board that the furthest pond to the southeast had what looks like dead primrose around the bank. This is something your aquatics team could remove?(Pic 3>**
4. **The oak trees along the vinyl fence across from Wesley chapel high school are still in need of lifting and removing the black strap from the trees.(Pic 4)**



Dutton Drive, Devlin Lane, Thunderbird Drive



- 6. **Treat the weeds in the area that goes from north to south in between the houses on Gilburn Drive. Eradicate bed weeds and finish cutting back the ornamental grasses toward the end.**
- 7. **Eradicate the bed weeds in the Devlin Lane center island.**
- 8. Check the irrigation in the Devlin Lane center island to make sure we are receiving adequate water.(Pic 9)

- 11. Throughout the district we need to be doing inspections to all 5 controllers. I received an irrigation report with only 2 controllers. I'm assuming the rest are not being checked.
- 12. Check the irrigation in the walking path crossover that goes from Dutton Drive to Marquette Ave.(Pic 12)



- 10. Check the irrigation in the common area space next to the homes on Dutton Drive and Rystone Way and Stovall St. These areas were very dry. This is a carryover for last month and has not been addressed. (Pic 10)

- 13. Check the irrigation next to 30226 Merilee place to ensure that the irrigation is operating.
- 14. Check the irrigation coverage on the backside of the Boyette gate on the entrance side and make sure we are receiving proper converge.

- 15. **The black strapping is still around the Cypress trees and also around the oak tree throughout the entrance have these removed.**



16. Clean up the Hollie tree on the inbound side of the entrance on Boyette Rd.(Pic 21>)



17. The trash has sill not been removed on the northside of the vinyl fence on Boyette Ave this was approved. When will this be done?



Tab 4



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** June 12, 2023 at 6:00pm
- **FY 2021-2022 Audit Completion Deadline:** June 30, 2023

District
Manager's
Report

May 8

2023

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<u>FINANCIAL SUMMARY</u>	<u>3/31/2023</u>
General Fund Cash & Investment Balance:	\$151,701
Reserve Fund Cash & Investment Balance:	\$46,161
Debt Service Fund & Investment Balance:	<u>\$593,699</u>
Total Cash and Investment Balances:	\$791,561
General Fund Expense Variance: \$11,310	Over Budget



Rizzetta & Company

Wesbridge Community Development District

**Financial Statements
(Unaudited)**

March 31, 2023

Prepared by: Rizzetta & Company, Inc.

Wesbridgecdd.org
rizzetta.com

Wesbridge Community Development District

Balance Sheet

As of 03/31/2023

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Capital Project Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets							
Cash In Bank	148,697	8,560	969	0	158,226	0	0
Investments	3,004	37,601	592,730	36	633,370	0	0
Accounts Receivable	4,278	0	5,630	0	9,909	0	0
Refundable Deposits	162,752	0	0	0	162,751	0	0
Fixed Assets	0	0	0	0	0	3,624,279	0
Amount Available in Debt Service	0	0	0	0	0	0	599,329
Amount To Be Provided Debt Service	0	0	0	0	0	0	5,605,671
Total Assets	318,731	46,161	599,329	36	964,256	3,624,279	6,205,000
Liabilities							
Accounts Payable	1,055	0	0	0	1,055	0	0
Accrued Expenses	2,428	0	0	0	2,428	0	0
Due To Other	54,406	0	0	0	54,406	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	0	6,205,000
Deposits Payable	159,609	0	0	0	159,609	0	0
Total Liabilities	217,498	0	0	0	217,498	0	6,205,000
Fund Equity & Other Credits							
Beginning Fund Balance	(21,163)	37,329	468,534	31	484,730	0	0
Investment In General Fixed Assets	0	0	0	0	0	3,624,279	0
Net Change in Fund Balance	122,395	8,832	130,795	5	262,028	0	0
Total Fund Equity & Other Credits	101,232	46,161	599,329	36	746,758	3,624,279	0
Total Liabilities & Fund Equity	318,731	46,161	599,329	36	964,256	3,624,279	6,205,000

See Notes to Unaudited Financial Statements

Wesbridge Community Development District

Statement of Revenues and Expenditures

As of 03/31/2023

(In Whole Numbers)

	Year Ending	Through	Year To Date	
	09/30/2023	03/31/2023	03/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	2	(2)
Special Assessments				
Tax Roll	283,592	283,592	283,675	(83)
Other Misc. Revenues				
Miscellaneous Revenue	0	0	170	(170)
Total Revenues	283,592	283,592	283,847	(255)
Expenditures				
Legislative				
Supervisor Fees	12,000	6,000	5,800	200
Total Legislative	12,000	6,000	5,800	200
Financial & Administrative				
Administrative Services	4,917	2,459	2,458	0
District Management	21,962	10,981	10,981	0
District Engineer	8,000	4,000	7,203	(3,203)
Disclosure Report	5,000	5,000	5,000	0
Trustees Fees	5,000	2,500	0	2,500
Assessment Roll	5,304	5,304	5,304	0
Financial & Revenue Collections	3,933	1,966	1,966	0
Tax Collector/Property Appraiser Fees	150	0	0	0
Accounting Services	19,667	9,834	9,834	0
Auditing Services	5,000	0	0	0
Arbitrage Rebate Calculation	500	250	0	250
Public Officials Liability Insurance	2,977	2,977	2,667	310
Legal Advertising	5,000	2,500	634	1,866
Dues, Licenses & Fees	175	87	175	(88)
Website Hosting, Maintenance, Backup & Email	1,200	600	1,050	(450)
ADA Website Compliance	1,600	1,600	1,538	63
Total Financial & Administrative	90,385	50,058	48,810	1,248
Legal Counsel				
District Counsel	9,000	4,500	6,475	(1,975)
Total Legal Counsel	9,000	4,500	6,475	(1,975)
Electric Utility Services				
Utility Services	8,500	4,250	4,745	(495)
Utility - Street Lights	45,000	22,500	22,375	125

See Notes to Unaudited Financial Statements

Wesbridge Community Development District

Statement of Revenues and Expenditures

As of 03/31/2023

(In Whole Numbers)

	Year Ending	Through	Year To Date	
	09/30/2023	03/31/2023	03/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Total Electric Utility Services	53,500	26,750	27,120	(370)
Water-Sewer Combination Services				
Utility Services	7,000	3,500	3,756	(256)
Total Water-Sewer Combination Services	7,000	3,500	3,756	(256)
Stormwater Control				
Aquatic Maintenance	5,500	2,750	2,495	255
Total Stormwater Control	5,500	2,750	2,495	255
Other Physical Environment				
Property Insurance	3,821	3,821	3,502	319
General Liability Insurance	3,638	3,638	3,259	379
Landscape Maintenance	60,000	30,000	31,140	(1,140)
Irrigation Maintenance & Repair	4,500	2,250	1,368	882
Landscape Replacement Plants, Shrubs, Trees	4,300	2,150	1,055	1,095
Landscape Inspection Services	0	0	3,600	(3,600)
Landscape - Annuals/Flowers	2,700	1,350	2,916	(1,566)
Holiday Decorations	2,000	2,000	2,000	0
Landscape - Mulch	6,500	3,250	0	3,250
Gate Cameras	1,008	504	627	(123)
Total Other Physical Environment	88,467	48,963	49,467	(504)
Parks & Recreation				
Telephone, Internet, Cable	3,240	1,620	1,350	270
Gate Maintenance & Repair	5,000	2,500	15,835	(13,335)
Pressure Washing	2,000	1,000	0	1,000
Fountain Service Repair & Maintenance	2,000	1,000	815	185
Total Parks & Recreation	12,240	6,120	18,000	(11,880)
Contingency				
Miscellaneous Contingency	5,500	2,750	778	1,972
Total Contingency	5,500	2,750	778	1,972
Total Expenditures	283,592	151,391	162,701	(11,310)
Total Excess of Revenues Over(Under) Expen- ditures	0	132,201	121,146	11,055
Total Other Financing Sources(Uses)				
Prior Year AP Credit				
Prior Year A/P Credits	0	0	1,250	(1,250)
Total Other Financing Sources(Uses)	0	0	1,250	(1,250)

See Notes to Unaudited Financial Statements

282 General Fund

Wesbridge Community Development District

Statement of Revenues and Expenditures

As of 03/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023 <u>Annual Budget</u>	Through 03/31/2023 <u>YTD Budget</u>	Year To Date 03/31/2023 <u>YTD Actual</u>	<u>YTD Variance</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>(21,164)</u>	<u>21,163</u>
Total Fund Balance, End of Period	<u>0</u>	<u>132,201</u>	<u>101,232</u>	<u>30,968</u>

See Notes to Unaudited Financial Statements

Wesbridge Community Development District

Statement of Revenues and Expenditures

As of 03/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 03/31/2023	Year To Date 03/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	272	(272)
Special Assessments				
Tax Roll	11,460	11,460	11,460	0
Total Revenues	<u>11,460</u>	<u>11,460</u>	<u>11,732</u>	<u>(272)</u>
Expenditures				
Contingency				
Capital Reserve	11,460	11,460	2,900	8,560
Total Contingency	11,460	11,460	2,900	8,560
Total Expenditures	<u>11,460</u>	<u>11,460</u>	<u>2,900</u>	<u>8,560</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>8,832</u>	<u>(8,832)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>37,329</u>	<u>(37,329)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>46,161</u>	<u>(46,161)</u>

Wesbridge Community Development District

Statement of Revenues and Expenditures

As of 03/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 03/31/2023	Year To Date 03/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	7	(7)
Special Assessments				
Tax Roll	388,326	388,326	388,384	(59)
Total Revenues	<u>388,326</u>	<u>388,326</u>	<u>388,391</u>	<u>(66)</u>
Expenditures				
Debt Service				
Interest	253,326	253,326	127,590	125,736
Principal	135,000	135,000	130,000	5,000
Total Debt Service	<u>388,326</u>	<u>388,326</u>	<u>257,590</u>	<u>130,736</u>
Total Expenditures	<u>388,326</u>	<u>388,326</u>	<u>257,590</u>	<u>130,736</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>130,801</u>	<u>(130,801)</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(5)	5
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>(5)</u>	<u>5</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>468,533</u>	<u>(468,533)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>599,329</u>	<u>(599,329)</u>

Wesbridge Community Development District

Statement of Revenues and Expenditures

As of 03/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 03/31/2023	Year To Date 03/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	5	(5)
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>5</u>	<u>(5)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>31</u>	<u>(31)</u>
Total Fund Balance, End of Period	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>36</u></u>	<u><u>(36)</u></u>

Wesbridge CDD
Investment Summary
March 31, 2023

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>March 31, 2023</u>
The Bank of Tampa	Money Market Account	\$ 3,004
	Total General Fund Investments	\$ 3,004
The Bank of Tampa ICS Capital Reserve Nex Bank	Money Market Account	\$ 37,601
	Total Reserve Fund Investments	\$ 37,601
US Bank Series 2019 Revenue	US Bank Money Market 5 - Ct	\$ 398,567
US Bank Series 2019 Reserve	US Bank Money Market 5 - Ct	194,163
	Total Debt Service Fund Investments	\$ 592,730
US Bank Series 2019 Construction	US Bank Money Market 5 - Ct	\$ 36
	Total Capital Project Fund Investments	\$ 36

**Wesbridge Community Development District
Summary A/R Ledger
From 03/01/2023 to 03/31/2023**

Fund_ID	Fund Name	Customer	Invoice Number	AR Account	Date	Balance Due	
282, 2334	282-001	282 General Fund	Pasco County Tax Collector	AR00000330	12110	10/01/2022	4,278.51
Sum for 282, 2334							4,278.51
282, 2336	282-200	282 Debt Service Fund S2019	Pasco County Tax Collector	AR00000330	12110	10/01/2022	5,630.35
Sum for 282, 2336							5,630.35
Sum for 282							9,908.86
Sum Total							9,908.86

See Notes to Unaudited Financial Statements

**Wesbridge Community Development District
Summary A/P Ledger
From 03/1/2023 to 03/31/2023**

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
282, 2334	282 General Fund	03/08/2023	Sunrise Landscape	9783	Azalea Replacement 03/23	1,055.00
	Sum for 282, 2334					1,055.00
	Sum for 282					1,055.00
	Sum Total					1,055.00

Wesbridge Community Development District
Notes to Unaudited Financial Statements
March 31, 2023

Balance Sheet

1. Trust statement activity has been recorded through 03/31/2023.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Summary A/R Ledger – Payment Terms

4. Payment terms for landowner assessments are (a) defined in the FY22-23 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

Tab 5

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.

WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the Wesbridge Community Development District was held on **Monday, April 10, 2023 at 6:00 p.m.** at the office of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544.

Present and constituting a quorum were:

Raymond Brun	Chairman
Leslie Green	Assistant Secretary
Austin Story	Assistant Secretary
Bob Schnaydman	Assistant Secretary

Also present:

Daryl Adams	District Manager, Rizzetta & Co.
William Leavens	Landscape Maintenance Professionals
Scott Carlson	Landscape Maintenance Professionals
Jason Liggett	Landscape Inspection Manager, Rizzetta & Co.
Bonnie Marshall	Juniper Landscaping
Joan Alerman	Pine Lake Landscaping
John Amorosa	Pine Lake Landscaping
Jon Souers	Yellowstone Landscaping
Robert Dvorak	District Engineer, BDI Engineering

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Mr. Adams called the meeting to order and performed a roll call confirming a quorum for the meeting at approximately 6:02 p.m.

SECOND ORDER OF BUSINESS

Audience Comments

The audience did not have comments at this time.

THIRD ORDER OF BUSINESS

Discussion of FY 2023-2024 Budget

The Board held a brief discussion regarding the FY 2023-2024.

FOURTH ORDER OF BUSINESS

Discussion of Pet Poop Stations

The Board held a brief discussion regarding pet poop stations. They agreed that they would like four stations with weekly servicing. One by the walkway, one by the walking trail, one in the Boyette area, and one in Phase 1 and Phase 2.

FIFTH ORDER OF BUSINESS

Discussion of Additional Pavers on Walking Trail around Boyette Road Pond

The Board held a brief discussion regarding the pavers on the walking trail. Mr. Dvorak will work on getting an engineer's assessment of how much it will cost to put in a walking trail around the pond.

The Board would like Mr. Dvorak to reach out to Finn Outdoor and see if they will honor their proposal to fix the erosion issues in the amount of \$5,980 and start in October 2023.

SIXTH ORDER OF BUSINESS

Discussion Engineering Lighting for Pedestrian Walk-Through Between Marquette and Dutton

Mr. Dvorak will work on getting a proposal for lighting the pedestrian walk though and provide it to the Board at the May meeting.

SEVENTH ORDER OF BUSINESS

Discussion of Speed Table for Merilee

The Board held a brief discussion about the speed table.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Aquatics Report

1. Review of Remson Aquatics Report

Remson Aquatics was not present and did not provide a report. The Board would like to have the reports included in the agendas, not under separate cover.

B. Landscape Inspection Report

1. Review of Landscape Inspection Report

Mr. Liggett presented his Landscape Inspection Services Report.

2. Consideration and Discussion of Landscape RFP's Received

The Board reviewed the RFP's received. After a brief discussion and scoring, it was agreed that Landscape Maintenance Professionals will be awarded the Landscaping contract for Wesbridge CDD. Mr. Steady will prepare the landscaping contract and provide it to Mr. Adams.

On a motion from Mr. Green, seconded by Mr. Schnaydman, with all in favor, the Board of Supervisors awarded Landscape Maintenance Professionals the landscaping contract for Wesbridge Community Development District.

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On a motion from Mr. Schnaydman, seconded by Mr. Green, with all in favor, the Board of Supervisors approved withholding \$5,087.31 for Sunrise Landscaping Services for April 2023, for Wesbridge Community Development District.

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C. District Counsel

Mr. Steady had nothing to report to the Board at this time.

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D. District Engineer & Erosion Proposals

These items were discussed under the Sixth Order of Business.

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E. District Manager

The Board received the District Manager Report from Mr. Adams. Mr. Adams reminded the Board of their next Landowner Election meeting is scheduled meeting for Monday, May 8, 2023 at 6:00p.m. at the offices of Rizzetta & Company located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544.

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NINTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Regular Meeting held on February 13, 2023

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On a motion from Mr. Brun, seconded by Mr. Schnaydman, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors' Regular Meeting held on February 13, 2023 for Wesbridge Community Development District.

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TENTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Regular Meeting held on March 13, 2023

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On a motion from Ms. Green, seconded by Mr. Brun, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors' Regular Meeting held on March 13, 2023 for Wesbridge Community Development District.

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ELEVENTH ORDER OF BUSINESS

Ratification of Operation & Maintenance Expenditures for January 2023 and February 2023

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On a motion from Mr. Schnaydman, seconded by Mr. Brun, with all in favor, the Board of Supervisors ratified the O&M Expenditures for January 2023 and February 2023 for Wesbridge Community Development District.

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TWELFTH ORDER OF BUSINESS **Supervisor Requests**

There were no supervisor requests at this time.

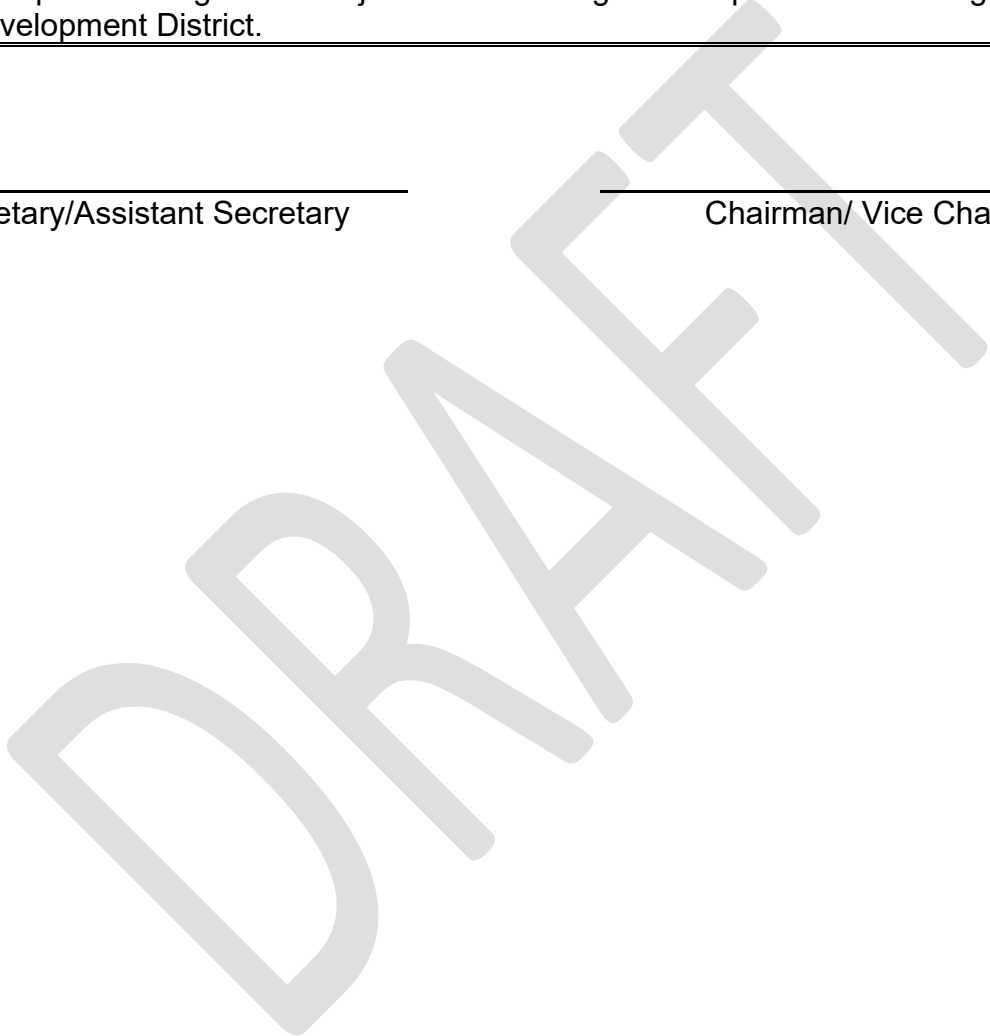
THIRTEENTH ORDER OF BUSINESS **Adjournment**

On a motion from Mr. Schnaydman, seconded by Mr. Story, with all in favor, the Board of Supervisors agreed to adjourn the meeting at 8:31 p.m. for Wesbridge Community Development District.

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Secretary/Assistant Secretary

Chairman/ Vice Chairman



Tab 6

Wesbridge Community Development District

DISTRICT OFFICE · RIVERVIEW, FLORIDA

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

Operations and Maintenance Expenditures March 2023 For Board Approval

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

The total items being presented: **\$31,121.47**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Wesbridge Community Development District
Paid Operation & Maintenance Expenditures
 March 1, 2023 Through March 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Austin John Story	100108	AS031323	Board of Supervisors Meeting 03/13/23	\$ 200.00
Bob Schnaydman	100109	BS031323	Board of Supervisors Meeting 03/13/23	\$ 200.00
Brletic Dvorak, Inc.	100110	1047	Engineering Services 02/23	\$ 1,750.00
Burr & Forman, LLP	100111	1370052	Legal Services 01/23	\$ 900.00
Burr & Forman, LLP	100111	1376656	Legal Services 02/23	\$ 412.50
Charter Communications	ACH	0045426022123 03/23	5678 Dutton Drive - Internet & Phone - 03/23	\$ 149.97
Charter Communications	ACH	0049485030923 03/23	6612 Boyette Road - Internet - 03/23	\$ 99.99
DoorKing, Inc.	ACH	1970584	Gate Services 02/23	\$ 51.95
DoorKing, Inc.	ACH	1972675	Cell System Services 02/23	\$ 51.95
Eladio Izquierdo	100112	EI031323	Board of Supervisors Meeting 03/13/23	\$ 200.00
Johnson Mirmiran & Thompson, Inc.	100113	2-207364	Engineering Services 01/23	\$ 430.00

Wesbridge Community Development District
Paid Operation & Maintenance Expenditures
 March 1, 2023 Through March 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Leslie J Green	100114	LG031323	Board of Supervisors Meeting 03/13/23	\$ 200.00
Pasco County Utilities	100107	18007109	6697 Dutton Irrigation Drive 02/23	\$ 240.00
Pasco County Utilities	100107	18007110	6554 Rystone Way 02/23	\$ 69.00
Pasco County Utilities	100107	18007467	30032 Marquette Ave 02/23	\$ 49.50
Pasco County Utilities	100107	18007468	29966 Marquette Place 02/23	\$ 9.00
Pasco County Utilities	100107	18007484	6612 Boyette Road 02/23	\$ 130.50
Pasco County Utilities	100115	18161507	6697 Dutton Irrigation Drive 03/23	\$ 283.50
Pasco County Utilities	100115	18161508	6554 Rystone Way 03/23	\$ 72.15
Pasco County Utilities	100115	18161868	30032 Marquette Ave 03/23	\$ 54.45
Pasco County Utilities	100115	18161869	29966 Marquette Place 03/23	\$ 7.65
Pasco County Utilities	100115	18161887	6612 Boyette Road 03/23	\$ 129.30
Raymond G Brun	100116	RB031323	Board of Supervisors Meeting 03/13/23	\$ 200.00
Rizzetta & Company, Inc.	100106	INV0000078009	District Management Services 03/23	\$ 4,981.59

Wesbridge Community Development District
Paid Operation & Maintenance Expenditures
 March 1, 2023 Through March 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Securiteam, Inc.	100117	16580	Quarterly Gate Maintenance 03/23	\$ 349.98
Southern Automated Access Services, LLC	100119	12430	Gate Repair 02/23	\$ 105.00
Southern Automated Access Services, LLC	100119	12431	Bathroom Lock Repair 02/23	\$ 150.00
Sunrise Landscape	100120	10094	Debris Removal 03/23	\$ 1,052.50
Sunrise Landscape	100120	9380	Monthly Landscaping 02/23	\$ 5,000.00
Sunrise Landscape	100120	9484	Irrigation Repairs 01/23	\$ 801.35
Sunrise Landscape	100120	9839	Monthly Irrigation Inspection 02/23	\$ 221.83
Sunrise Landscape	100120	9857	Monthly Landscaping 03/23	\$ 5,087.31
Weddings Done Bright dba Events Done Bright	100121	132342	Holiday Lighting 10/22	\$ 2,000.00
Westridge Community Development District	100118	022123 Westridge	Reimbursement for Check Deposited to Westridge CDD	\$ 1,028.13
Withlacoochee River Electric Cooperative, Inc.	ACH	2078246 03/23	Public Lighting 03/23	\$ 3,719.50
Withlacoochee River Electric Cooperative, Inc.	ACH	2087102 03/23	5678 Dutton Drive 03/23	\$ 508.42
Withlacoochee River Electric Cooperative, Inc.	ACH	2127372 03/23	6612 Boyette Road 03/23	<u>\$ 224.45</u>
Report Total				<u>\$ 31,121.47</u>