



Rizzetta & Company

Wesbridge Community Development District

Board of Supervisor's Regular Meeting June 12, 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.

June 2, 2023

**Board of Supervisors
Wesbridge Community
Development District**

Dear Board Members:

The regular Meeting of the Board of Supervisors of the Wesbridge Community Development District will be held on **Monday, June 12, 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. Consideration of Proposals for Aquatic Maintenance Tab 1
- 4. STAFF REPORTS**
 - A. Aquatics Report
 1. Review of Remson Aquatics Report Tab 2
 - B. Landscape Inspection Manager
 1. Review of Landscape Inspection Report..... Tab 3
 2. Review of Irrigation Report (under separate cover)
 3. Consideration of LMP's Proposals for Irrigation Repairs Tab 4
 4. Consideration of LMP's Proposals for Landscape Items..... Tab 5
 - C. District Counsel
 - D. District Engineer
 - E. District Manager
 1. Presentation of District Manager Report and
Monthly Financial Statement..... Tab 6
 2. Announcement Regarding Registered Voter Count Tab 7
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors
Meeting held on May 8, 2023 Tab 8
 - B. Consideration of Operation & Maintenance Expenditures
for April 2023..... Tab 9
- 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



Aquatic Weed Control, Inc.

Your **CLEAR** Choice in Waterway Management Since 1992



WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT WATERWAY INSPECTION REPORT & PROPOSAL

WATERWAY INSPECTION:

INSPECTION DATE: 05/11/2023
TEMPERATURE 89 DEG, WIND 5 MPH
WATER LEVELS LOW

PREPARED FOR:
WESBRIDGE
COMMUNITY DEVELOPMENT DISTRICT

PREPARED BY:
TAD ROMAN, SENIOR ENVIRONMENTAL CONSULTANT

www.aquaticweedcontrol.net

troman@aquaticweedcontrol.net

6536 Pinecastle Blvd. Suite A, Orlando, FL. 32809

Locations in: Orlando, Clearwater/Tampa, Fort Myers and Daytona Beach

1-(800)-543-6694

June 2, 2023

**Board of Supervisors
Wesbridge Community
Development District**

Dear Board Members:

The regular Meeting of the Board of Supervisors of the Wesbridge Community Development District will be held on **Monday, June 12, 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. Consideration of Proposals for Aquatic Maintenance Tab 1
- 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 2
 2. Review of Irrigation Report (under separate cover)
 3. Consideration of LMP's Proposals for Irrigation Repairs Tab 3
 4. Consideration of LMP's Proposals for Landscape Items..... Tab 4
 - C. District Counsel
 - D. District Engineer
 - E. District Manager
 1. Presentation of District Manager Report and Monthly Financial Statement..... Tab 5
 5. Announcement Regarding Registered Voter Count Tab 6
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors Meeting held on May 8, 2023 Tab 7
 - B. Consideration of Operation & Maintenance Expenditures for April 2023..... Tab 8
- 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



Aquatic Weed Control, Inc.

Your **CLEAR** Choice in Waterway Management Since 1992

TABLE OF CONTENTS

Site assessments

Cover letter.....	3
Ponds 1- 2.....	4
Ponds 3-4	5
Ponds 5-6.....	6
Ponds 7.....	7
Recommendations/Action Items.....	8
Waterway Site Map.....	9
Waterway Maintenance Proposal.....	10 & 11
Closing	12



Aquatic Weed Control, Inc.

Your **CLEAR** Choice in Waterway Management Since 1992

Wesbridge Community Development District
c/o Rizzetta & Company
5844 Old Pasco Road Suite 100
Wesley Chapel, Fl. 33544
Attn: Darryl Adams & Dawn Valley

Dear Northwood CDD & Management,

Thank you for the opportunity to submit our proposal for the management of your Stormwater ponds at Wesbridge Community Development District. Aquatic Weed Control, Inc. is a Florida-based company and has been in the waterway management business for over 30 years. We care for many of the finest golf courses, commercial properties and residential communities in Florida. Most of our Business has come to us by referrals from satisfied customers. When you decide to choose Aquatic Weed Control, Inc. as your service provider, you will be hiring a science-based, customer-first company that is serious about caring for your ponds. We are on the cutting edge in our approach to weed control, water quality and littoral maintenance. Aquatic Weed Control, Inc. also offers consulting services to help design and create living shorelines of plants native to Florida. Our entire team at Aquatic Weed Control will work diligently to earn your trust and transform your ponds into beautiful assets of which you will be proud. We look forward to working with you.

Sincerely,

Tad Roman,
Environmental Consultant
www.Aquaticweedcontrol.net
Troman@aquaticweedcontrol.net
6536 Pinycastle Blvd. Suite A
Orlando, Fl. 32809
Locations in: Orlando, Fort Myers, Daytona Bch., and Clearwater/Tampa
1-800-543-6694



Aquatic Weed Control, Inc.

Your **CLEAR** Choice in Waterway Management Since 1992

Waterway inspection Report / Page 4

SITE ASSESSMENTS

Pond 1



Comments: Observed minor algae.

Pond 2



Comments: Looked good.



Aquatic Weed Control, Inc.

Your **CLEAR** Choice in Waterway Management Since 1992

Waterway Inspection Report / Page 5

SITE ASSESSMENTS

Pond 3



Comments: Observed heavy algae in east corner and along shoreline.

Pond 4



Comments: Observed minor algae and dollar weed along shoreline.



Aquatic Weed Control, Inc.

Your **CLEAR** Choice in Waterway Management Since 1992

Waterway Inspection Report / Page 6

SITE ASSESSMENTS

Pond 5



Comments: Observed minor dollar weed along shoreline. Erosion SE corner.

Pond 6



Comments: Observed heavy torpedo grass, few cattails, primrose and algae.



Aquatic Weed Control, Inc.

Your **CLEAR** Choice in Waterway Management Since 1992

Waterway Inspection Report / Page 7

SITE ASSESSMENTS

Pond 7



Comments: Observed moderate algae.



Aquatic Weed Control, Inc.

Your **CLEAR** Choice in Waterway Management Since 1992

RECOMMENDATIONS / ACTION ITEMS

- Implementing a proactive strategy of treating the banks throughout Spring & early Summer with pre-emergent.
- Target invasive vegetation in around the control structures. The end result of this strategy will help to contribute to the proper flow and drainage from the ponds.
- Target the algae in ponds 1, 3, 4, 6 and 7.
- Target the torpedo grass, cattails and primrose in pond 6.

www.aquaticweedcontrol.net

troman@aquaticweedcontrol.net

6536 Pinecastle Blvd. Suite A, Orlando, FL. 32809

Locations in: Orlando, Clearwater/Tampa, Fort Myers and Daytona Beach

1-(800)-543-6694



Aquatic Weed Control, Inc.

Your **CLEAR** Choice in Waterway Management Since 1992

Waterway Site Map

(7) Waterways approximately 7,969 Linear feet & 9.39 acres



www.aquaticweedcontrol.net

troman@aquaticweedcontrol.net

6536 Pinecastle Blvd. Suite A, Orlando, FL. 32809

Locations in: Orlando, Clearwater/Tampa, Fort Myers and Daytona Beach

1-(800)-543-6694



Aquatic Weed Control, Inc.

Your **CLEAR** Choice in Waterway Management Since 1992



Aquatic Weed Control, Inc.

Your **CLEAR** Choice in Waterway Management Since 1992

THIS AGREEMENT made the dates set forth below, by and between **Aquatic Weed Control, Inc.** hereinafter "**AWC**", and

Wesbridge CDD
c/o Rizzetta & Company
5844 Old Pasco Road suite 100
Wesley Chapel, Fl. 33544
Darryl Adams 813-994-1001 ext. 7958 Darryla@rizzetta.com

06/01/2023 – 05/31/2023

Hereinafter called "**CUSTOMER**". The parties hereto agree as follows:

AWC agrees to maintain the following waterway(s)/treatment area(s) in accordance with the terms and conditions of this agreement.

Customer agrees to pay **AWC** in the following amount and manor:

(7) Ponds associated with Wesbridge CDD

- Initial startup charge \$ n/a
- Shoreline grass and brush control \$ 495.00 (monthly)
- Submersed and floating vegetation control \$ Included
- Additional treatments as required by **AWC** \$ Included
- A monthly report of all waterways treated \$ Included

Total monthly investment for the \$ 495.00

Scheduled treatments will be provided monthly (approximately once every 30 days)

Payments for this service will be due within 30 days of the invoice date. Unpaid invoices will accrue interest at 1.5% per month.

AWC maintains 2 million dollars general liability, 1 million dollars commercial auto, pollution liability, herbicide/pesticide operations, watercraft liability, workers compensation and 5 million dollars excess umbrella. Certificates will be provided upon request.

ACCEPTANCE OF AGREEMENT

Tad Roman
Aquatic Weed Control, Inc.

Customer's Signature Title

Print Signature Date

Print Company Name

P.O. Box 593258 • Orlando, FL 32859 • 407-859-2020 • 800-593-6694 • Aquaticweedcontrol.net



Aquatic Weed Control, Inc.

Your **CLEAR** Choice in Waterway Management Since 1992



Aquatic Weed Control, Inc.

Your **CLEAR** Choice in Waterway Management Since 1992

1. AWC's Water Management Agreement will be conducted in a manner consistent with good water management practice utilizing the following methods and techniques when applicable: Periodic treatments to maintain reasonable control of excessive growth of aquatic vegetation. CUSTOMER understands that some vegetation is required in any body of water to maintain a balanced aquatic ecological system.
2. It is CUSTOMER's responsibility to notify AWC of all work areas that are required mitigation areas in which desirable plants have been installed. AWC assumes no responsibility for damaged plants where CUSTOMER has failed to notify AWC.
3. Price quoted is null and void if signed agreement is not returned to AWC within 30 days of proposal date.
4. Water use restrictions after treatment are not often required. When restrictions are required, AWC will notify CUSTOMER in writing of all restrictions that apply. AWC will not be held liable for damages resulting from CUSTOMER's failure to follow water use restrictions.
5. AWC will not be responsible for the manual removal of dead vegetation such as cattails and grass which may take several seasons to decompose.
6. Neither party shall be responsible for damages, penalties or otherwise for any failure or delay in the performance of any obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental order and regulations, curtailment or other cause beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome.
7. * Upon the anniversary date, this agreement will be automatically extended for additional twelve (12) month periods unless CUSTOMER provides written notice stating otherwise.
8. Either party may cancel this agreement with 30 days prior written notice. Upon cancellation, all outstanding balances will be due in full. CUSTOMER agrees to notify AWC in writing prior to any changes in ownership or property management. Changes in ownership or property management will not constitute termination of this agreement.
9. AWC agrees to hold CUSTOMER harmless from any loss, damage or claims arising out of the sole negligence of AWC; however, AWC shall in no event be liable to CUSTOMER, or others, for indirect, special or consequential damages resulting from any cause beyond our control.
10. CUSTOMER agrees to pay AWC in a timely manner, consistent with the terms and conditions of this agreement. Should CUSTOMER fail to make timely payments, AWC may, at its option, charge interest, impose a collection charge and/or file a mechanics lien for all monies past due plus interest, collection costs and reasonable attorney's fees.
11. CUSTOMER agrees to pay any government-imposed tax including sales tax.
12. AWC is registered with and use the U.S. Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees.

Ted Runne

Aquatic Weed Control, Inc

Customer's Signature

Date

P.O. Box 593258 • Orlando, FL 32859 • 407-859-2020 • 800-593-6694 • Aquaticweedcontrol.net



Aquatic Weed Control, Inc.

Your **CLEAR** Choice in Waterway Management Since 1992

Wesbridge CDD & Management

THANK YOU FOR YOUR TIME AND YOUR
CONSIDERATION!



Aquatic Weed Control, Inc

Tad Roman

407-402-3309

Troman@aquaticweedcontrol.net

Aleksey Solano

Operations manager

813-220-9069

ASolano@aquaticweedcontrol.net

For more information on AWC please visit:

www.Aquaticweedcontrol.net

2023

STEADFAST

ENVIRONMENTAL



Rizzetta & Company
Proposal for Pond Maintenance:
Wesbridge CDD
30411 Marquette Ave, Wesley Chapel,
FL 33545



5/22/2023

Rizzetta & Company

5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544

Attn: Darryl Adams

We greatly appreciate the opportunity to bid on this project for you.

Attached is the agreement for waterway services at Wesbridge CDD.

Program to consist of 7 areas as indicated on attached map. Area to be serviced measures 8,557 LF & 11.05 AC.

Occurrence: **1** events/month

Annual Cost: **\$6,600.00**

(\$550.00 per month)

Special services can also be provided outside of the routine monthly maintenance at the Boards request. These will be proposed on separate estimates outside of the monthly maintenance service agreement.

We pride ourselves on providing the highest level of service in the industry and look forward to the opportunity of exceeding your expectations!

Respectfully yours,



Steadfast Environmental, LLC.
Joseph C. Hamilton, Owner/Operator

Maintenance Contract

Aquatic Maintenance Program

1. **Algicide Application:** John Deere Gators, equipped with dual spray-tank systems and outfitted with extendable hose reel will be utilized to carry out topical & subsurface applications of algicides approved for controlling filamentous, planktonic, & cyanobacterial algae growth in accordance with regulations defined by the Florida Department of Agriculture and Consumer Services. Technicians will utilize easements to access CDD owned property around the pond bank. Applications cover surface waters 7 feet from the shoreline and 2 feet below the surface; up to the high-water mark/edge. Treatment events will occur as listed per month, spaced evenly (pending weather) with additional services available on request.¹
2. **Herbicide Application:** Utilization of EPA approved herbicides to target invasive/emergent nuisance grasses/brush (vegetation) as defined by Florida Exotic Pest Plant Council; including category 1 & 2 species. Carried out in accordance to regulations defined by Florida Department of Agriculture and Consumer Services. Applications will cover surface waters 5 feet from the shoreline and include vegetation above the water's surface. Along shoreline areas & littoral zones; up to the high-water mark/edge. Treatment events to occur with the same frequency of algicide applications.²
3. **Submersed Vegetation Control:** Treatments of EPA approved herbicides for the removal of submersed vegetation & otherwise undesired aquatic weeds, as defined by Florida Exotic Pest Plant Council. Including, but not limited to both non-native & nuisance species such as Hydrilla, Dwarf Babytears, Chara, Duckweed, ect.*
4. **Debris Collection:** Collection of "litter" items along the shoreline, within reach or up to 1 ft below the surface, during routine maintenance visitations. Individual items to be removed are limited to non-natural materials, such as plastics, Styrofoam, paper, aluminum. Oversized items such as household appliances or large construction debris items are not included in this service; but will instead be logged and brought to the attention of the CDD board. An estimate can be provided to remove these large items on a case-by-case basis. The collection of significant/sudden or profuse influx of debris items may be subject to a mobilization fee.
5. **Pond Dye Application:** Available on request. If so desired, applications of pond dye can be done to enhance aesthetics. Offered in black and hues of blue.
6. **Outflow Inspections:** Water Outflow / Drainage System Inspection: At the commencement of the contract, the Steadfast Environmental will require notification of known drainage issues. Throughout the contract, outflow structures will be inspected regularly to insure proper drainage/functionality.*.³

Special Services:

1. **Physical & Mechanical Removals of Invasive/Exotic Vegetation.** – Utilization of crews with handheld cutting equipment to flush cut, remove and dispose of vegetation off-site. Alternative method of heavy machinery to mulch in-place vegetation within the conservation buffer zones. Buffer zones lie in between the wetland jurisdiction line and the sod of resident properties and common area.
2. **Planting of Native & Desirable, Low-lying Aquatic Vegetation** – Installation of Florida-native flora to improve aesthetics & assist in the control of aquatic algae. Bare root installation as well as container grown plants are available.
3. **Aquatic Fountain & Aeration Installation** – Installation of aquatic fountains to improve the aesthetics of ponds. Installation of bottom diffused aeration to circulate water and to increase its oxygen content to reduce algal growth, while also improving the health of a pond's fish, allowing for better insect control.
4. **Native Fish Stocking** – Stocking of Florida-native species such as Bluegill, Redear Sunfish/Shell Crackers, Gambusia will greatly impact the populations of mosquito and midge fly larvae in your waterway. Seasonal availability will affect pricing for stocking different varieties of fish.
5. **Triploid Grass Carp Stocking** – Introduction of sterile Grass Carp as a biological control of submersed aquatic plant/weed species.
6. **Excess Trash/Oversize Object Collection Visits** – Proposals to remove excess debris from heavy construction, bizarre & oversize items that may make their way into your lakes and ponds.
7. **Seasonal Midge Fly Treatments** – Applications of larvicide for the control of Midge Fly larvae. This is done twice a year to control and maintain Midge Fly populations. Most effective in summer (April-June) and fall (September-October).

**These services to be performed at Steadfast Environmental's discretion, and for the success of the aquatic maintenance program. ¹ There may be light regrowth following a treatment event. This growth will be addressed during the following treatment event, or in extreme cases by service request. ² Herbicide applications may be reduced during the rainy season/in anticipation of significant rain/wind events to avoid damaging submerged stabilizing grasses, and to prevent leaving a ring of dead grasses on the upper bank. ³ Identification of improper drainage or damaged outflow structures does not imply responsibility for repairs. Responsibility for repairs is not included in the scope of work.*

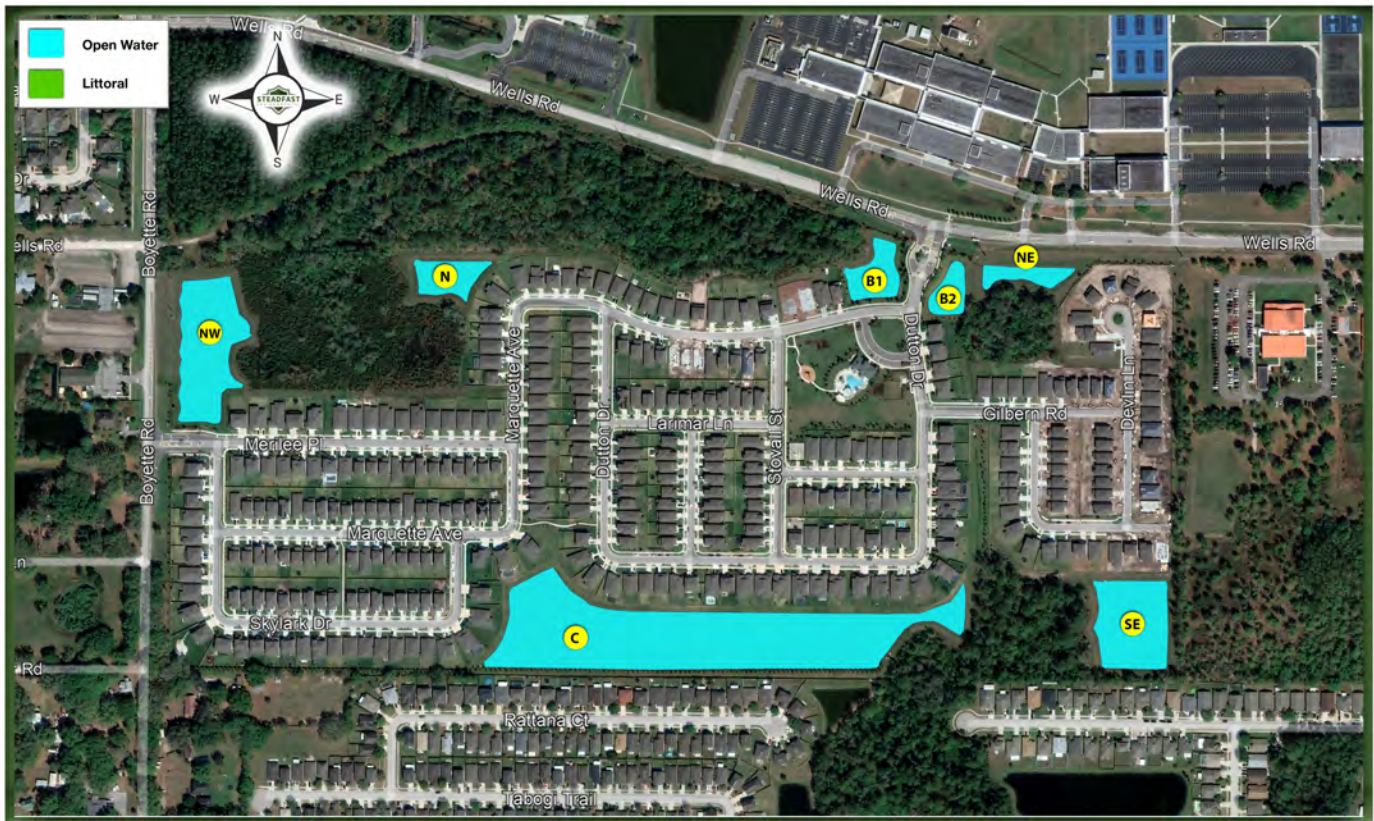
Service Area



Wesbridge CDD

30411 Marquette Ave, Wesley Chapel, FL

Gate Code:



Agreement

The contract will run for one year starting _____. If upon expiration of this agreement, both parties have not signed a new contract, this contract shall automatically be renewed for a one-year term. Changes to contract prices shall be in writing and agreed upon by both parties.

The goal of this contract is that upon completion of each visit to the client, the aquatic appearance shall be maintained to the highest reasonable standard possible given the nature of the property and its individual condition.

Steadfast Contractors Alliance, LLC. / Steadfast Environmental, here after referred to contractor, agrees to furnish all supervision, labor, materials, supplies, and equipment to perform the work hereinabove. Proof of insurance and necessary licensees will be provided if requested by client. Contractor will also provide workman's compensation and proof thereof on employees if requested by client.

The contract does not attempt to address damage caused by vandalism, floods, hurricanes, poor drainage, or other incidents beyond the control of the contractor. The contractor will endeavor to address such contingencies upon client's request by separate agreement.

Compensation

Contractor shall be paid monthly. On the first (1st) day of the month, the Contractor shall tender to the Customer and bill or invoices for those services rendered during the current month which shall be paid by the Customer by the first day of the following month.

Conditions:

This contract is for a period of (12) twelve months. This agreement shall remain in force for a period of 1 year. If, upon expiration of this agreement, a new agreement has not been executed by both parties, this agreement shall automatically be renewed for a period of 1 year from the date of expiration of the previous term at the annual fees stated with the addition of a 3.5% cost of living increase. Either party may cancel this contract, with or without cause, with a thirty (30) day written notice by certified mail.

No Finance Charge will be imposed if the total of such purchases is paid in full within 30 days of invoice date. If not paid in full within 30 days, then a FINANCE CHARGE will be imposed from the invoice date on the balance of purchases at a periodic rate of 1 1/2 % per month (18% Annual) until paid and Steadfast Contractors Alliance, LLC. / HC Property Maintenance, LLC, DBA Steadfast, shall have the right to elect to stop work under this Contract until all outstanding amounts, including Finance Charges, are paid in full. Payments will be applied to the previously billed Finance Charges, and thereafter, in order, to the previous invoices and finally to the New Invoices. In the event, any or all the amounts due under this Agreement are collected by or through an attorney, the Purchaser/Owner agrees to pay all reasonable attorneys' fees.

Utilities Usage: The Client shall allow the Contractor usage of utilities if needed.

Fuel Surcharge: For purposes of this agreement, the standard price for (1) gallon of regular unleaded fuel shall be specified as the Florida average price per the Florida Attorney General's office. In the event that the average price is escalated over that of \$4.00 per gallon, a 3% fuel surcharge shall be added to each invoice. The 3% fuel surcharge will be suspended from all future invoices when the average gallon price drops below that of \$4.00 per gallon, however, the charge may again be implemented in the future invoices should the average gallon price again escalates over the established \$4.00 base price.

Change in Law: This Agreement is based on the laws and regulations existing at the date of execution. In the event that a governmental authority enacts laws or modifies regulations in a manner that increases the Contractor's costs associated with providing the services under this Agreement, the Contractor reserves the right to notify Client in writing of such material cost increase and to adjust pricing accordingly as of the effective date of such cost increase. Contractor must submit clear documentation supporting the cost increase and can only increase pricing to the extent of actual costs incurred.

This contract is withdrawn unless executed within ninety (90) days of the date of this document.

Thank you for the opportunity to submit this contract. We look forward to becoming part of your team.

By signing this Agreement in the space provided below, the undersigned Client signatory hereby represents and confirms that it has full power and authority to enter this Agreement on its own behalf and on behalf of the record owner of the service area, and that this Agreement is a legally binding obligation of the undersigned and the record owner of the service area.

In witness, whereof the parties to this agreement have signed and executed it this _____ day of _____ 2023.

Kevin Riemensperger
Steadfast Representative

Account Manager
Title

Signature of Owner or Agent

Title

BLANK



Waterway Management Proposal

For

Wesbridge CDD



www.AdvancedAquatic.com

lakes@advancedaquatic.com

292 S. Military Trail – Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa

1-800-491-9621



May 30, 2023

**Wesbridge CDD
C/O Mr. Darryl Adams, CDD Manager,
Rizzetta & Company
5844 Old Pasco Road, Suite 100
Wesley Chapel, Florida 33544**

Dear Mr. Adams,

Thank you for the opportunity to submit our proposal for the management of your Stormwater ponds at Wesbridge CDD.

Advanced Aquatic is a Florida based company and has been in the waterway management business for 31 years. We care for many of the finest golf courses, commercial properties and residential communities in Florida. Most of our Business has come to us by referrals from satisfied customers. When you decide to choose Advanced Aquatic as your service provider, you will be hiring a science based, customer first company that is serious about caring for your ponds.

We are on the cutting edge in our approach to weed control, water quality and littoral maintenance. Advanced Aquatic also offers consulting services to help design and create living shorelines of plants native to Florida. Our entire team at Advanced Aquatic will work diligently to earn your trust and transform your ponds into beautiful assets of which you will be proud. We look forward to working with you.

Sincerely,

Doug Agnew

Doug Agnew,
Senior Environmental Consultant

www.AdvancedAquatic.com
lakes@advancedaquatic.com
292 S. Military Trail, Deerfield Beach, FL 33442
Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa
1-800-491-9621



Our Philosophy Regarding Management of Natural Resources & Customer Relationship

The vision and management philosophy of Advanced Aquatic Services, Inc. (AAS) is based on **Responsible Environmental Stewardship**. Our sustainability goal is to use alternative methods of control whenever possible to reduce overall herbicide use in lakes and ponds and provide a balanced ecosystem for our customers.

Advanced Aquatic Services offers environmentally sound management plans to provide solutions for healthy and aesthetically pleasing waterways. AAS is a Future Forward Organization continually seeking contemporary innovations and strategies to enhance a sustainable future that leads to environmental, social, and economic improvements in the communities where we work.

Our science-based strategy to target the source of problematic lake & pond issues is outlined in our innovative environmental management plans—

- Perform strategic water quality analysis on site by AAS Biologists to identify and diagnose any underlying ecological concerns.
- Recommendation of bottom diffused aeration technology to aide in naturally reducing nutrient levels, thereby reducing algal blooms and the frequency and intensity of herbicide applications, all while improving water quality and enhancing fisheries.
- Utilization of beneficial bacteria and enzymes to naturally improve water quality, water clarity and reduce bottom organic sediment (muck).
- Stocking of sterile triploid grass carp to aide in naturally controlling submersed aquatic weeds, thereby lowering the reliance upon aquatic herbicides.
- Use of sequestering agents (i.e., Alum) to lower nutrient levels with the purpose of reducing the severity and recurrence of algal blooms.
- Lake/Pond Shading applications to diminish sunlight penetrating to a lake & pond bottom region. Helps to reduce overall algae and aquatic weed growth.
- Creation of “Living Shorelines” of native aquatic plants to filter surface run-off of excess nutrients such as Nitrogen and Phosphorus. These valuable native plants will also provide wildlife habitats, aide in shoreline erosion control and enhance environmental aesthetics.

Employing state-of-the-art equipment, technology, and techniques allows AAS to provide proactive and sustainable solutions to the most challenging water quality concerns. **Most importantly, our “Customer First” philosophy to client service and satisfaction is a vital part of the foundation of AAS.**

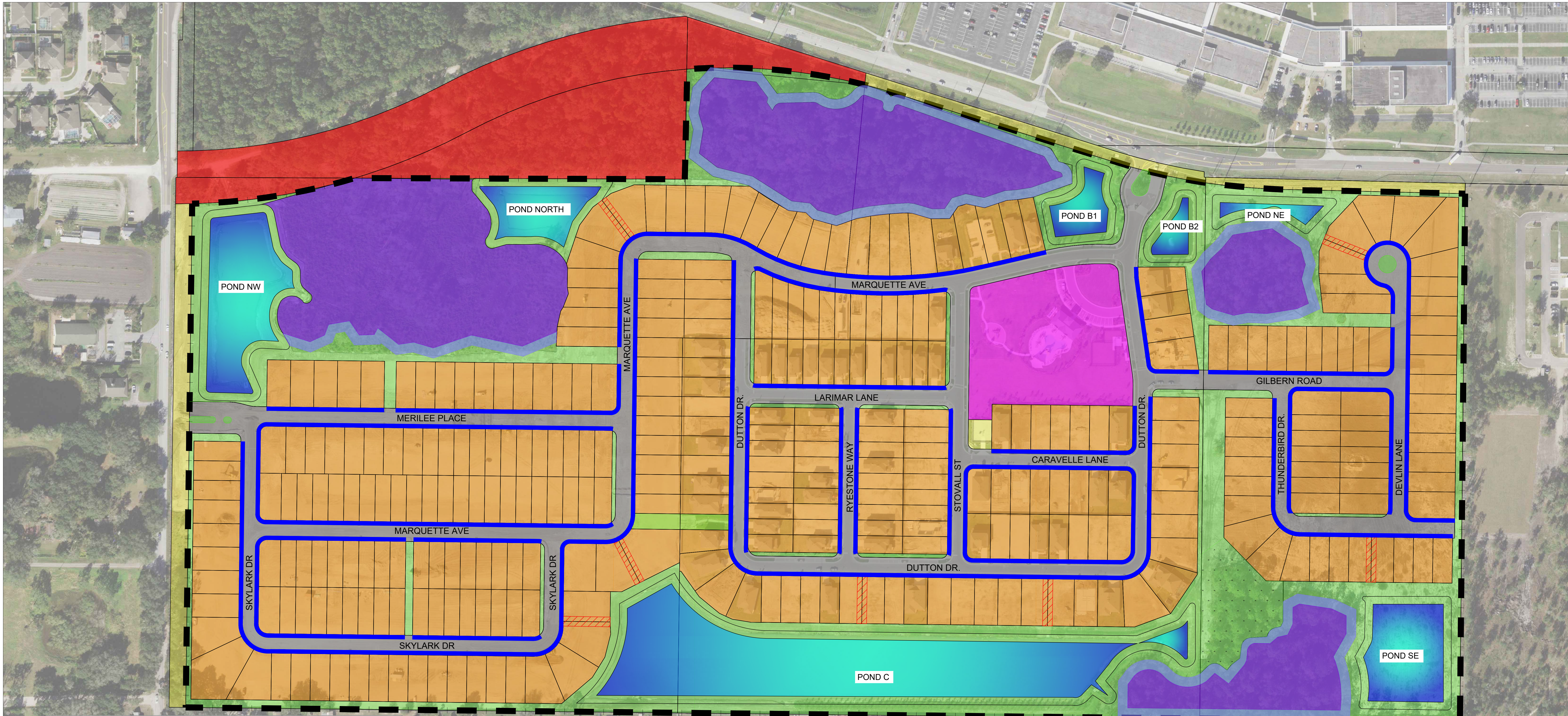
At AAS, customer first is defined as 1- *Always* carefully identifying and listening to the goals and expectations of our customers. 2- Crafting *everything* we do with focus upon customers goals and expectations. 3- Maximizing communication with all customers so that we can be as proactive as possible with all recommendations. 4- Respond to all customer requests/phone calls/emails within 24 hrs.

Simply summarized, AAS places customers first in all our considerations and we treat all people the way we would like to be treated.

www.AdvancedAquatic.com
lakes@advancedaquatic.com

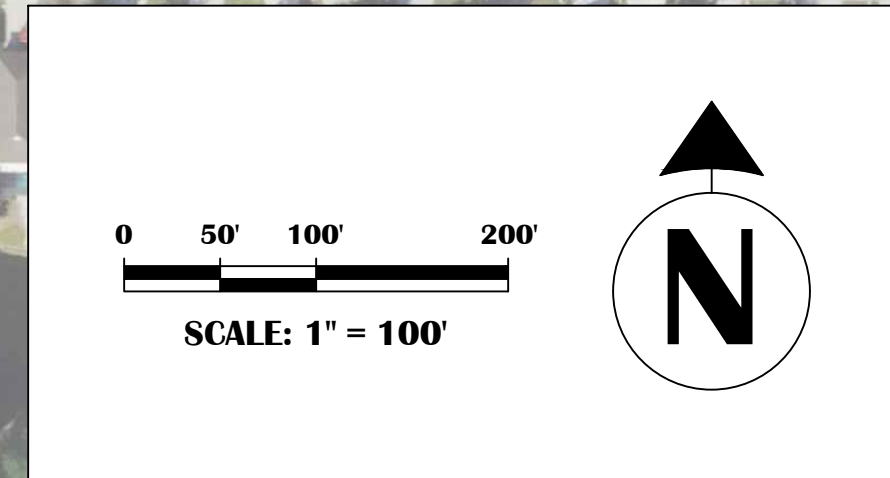
292 S. Military Trail, Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa
1-800-491-9621



LEGEND

- CDD OWNED/CDD MAINTAINED
- CDD OWNED/NOT MAINTAINED
- CDD MAINTAINED PONDS
- CDD OWNED/WETLAND CONSERVATION
- 25' CONSERVATION BUFFER
- HOA OWNED/HOA MAINTAINED
- COUNTY OWNED
- COUNTY OWNED/CDD MAINTAINED
- DRAINAGE EASEMENTS
- PRIVATE RESIDENTIAL
- CDD OWNED/HOMEOWNER MAINTAINED
- ROADWAYS CDD OWNED/CDD MAINTAINED



FEB 2023

WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT OWNERSHIP & MAINTENANCE MAP



WATERWAY CHART

Client: Wesbridge CDD

Survey Date: May 2023

WATERWAY	TOTAL PERIMETER: 8,307	TOTAL ACREAGE: 9.70
-----------------	-------------------------------	----------------------------

Pond #1	650'	0.48
Pond #2	470'	0.31
Pond #3	610'	0.17
Pond #4	947'	1.19
Pond #5	3,683'	5.60
Pond #6	592'	0.39
Pond #7	1,355'	1.56

www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442
Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa
1-800-491-9621



Wesbridge CDD – Pond B1 (Pond #1)



Wesbridge CDD – Pond B2 (Pond #2)

www.AdvancedAquatic.com

lakes@advancedaquatic.com

292 S. Military Trail – Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa

1-800-491-9621



Wesbridge CDD – Pond SE (Pond #3)



Wesbridge CDD – Pond C (Pond #4)

www.AdvancedAquatic.com

lakes@advancedaquatic.com

292 S. Military Trail – Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa

1-800-491-9621



Wesbridge CDD – Pond North (Pond #5)



Wesbridge CDD – Pond Northwest (Pond #6)

www.AdvancedAquatic.com

lakes@advancedaquatic.com

292 S. Military Trail – Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa

1-800-491-9621



Wesbridge CDD – Pond Northeast (Pond #7)

www.AdvancedAquatic.com

lakes@advancedaquatic.com

292 S. Military Trail – Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa

1-800-491-9621



REFERENCES

Bexley CDD	Bill Berthold	813-994-1001
Meadow Pointe IV CDD	Darryl Adams	813-933-5571
Reserve at Pradera CDD	Christina Newsome	813-533-2950
Highlands CDD	Jennifer Goldyn	813-652-2454
Riverbend West CDD	Bryan Schaub	813-533-5581
Copperstone CDD	Christina Newsome	813-533-2950
North River Ranch District	Pete Williams	813-625-4082
Heritage Lake - New Port Richey	Ray Geroux	727-376-0021
Villa Rosa	Katy Ricabel	813-600-1100
Villages of Bayport - Tampa	Jeannie Spencer	813-855-1051
Highland Lakes - Palm Harbor	Dan Kay	727-279-0201
Lansbrook Master Assoc.	Ed Anderson	727-943-7076
Bayou Club Community Association	Marty Burke	727-399-9672
Feather Sound Country Club	Mike Strube	727-433-4552
Carillon Park - Clearwater	Thomas White	727-290-9276
Brighton Bay - St. Petersburg	Dee Dee Rodriguez	727-799-8982
Placido Bayou - St. Petersburg	Fran Stifel	727-525-1147
Ventura Bay - Riverview	Mary Fritzler	727-451-7900

www.AdvancedAquatic.com

lakes@advancedaquatic.com

292 S. Military Trail – Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa

1-800-491-9621



Proposal Date: 05/30/2023

ENVIRONMENTAL SERVICES AGREEMENT

This agreement made the date set forth below, by and between Advanced Aquatic Services, Inc., a Florida Corporation, hereinafter called "AAS, Inc.", and

Wesbridge CDD
C/O Mr. Darryl Adams, CDD Manager,
Rizzetta & Company
5844 Old Pasco Road, Suite 100
Wesley Chapel, Florida 33544

hereinafter called "CUSTOMER". The parties hereto agree as follows:

- 1) AAS, Inc. agrees to manage seven (7) ponds with a total shoreline of approximately 8,307 linear feet located at Wesbridge CDD in Wesley Chapel, Florida.
- 2) A minimum of 18 inspections with treatment as required (at least once every 30 days November thru April and every 15 days May thru October.)
- 3) CUSTOMER agrees to pay AAS, Inc., its agents or assigns, the following sum for specified environmental services:

Lakes:

Initial Treatment	N/A
Aquatic Weed and Algae Control	\$657.00
Shoreline Weed Control	Included
Management Reporting	Included
Total Monthly Investment	\$657.00

Payments shall be payable in equal and consecutive monthly installments of \$657.00

Accepted payment methods are by check mailed to our Deerfield Beach office, Automated Clearing House (ACH), or by credit card (a 5% convenience fee will be added to credit card payments).

This agreement shall have as its effective date the first day of the month in which services are first rendered to the CUSTOMER under this agreement. The length of this contract is valid for one year from that date. This contract will automatically renew every year on the anniversary date for a one-year term, with a four percent (4%) escalation in the annual contract price each year, rounded to the nearest dollar, unless written notice is received by AAS, INC. through certified mail canceling the service sixty (60) days prior to the anniversary date. Service will begin within ten (10) days of receipt of the signed contract. Payment is required net thirty (30) days from invoice date. This agreement is void if not signed within forty-five (45) days.

- 4) This agreement is subject to the terms and conditions contained on pages 1-3 of this agreement.

www.AdvancedAquatic.com

lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa

1-800-491-9621



Proposal Date: 05/30/2023

(Wesbridge CDD 2 of 3)

- 5) If CUSTOMER requires AAS to enroll in any special third-party compliance programs invoicing or payment plans that charge AAS, those charges will be invoiced back to CUSTOMER.
- 6) It is the CUSTOMER'S responsibility to inform AAS, INC. of any and all work areas that are required mitigation area(s). AAS, INC. assumes no responsibility for damage to mitigation area(s) where the CUSTOMER has failed to inform AAS, INC. of said area(s).
- 7) Under shoreline grass control program AAS, Inc. will treat border grasses and brush. Certain plants such as grasses and cattails leave visible structure which may take several seasons to decompose. AAS, INC. is not responsible for such removal.
- 8) CUSTOMER agrees that the services to be provided are for the benefit of CUSTOMER regardless of whether CUSTOMER has direct legal ownership of the water areas specified. In the event that CUSTOMER does not directly own the areas where services are to be provided, CUSTOMER warrants and represents that he had control of these areas to the extent that he may authorize the specified services and agrees to hold AAS, INC. harmless for the consequences of such services not arising out of AAS, INC.'s negligence.
- 9) Neither party shall be responsible in damages, penalties or otherwise for any failure to delay in the performance of any of its obligation hereunder caused by strikes, riots, war, acts of God, accidents, governmental order and regulation, curtailment or failure to obtain sufficient material or other cause (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which by the exercise of due diligence, it is unable to overcome.
- 10) Sixty (60) day cancellation is allowed under this Agreement if CUSTOMER feels AAS, INC. is not performing up to its contractual obligations. CUSTOMER must notify AAS, INC. by US mail, of said cancellation. All monies must be paid to AAS, INC. that are owed through the last month of service.
- 11) AAS, INC. agrees to hold CUSTOMER harmless from any loss, damage or claims arising out of the negligence of AAS, INC., however, AAS, INC. shall in no event be liable to CUSTOMER, or others, for indirect, special or consequential damages resulting from any cause whatsoever.
- 12) Should it become necessary of AAS, INC. to bring action for collection of monies due and owing under the Agreement. CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorneys' fees (including those on appeal) and court costs, and all other expenses incurred by AAS, INC. resulting from such collection action. Palm Beach County shall be the venue for any dispute arising under this agreement.
- 13) CUSTOMER agrees to pay invoice promptly. If delinquent more than sixty (60) days AAS, INC. may cancel agreement.
- 14) AAS, INC. reserves the right, under special circumstances, to initiate surcharges relating to extraordinary increases of water treatment products and/or fuel.

www.AdvancedAquatic.com

lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa

1-800-491-9621



Proposal Date: 05/30/2023

(Wesbridge CDD 3 of 3)

15) This constitutes the entire Agreement of the parties; no oral or written changes may be made to this agreement unless authorized in writing by both parties.

Jack R. Anderson, President
For: *Advanced Aquatic Services, Inc.*

Authorized Customer's Signature Title

Date: _____

Print Name: _____ Date: _____

Contract Start Date: _____

Tab 2



Wesbridge

Water Way Inspection Report

Prepared by:

Remson Aquatics LLC, Riverview FL
Matthew Remson Environmental Scientist
11207 Remson Lane, Riverview, FL 33578
Cell: 813-748-2433 Office: 813-671-2851

Pond: 1

Comments:

Little to know torpedo grass was present this maintenance event. Any new vegetation was treated.

Algae blooms and torpedo grass was treated this maintenance event.

Water levels are were low

Liter and Debris was removed.



Pond: 2

Comments:

Little to know torpedo grass was present this maintenance event. Any new vegetation was treated.

Algae blooms was treated this maintenance event.

Water Levels are very low.

Liter and Debris was removed.



Pond: 3

Comments:

Little to know algae blooms or torpedo grass was present this maintenance event. Any new vegetation was treated.

Water Levels are very low.

Liter and Debris was removed.



Pond: 4

Comments:

Small algae blooms and torpedo grass was treated this maintenance event.

Liter and Debris was removed.



Pond: 5

Comments:

Little to know torpedo grass was present this maintenance event. Any new vegetation was treated.

Small algae blooms and torpedo grass was treated this maintenance event.

Liter and Debris was removed.



Pond: 6

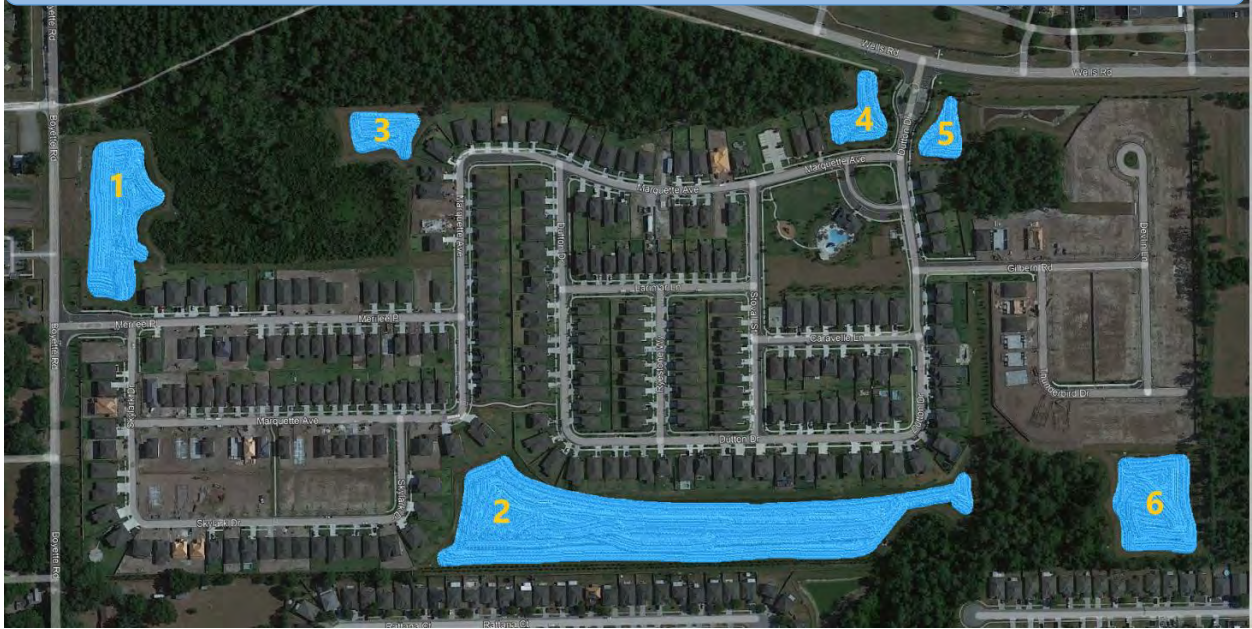
Comments:

Small algae blooms and torpedo grass was treated this maintenance event.

Liter and Debris was removed.



Wesbridge Aquatic Map



Tab 3

WESBRIDGE

LANDSCAPE INSPECTION REPORT



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



Rizzetta & Company
Professionals in Community Management

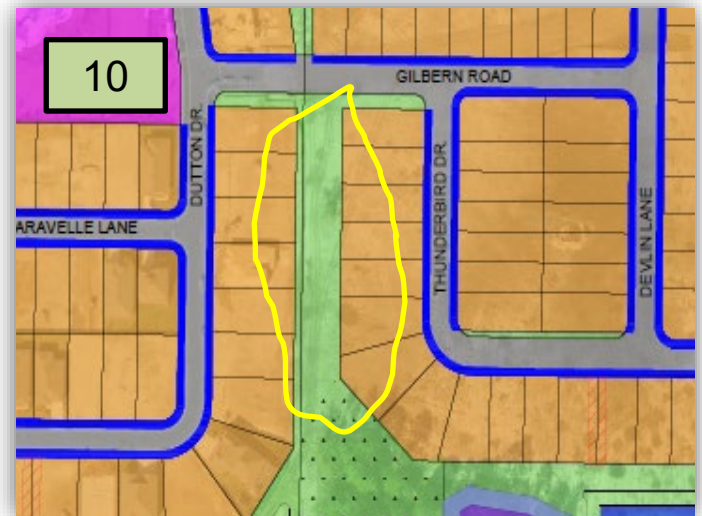
Wesbridge CDD

General Updates, Recent & Upcoming Maintenance Events

- ❖ Bed weeds need to be addressed throughout the district. We have a lot of tall weeds in the beds.

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. Treat the bed weeds throughout the main entrance and near the school crossing sign at the main entrance to wesbridge.
2. Lift the oak trees along the brown vinyl fence across from the high school to the east of the main entrance.(Pic 2)
7. Remove the hanging frond from the Bismarck palm in the center island at the main entrance.
8. Lift the oak trees throughout the main entrance to wesbridge.
9. Eradicate the bed weeds throughout the main entrance to wesbridge.
10. Treat the bed weeds in the cdd common area that goes between the houses on Gilbertn rd.(Pic 10)



3. Remove the black straps throughout the district-on-district trees.
4. Diagnose and treat the browning in the fakahatchee grass along the same vinyl fence as above. Possible spider mites.
5. Treat the bed weeds going down the brown vinyl fence on the east side of the property adjacent to the church.
6. Trim the plant material along the same fence as above.
11. Remove the tall weeds growing in the center island on Devlin Lane.
12. Make sure crews are mowing behind the houses to the north of Gilbertn road during mowing visits. It doesn't look like they are mowing along the house between the 2 common areas.(Pic 12)



Dutton Drive, Devlin Lane, Thunderbird Drive



- 13. Remove the tall weeds in the beds in the cdd common area next to 6581 Thunderbird drive.
- 14. Remove the tall weeds growing in the cdd bed areas next to 6565 stoal street.(Pic 14)



- 15. Remove the tall weeds in the Parsoni Juniper in the common area space that goes between Dutton Drive and Marquette Ave.
- 16. Clean up the dead from the grasses in the cut through that goes from Dutton Drive and Marquette Ave.(Pic 16)
- 17. Throughout the district we have areas were drought stress and nonworking irrigation has caused dead areas. Once irrigation is up and running, we will look and identify what will come back and what we think should be replaced.

- 18. Remove the tall weeds in the grass beds in the common area space that geos between Dutton Drive and Marquette Ave.
- 19. Treat the bed weeds in the bed spaces next to 30206 Marquette Ave.
- 20. Treat the bed weeds in the ornamental grass beds next to 30169 Marquette Ave. Make sure crews are soft edging both sides.
- 21. Eradicate the bed weeds in the common area space next to 30226 Marquette Ave.
- 22. Treat the bed weeds in the ornamental grass beds between Skylark and and Marquette Ave.
- 23. Remove the tall weeds and recreate the bed next to 30063 Merliee place. This is a district owned and maintained bed.
- 24. Make sure there is no chinch bug activity in the inbound side of the entrance on Boyette Road.
- 25. Lift the oak trees up at the back entrance on Boyette road.
- 26. Eradicate the bed weeds along the fence line on Boyette road.



Tab 4



PO Box 267
 Seffner, FL 33583
 O: 813-757-6500
 F: 813-757-6501

Estimate

Submitted To:
Wesbridge Community Development District c/o Rizzetta & Company, Inc. 3434 Colwell Ave, Suite 200 Tampa, FL 33614

Date	5/19/2023
Estimate #	83547
LMP REPRESENTATIVE	
JB-PI	
PO #	
Work Order #	

Next to 30026 Skylark Dr.

DESCRIPTION	QTY	COST	TOTAL
Next to 30026 Skylark Dr.			
Install Hunter XC Hybrid 6 station controller	1	240.00	240.00
Install Hunter solar panel kit for XC Hybrid controller	1	245.00	245.00
Install Hunter Mini-Click wired rain sensor	1	77.00	77.00
4 inch x 4 inch x 8 ft. pressure treated post	1	30.00	30.00
14/1 single strand wire	40	0.30	12.00
Pro-Trade wire connector blue	6	1.26	7.56
Repair drip irrigation leak	1	5.00	5.00
Labor: 1 man @ \$ 65.00 per hour (Installing 4 x 4 post and wire to valves)	2	65.00	130.00
Replace 3 faulty battery operated controllers with XC Hybrid controller with solar panel and rain sensor.			

TOTAL	\$746.56
--------------	-----------------

TERMS AND CONDITIONS:

LMP reserves the right to withdraw this proposal if not accepted within 21 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

ACCEPTANCE OF PROPOSAL: The above prices, scope of work and terms and conditions are hereby satisfactorily agreed upon. LMP, Inc. has been authorized to perform the work as outlined and payment will be made as outlined above. The above pricing does not include any unforeseen modifications to the said irrigation system that could not be reasonably accounted for prior to job start. All plant material carries a one (1) year warranty provided LMP, Inc. is performing landscape maintenance services to the area installed or enhanced at the time of installation. If not, then there is no warranty on the plant material. LMP cannot warranty against Acts of God, including cold weather events & natural disasters. Also, no warranty will be provided on any material that has been transplanted from another part of the property.

OWNER / AGENT

DATE



PO Box 267
 Seffner, FL 33583
 O: 813-757-6500
 F: 813-757-6501

Estimate

Submitted To:
Wesbridge Community Development District c/o Rizzetta & Company, Inc. 3434 Colwell Ave, Suite 200 Tampa, FL 33614

Date	5/17/2023
Estimate #	83493
LMP REPRESENTATIVE	
RGBpi	
PO #	
Work Order #	

Controller # 1 at Wells Rd. next to entrance

DESCRIPTION	QTY	COST	TOTAL
Controller # 1 at Wells Rd. next to entrance			
Repair 12 drip irrigation leaks	12	6.00	72.00
Install Hunter solar panel kit for XC Hybrid controller	1	245.00	245.00
Install / replace Hunter Mini-Click wired rain sensor	1	77.00	77.00
4 inch x 4 inch x 8 ft. pressure treated post	1	30.00	30.00
Labor: 1 man @ \$ 65.00 per hour (Install 4 x 4 and moving current controller to new post)	1	65.00	65.00
Initial irrigation inspection repairs needed:			
Repair 12 drip irrigation leaks.			
Replace broken post for controller.			
Install Hunter solar panel kit for XC Hybrid controller.			
Install Hunter wired rain sensor.			

TOTAL	\$489.00
--------------	-----------------

TERMS AND CONDITIONS:

LMP reserves the right to withdraw this proposal if not accepted within 21 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

ACCEPTANCE OF PROPOSAL: The above prices, scope of work and terms and conditions are hereby satisfactorily agreed upon. LMP, Inc. has been authorized to perform the work as outlined and payment will be made as outlined above. The above pricing does not include any unforeseen modifications to the said irrigation system that could not be reasonably accounted for prior to job start. All plant material carries a one (1) year warranty provided LMP, Inc. is performing landscape maintenance services to the area installed or enhanced at the time of installation. If not, then there is no warranty on the plant material. LMP cannot warranty against Acts of God, including cold weather events & natural disasters. Also, no warranty will be provided on any material that has been transplanted from another part of the property.

OWNER / AGENT

DATE



PO Box 267
 Seffner, FL 33583
 O: 813-757-6500
 F: 813-757-6501

Estimate

Submitted To:
Wesbridge Community Development District c/o Rizzetta & Company, Inc. 3434 Colwell Ave, Suite 200 Tampa, FL 33614

Date	5/17/2023
Estimate #	83491
LMP REPRESENTATIVE	
JB-PI	
PO #	
Work Order #	

Controller # 3 next to 30507 Gilbern Rd.

DESCRIPTION	QTY	COST	TOTAL
Controller # 3 next to 30507 Gilbern Rd.			
Replace 6 inch spray head	1	24.00	24.00
repair drip irrigation leak	6	5.00	30.00
install / replace MP Rotator nozzle	1	13.00	13.00
Install / replace Hunter Mini-Click wired rain sensor	1	77.00	77.00
Install Hunter solar panel kit for XC Hybrid controller	1	245.00	245.00
Initial irrigation inspection repairs needed:			
Replace 1 broken or leaking 6 inch spray head with Hunter MP Rotator nozzle.			
Repair 6 drip irrigation leaks.			
Install Hunter solar panel kit for XC Hybrid controller.			
Install Hunter wired rain sensor.			

TOTAL	\$389.00
--------------	-----------------

TERMS AND CONDITIONS:

LMP reserves the right to withdraw this proposal if not accepted within 21 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

ACCEPTANCE OF PROPOSAL: The above prices, scope of work and terms and conditions are hereby satisfactorily agreed upon. LMP, Inc. has been authorized to perform the work as outlined and payment will be made as outlined above. The above pricing does not include any unforeseen modifications to the said irrigation system that could not be reasonably accounted for prior to job start. All plant material carries a one (1) year warranty provided LMP, Inc. is performing landscape maintenance services to the area installed or enhanced at the time of installation. If not, then there is no warranty on the plant material. LMP cannot warranty against Acts of God, including cold weather events & natural disasters. Also, no warranty will be provided on any material that has been transplanted from another part of the property.

OWNER / AGENT

DATE



PO Box 267
 Seffner, FL 33583
 O: 813-757-6500
 F: 813-757-6501

Estimate

Submitted To:
Wesbridge Community Development District c/o Rizzetta & Company, Inc. 3434 Colwell Ave, Suite 200 Tampa, FL 33614

Date	5/20/2023
Estimate #	83555
LMP REPRESENTATIVE	
JB-PI	
PO #	
Work Order #	

Controller # 7 - next to 6404 Dutton Dr.

DESCRIPTION	QTY	COST	TOTAL
Controller # 7 - next to 6404 Dutton Dr.			
Install Hunter XC Hybrid 6 station controller	1	240.00	240.00
Install Hunter solar panel kit for XC Hybrid controller	1	245.00	245.00
Install Hunter Mini-Click wired rain sensor	1	77.00	77.00
4 inch x 4 inch x 8 ft. pressure treated post	1	30.00	30.00
14/1 single strand wire	40	0.30	12.00
Pro-Trade wire connector blue	6	1.26	7.56
Straighten head	1	4.00	4.00
Replace mister nozzle	4	3.00	12.00
Labor: 1 man @ \$ 65.00 per hour (Installing 4 x 4 post and wire to valves)	2	65.00	130.00
Replace 3 faulty battery operated controllers with XC Hybrid controller with solar panel and rain sensor.			
Straighten 1 head for proper coverage.			
Replace 6 clogged or missing mister nozzles			

TOTAL	\$757.56
--------------	-----------------

TERMS AND CONDITIONS:

LMP reserves the right to withdraw this proposal if not accepted within 21 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

ACCEPTANCE OF PROPOSAL: The above prices, scope of work and terms and conditions are hereby satisfactorily agreed upon. LMP, Inc. has been authorized to perform the work as outlined and payment will be made as outlined above. The above pricing does not include any unforeseen modifications to the said irrigation system that could not be reasonably accounted for prior to job start. All plant material carries a one (1) year warranty provided LMP, Inc. is performing landscape maintenance services to the area installed or enhanced at the time of installation. If not, then there is no warranty on the plant material. LMP cannot warranty against Acts of God, including cold weather events & natural disasters. Also, no warranty will be provided on any material that has been transplanted from another part of the property.

OWNER / AGENT

DATE



PO Box 267
 Seffner, FL 33583
 O: 813-757-6500
 F: 813-757-6501

Estimate

Submitted To:
Wesbridge Community Development District c/o Rizzetta & Company, Inc. 3434 Colwell Ave, Suite 200 Tampa, FL 33614

Date	5/20/2023
Estimate #	83553
LMP REPRESENTATIVE	
JB-PI	
PO #	
Work Order #	

Controller # 8 - next to 6300 Dutton Dr.

DESCRIPTION	QTY	COST	TOTAL
Controller # 8 - next to 6300 Dutton Dr.			
Install Hunter XC Hybrid 6 station controller	1	240.00	240.00
Install Hunter solar panel kit for XC Hybrid controller	1	245.00	245.00
Install Hunter Mini-Click wired rain sensor	1	77.00	77.00
4 inch x 4 inch x 8 ft. pressure treated post	1	30.00	30.00
14/1 single strand wire	40	0.30	12.00
Pro-Trade wire connector blue	6	1.26	7.56
Repair drip irrigation leak	2	5.00	10.00
Straighten head	2	4.00	8.00
Repair 1 inch line leak	1	67.00	67.00
Labor: 1 man @ \$ 65.00 per hour (Installing 4 x 4 post and wire to valves)	2	65.00	130.00
Replace 3 faulty battery operated controllers with XC Hybrid controller with solar panel and rain sensor.			
Repair 1 inch line leak.			
Repair 2 drip irrigation leaks.			
Straighten 2 heads for proper coverage.			

TOTAL	\$826.56
--------------	-----------------

TERMS AND CONDITIONS:

LMP reserves the right to withdraw this proposal if not accepted within 21 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

ACCEPTANCE OF PROPOSAL: The above prices, scope of work and terms and conditions are hereby satisfactorily agreed upon. LMP, Inc. has been authorized to perform the work as outlined and payment will be made as outlined above. The above pricing does not include any unforeseen modifications to the said irrigation system that could not be reasonably accounted for prior to job start. All plant material carries a one (1) year warranty provided LMP, Inc. is performing landscape maintenance services to the area installed or enhanced at the time of installation. If not, then there is no warranty on the plant material. LMP cannot warranty against Acts of God, including cold weather events & natural disasters. Also, no warranty will be provided on any material that has been transplanted from another part of the property.

OWNER / AGENT

DATE



PO Box 267
 Seffner, FL 33583
 O: 813-757-6500
 F: 813-757-6501

Estimate

Submitted To:
Wesbridge Community Development District c/o Rizzetta & Company, Inc. 3434 Colwell Ave, Suite 200 Tampa, FL 33614

Date	5/20/2023
Estimate #	83551
LMP REPRESENTATIVE	
JB-PI	
PO #	
Work Order #	

--

DESCRIPTION	QTY	COST	TOTAL
Controller # 9 - next to 30086 Marquette Ave			
Install Hunter XC Hybrid 6 station controller	1	240.00	240.00
Install Hunter solar panel kit for XC Hybrid controller	1	245.00	245.00
Install Hunter Mini-Click wired rain sensor	1	77.00	77.00
4 inch x 4 inch x 8 ft. pressure treated post	1	30.00	30.00
14/1 single strand wire	40	0.30	12.00
Pro-Trade wire connector blue	6	1.26	7.56
Labor: 1 man @ \$ 65.00 per hour (Installing 4 x 4 post and wire to valves)	2	65.00	130.00
Replace 3 faulty battery operated controllers with XC Hybrid controller with solar panel and rain sensor.			

TOTAL	\$741.56
--------------	-----------------

TERMS AND CONDITIONS:

LMP reserves the right to withdraw this proposal if not accepted within 21 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

ACCEPTANCE OF PROPOSAL: The above prices, scope of work and terms and conditions are hereby satisfactorily agreed upon. LMP, Inc. has been authorized to perform the work as outlined and payment will be made as outlined above. The above pricing does not include any unforeseen modifications to the said irrigation system that could not be reasonably accounted for prior to job start. All plant material carries a one (1) year warranty provided LMP, Inc. is performing landscape maintenance services to the area installed or enhanced at the time of installation. If not, then there is no warranty on the plant material. LMP cannot warranty against Acts of God, including cold weather events & natural disasters. Also, no warranty will be provided on any material that has been transplanted from another part of the property.

OWNER / AGENT

DATE



PO Box 267
 Seffner, FL 33583
 O: 813-757-6500
 F: 813-757-6501

Estimate

Submitted To:
Wesbridge Community Development District c/o Rizzetta & Company, Inc. 3434 Colwell Ave, Suite 200 Tampa, FL 33614

Date	5/20/2023
Estimate #	83552
LMP REPRESENTATIVE	
JB-PI	
PO #	
Work Order #	

Controller # 11 - Marquette and Marilee Pl. next to 30226

DESCRIPTION	QTY	COST	TOTAL
Controller # 11 - Marquette and Marilee Pl. next to 30226			
Install Hunter XC Hybrid 6 station controller	1	240.00	240.00
Install Hunter solar panel kit for XC Hybrid controller	1	245.00	245.00
Install Hunter Mini-Click wired rain sensor	1	77.00	77.00
4 inch x 4 inch x 8 ft. pressure treated post	1	30.00	30.00
14/1 single strand wire	40	0.30	12.00
Pro-Trade wire connector blue	6	1.26	7.56
Labor: 1 man @ \$ 65.00 per hour (Installing 4 x 4 post and wire to valves)	2	65.00	130.00
Replace 3 faulty battery operated controllers with XC Hybrid controller with solar panel and rain sensor.			

TOTAL	\$741.56
--------------	-----------------

TERMS AND CONDITIONS:

LMP reserves the right to withdraw this proposal if not accepted within 21 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

ACCEPTANCE OF PROPOSAL: The above prices, scope of work and terms and conditions are hereby satisfactorily agreed upon. LMP, Inc. has been authorized to perform the work as outlined and payment will be made as outlined above. The above pricing does not include any unforeseen modifications to the said irrigation system that could not be reasonably accounted for prior to job start. All plant material carries a one (1) year warranty provided LMP, Inc. is performing landscape maintenance services to the area installed or enhanced at the time of installation. If not, then there is no warranty on the plant material. LMP cannot warranty against Acts of God, including cold weather events & natural disasters. Also, no warranty will be provided on any material that has been transplanted from another part of the property.

OWNER / AGENT

DATE



PO Box 267
 Seffner, FL 33583
 O: 813-757-6500
 F: 813-757-6501

Estimate

Submitted To:
Wesbridge Community Development District c/o Rizzetta & Company, Inc. 3434 Colwell Ave, Suite 200 Tampa, FL 33614

Date	5/20/2023
Estimate #	83550
LMP REPRESENTATIVE	
JB-PI	
PO #	
Work Order #	

Controller # 5 - Thunderbird and Delvin Ln. next to 6611
--

DESCRIPTION	QTY	COST	TOTAL
Controller # 5 - Thunderbird and Delvin Ln. next to 6611			
Install Hunter XC Hybrid 6 station controller	1	240.00	240.00
Install Hunter solar panel kit for XC Hybrid controller	1	245.00	245.00
Install Hunter Mini-Click wired rain sensor	1	77.00	77.00
4 inch x 4 inch x 8 ft. pressure treated post	1	30.00	30.00
14/1 single strand wire	40	0.30	12.00
Pro-Trade wire connector blue	6	1.26	7.56
Labor: 1 man @ \$ 65.00 per hour (Installing 4 x 4 post and wire to valves)	2	65.00	130.00
Replace 3 faulty battery operated controllers with XC Hybrid controller with solar panel and rain sensor.			

TOTAL	\$741.56
--------------	-----------------

TERMS AND CONDITIONS:

LMP reserves the right to withdraw this proposal if not accepted within 21 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

ACCEPTANCE OF PROPOSAL: The above prices, scope of work and terms and conditions are hereby satisfactorily agreed upon. LMP, Inc. has been authorized to perform the work as outlined and payment will be made as outlined above. The above pricing does not include any unforeseen modifications to the said irrigation system that could not be reasonably accounted for prior to job start. All plant material carries a one (1) year warranty provided LMP, Inc. is performing landscape maintenance services to the area installed or enhanced at the time of installation. If not, then there is no warranty on the plant material. LMP cannot warranty against Acts of God, including cold weather events & natural disasters. Also, no warranty will be provided on any material that has been transplanted from another part of the property.

OWNER / AGENT

DATE



PO Box 267
 Seffner, FL 33583
 O: 813-757-6500
 F: 813-757-6501

Estimate

Submitted To:
Wesbridge Community Development District c/o Rizzetta & Company, Inc. 3434 Colwell Ave, Suite 200 Tampa, FL 33614

Date	5/20/2023
Estimate #	83554
LMP REPRESENTATIVE	
JB-PI	
PO #	
Work Order #	

Controller # 6 - next to 6356 Dutton Dr.

DESCRIPTION	QTY	COST	TOTAL
Controller # 6 - next to 6356 Dutton Dr.			
Install Hunter XC Hybrid 6 station controller	1	240.00	240.00
Install Hunter solar panel kit for XC Hybrid controller	1	245.00	245.00
Install Hunter Mini-Click wired rain sensor	1	77.00	77.00
4 inch x 4 inch x 8 ft. pressure treated post	1	30.00	30.00
14/1 single strand wire	40	0.30	12.00
Pro-Trade wire connector blue	6	1.26	7.56
Straighten head	8	4.00	32.00
Replace MaxiJet mister nozzle	3	3.00	9.00
Labor: 1 man @ \$ 65.00 per hour (Installing 4 x 4 post and wire to valves)	2	65.00	130.00
Replace 3 faulty battery operated controllers with XC Hybrid controller with solar panel and rain sensor.			
Replace 3 clogged or missing mister nozzles.			
Straighten 8 heads for proper coverage.			

TOTAL	\$782.56
--------------	-----------------

TERMS AND CONDITIONS:

LMP reserves the right to withdraw this proposal if not accepted within 21 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

ACCEPTANCE OF PROPOSAL: The above prices, scope of work and terms and conditions are hereby satisfactorily agreed upon. LMP, Inc. has been authorized to perform the work as outlined and payment will be made as outlined above. The above pricing does not include any unforeseen modifications to the said irrigation system that could not be reasonably accounted for prior to job start. All plant material carries a one (1) year warranty provided LMP, Inc. is performing landscape maintenance services to the area installed or enhanced at the time of installation. If not, then there is no warranty on the plant material. LMP cannot warranty against Acts of God, including cold weather events & natural disasters. Also, no warranty will be provided on any material that has been transplanted from another part of the property.

OWNER / AGENT

DATE



PO Box 267
 Seffner, FL 33583
 O: 813-757-6500
 F: 813-757-6501

Estimate

Submitted To:
Wesbridge Community Development District c/o Rizzetta & Company, Inc. 3434 Colwell Ave, Suite 200 Tampa, FL 33614

Date	5/19/2023
Estimate #	83546
LMP REPRESENTATIVE	
JB-PI	
PO #	
Work Order #	

Dutton Dr. controller in front of school.

DESCRIPTION	QTY	COST	TOTAL
Dutton Dr. controller in front of school			
Repair drip irrigation leak	8	5.00	40.00
Replace MaxiJet mister nozzles	5	3.00	15.00
Replace spray nozzle	10	5.00	50.00
Straighten or adjust head	2	5.00	10.00
Relocate head (any type)	4	29.00	116.00
Irrigation inspection repairs needed: Repair 8 drip irrigation leaks. Replace 5 clogged, damaged or missing mister nozzles. Replace 10 clogged or damaged spray nozzles. Straighten 2 heads for proper coverage. relocate 4 heads for proper coverage.			

TOTAL	\$231.00
--------------	-----------------

TERMS AND CONDITIONS:

LMP reserves the right to withdraw this proposal if not accepted within 21 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

ACCEPTANCE OF PROPOSAL: The above prices, scope of work and terms and conditions are hereby satisfactorily agreed upon. LMP, Inc. has been authorized to perform the work as outlined and payment will be made as outlined above. The above pricing does not include any unforeseen modifications to the said irrigation system that could not be reasonably accounted for prior to job start. All plant material carries a one (1) year warranty provided LMP, Inc. is performing landscape maintenance services to the area installed or enhanced at the time of installation. If not, then there is no warranty on the plant material. LMP cannot warranty against Acts of God, including cold weather events & natural disasters. Also, no warranty will be provided on any material that has been transplanted from another part of the property.

OWNER / AGENT

DATE



PO Box 267
 Seffner, FL 33583
 O: 813-757-6500
 F: 813-757-6501

Estimate

Submitted To:
Wesbridge Community Development District c/o Rizzetta & Company, Inc. 3434 Colwell Ave, Suite 200 Tampa, FL 33614

Date	5/17/2023
Estimate #	83494
LMP REPRESENTATIVE	
JB-PI	
PO #	
Work Order #	

--

DESCRIPTION	QTY	COST	TOTAL
Controller at Wells Rd. and Delvin Ln. - round-a-bout			
Repair 2 drip irrigation leaks	2	5.00	10.00
Install 6 inch spray head with pipe	2	55.00	110.00
Install Hunter XC Hybrid 6 station controller	1	240.00	240.00
Install Hunter solar panel kit for XC Hybrid controller	1	245.00	245.00
Install Hunter Mini-Click wired rain sensor	1	77.00	77.00
4 inch x 4 inch x 8 ft. pressure treated post	1	30.00	30.00
Pro-Trade wire connector blue	3	1.26	3.78
14/1 single strand wire	40	0.30	12.00
Labor: 1 man @ \$ 65.00 per hour (Install 4 x 4 post and wire to valves from controller)	1.5	65.00	97.50
Repair 2 drip irrigation leaks.			
Install 2 - 6 inch spray heads with pipe for areas lacking coverage.			
Replace Hunter NODEs, 1 not working, with Hunter XC Hybrid controller with solar panel and rain sensor on 4 x 4 post.			

TOTAL	\$825.28
--------------	-----------------

TERMS AND CONDITIONS:

LMP reserves the right to withdraw this proposal if not accepted within 21 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

ACCEPTANCE OF PROPOSAL: The above prices, scope of work and terms and conditions are hereby satisfactorily agreed upon. LMP, Inc. has been authorized to perform the work as outlined and payment will be made as outlined above. The above pricing does not include any unforeseen modifications to the said irrigation system that could not be reasonably accounted for prior to job start. All plant material carries a one (1) year warranty provided LMP, Inc. is performing landscape maintenance services to the area installed or enhanced at the time of installation. If not, then there is no warranty on the plant material. LMP cannot warranty against Acts of God, including cold weather events & natural disasters. Also, no warranty will be provided on any material that has been transplanted from another part of the property.

OWNER / AGENT

DATE

Tab 5



PO Box 267
 Seffner, FL 33583
 O: 813-757-6500
 F: 813-757-6501

Estimate

Submitted To:
Wesbridge Community Development District c/o Rizzetta & Company, Inc. 3434 Colwell Ave, Suite 200 Tampa, FL 33614

Date	5/17/2023
Estimate #	83484
LMP REPRESENTATIVE	
CJW	
PO #	
Work Order #	

--

DESCRIPTION	QTY	COST	TOTAL
All work includes, clean-up, removal, and disposal of debris generated during the course of work. Note: **Irrigation modifications necessary will be invoiced separately as 'time and materials'**			
Sod - St. Augustine SF	250	2.50	625.00
Tear-out & Disposal	1	200.00	200.00

TOTAL	\$825.00
--------------	-----------------

TERMS AND CONDITIONS:

LMP reserves the right to withdraw this proposal if not accepted within 21 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

ACCEPTANCE OF PROPOSAL: The above prices, scope of work and terms and conditions are hereby satisfactorily agreed upon. LMP, Inc. has been authorized to perform the work as outlined and payment will be made as outlined above. The above pricing does not include any unforeseen modifications to the said irrigation system that could not be reasonably accounted for prior to job start. All plant material carries a one (1) year warranty provided LMP, Inc. is performing landscape maintenance services to the area installed or enhanced at the time of installation. If not, then there is no warranty on the plant material. LMP cannot warranty against Acts of God, including cold weather events & natural disasters. Also, no warranty will be provided on any material that has been transplanted from another part of the property.

OWNER / AGENT

DATE

Tab 6



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** July 10, 2023 at 6:00pm
- **FY 2021-2022 Audit Completion Deadline:** June 30, 2023

District
Manager's
Report

June 12

2023

W
E
S
B
R
I
D
G
E

<u>FINANCIAL SUMMARY</u>	<u>4/30/2023</u>
General Fund Cash & Investment Balance:	\$141,951
Reserve Fund Cash & Investment Balance:	\$46,230
Debt Service Fund & Investment Balance:	<u>\$599,343</u>
Total Cash and Investment Balances:	\$787,524
General Fund Expense Variance: \$3,401	Over Budget



Rizzetta & Company

Wesbridge Community Development District

**Financial Statements
(Unaudited)**

April 30, 2023

Prepared by: Rizzetta & Company, Inc.

Wesbridgecdd.org
rizzetta.com

Wesbridge Community Development District

Balance Sheet

As of 04/30/2023

(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	138,946	8,560	6,613	0	154,119	0	0
Investments	3,005	37,670	592,730	37	633,442	0	0
Refundable Deposits	162,751	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	599,343
Amount To Be Provided Debt Service	0	0	0	0	0	0	5,605,657
Total Assets	304,702	46,230	599,343	37	950,312	3,624,279	6,205,000
Liabilities							
Accounts Payable	539	0	0	0	539	0	0
Accrued Expenses	2,000	0	0	0	2,000	0	0
Due To Other	54,407	0	0	0	54,407	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	216,555	0	0	0	216,555	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	109,310	8,901	130,809	6	249,027	0	0
Total Fund Equity & Other Credits	88,147	46,230	599,343	37	733,757	3,624,279	0
Total Liabilities & Fund Equity	304,702	46,230	599,343	37	950,312	3,624,279	6,205,000

See Notes to Unaudited Financial Statements

Wesbridge Community Development District

Statement of Revenues and Expenditures

As of 04/30/2023

(In Whole Numbers)

	Year Ending	Through	Year To Date	
	09/30/2023	04/30/2023	04/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	3	(3)
Special Assessments				
Tax Roll	283,592	283,592	283,685	(93)
Other Misc. Revenues				
Miscellaneous Revenue	0	0	340	(340)
Total Revenues	283,592	283,592	284,028	(436)
Expenditures				
Legislative				
Supervisor Fees	12,000	7,000	6,600	400
Total Legislative	12,000	7,000	6,600	400
Financial & Administrative				
Administrative Services	4,917	2,868	2,868	0
District Management	21,962	12,811	12,811	0
District Engineer	8,000	4,667	8,203	(3,536)
Disclosure Report	5,000	5,000	5,000	0
Trustees Fees	5,000	2,917	0	2,917
Assessment Roll	5,304	5,304	5,304	0
Financial & Revenue Collections	3,933	2,294	2,294	0
Tax Collector/Property Appraiser Fees	150	0	0	0
Accounting Services	19,667	11,473	11,472	0
Auditing Services	5,000	0	0	0
Arbitrage Rebate Calculation	500	291	0	291
Public Officials Liability Insurance	2,977	2,977	2,667	310
Legal Advertising	5,000	2,917	635	2,282
Dues, Licenses & Fees	175	102	175	(72)
Website Hosting, Maintenance, Backup & Email	1,200	700	1,225	(525)
ADA Website Compliance	1,600	1,600	1,537	62
Total Financial & Administrative	90,385	55,921	54,191	1,729
Legal Counsel				
District Counsel	9,000	5,250	6,475	(1,225)
Total Legal Counsel	9,000	5,250	6,475	(1,225)
Electric Utility Services				
Utility Services	8,500	4,958	5,504	(545)
Utility - Street Lights	45,000	26,250	26,078	172

See Notes to Unaudited Financial Statements

Wesbridge Community Development District

Statement of Revenues and Expenditures

As of 04/30/2023

(In Whole Numbers)

	Year Ending	Through	Year To Date	
	09/30/2023	04/30/2023	04/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Total Electric Utility Services	53,500	31,208	31,582	(373)
Water-Sewer Combination Services				
Utility Services	7,000	4,084	4,190	(107)
Total Water-Sewer Combination Services	7,000	4,084	4,190	(107)
Stormwater Control				
Aquatic Maintenance	5,500	3,208	2,495	714
Total Stormwater Control	5,500	3,208	2,495	714
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	35,000	31,140	3,860
Irrigation Maintenance & Repair	4,500	2,625	1,368	1,257
Landscape Replacement Plants, Shrubs, Trees	4,300	2,509	1,055	1,453
Landscape Inspection Services	0	0	4,200	(4,200)
Landscape - Annuals/Flowers	2,700	1,575	2,916	(1,341)
Holiday Decorations	2,000	2,000	2,000	0
Landscape - Mulch	6,500	3,791	0	3,792
Gate Cameras	1,008	588	731	(144)
Total Other Physical Environment	88,467	55,547	50,171	5,375
Parks & Recreation				
Telephone, Internet, Cable	3,240	1,890	1,600	291
Gate Maintenance & Repair	5,000	2,917	16,875	(13,959)
Pressure Washing	2,000	1,167	0	1,167
Fountain Service Repair & Maintenance	2,000	1,166	1,160	6
Total Parks & Recreation	12,240	7,140	19,635	(12,495)
Contingency				
Miscellaneous Contingency	5,500	3,209	628	2,581
Total Contingency	5,500	3,209	628	2,581
Total Expenditures	283,592	172,567	175,967	(3,401)
Total Excess of Revenues Over(Under) Expenditures	0	111,025	108,061	2,965
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 04/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023 Annual Budget	Through 04/30/2023 YTD Budget	Year To Date 04/30/2023 YTD Actual	YTD Variance
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>111,025</u>	<u>88,147</u>	<u>22,878</u>

See Notes to Unaudited Financial Statements

Wesbridge Community Development District

Statement of Revenues and Expenditures

As of 04/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 04/30/2023	Year To Date 04/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	341	(341)
Special Assessments				
Tax Roll	11,460	11,460	11,460	0
Total Revenues	<u>11,460</u>	<u>11,460</u>	<u>11,801</u>	<u>(341)</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>8,901</u>	<u>(8,901)</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>46,230</u>	<u>(46,230)</u>

Wesbridge Community Development District

Statement of Revenues and Expenditures

As of 04/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 04/30/2023	Year To Date 04/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	9	(9)
Special Assessments				
Tax Roll	388,326	388,326	388,397	(71)
Total Revenues	<u>388,326</u>	<u>388,326</u>	<u>388,406</u>	<u>(80)</u>
Expenditures				
Debt Service				
Interest	253,326	253,326	127,591	125,735
Principal	135,000	135,000	130,000	5,000
Total Debt Service	<u>388,326</u>	<u>388,326</u>	<u>257,591</u>	<u>130,735</u>
Total Expenditures	<u>388,326</u>	<u>388,326</u>	<u>257,591</u>	<u>130,735</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>130,815</u>	<u>(130,815)</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>599,343</u>	<u>(599,343)</u>

Wesbridge Community Development District

Statement of Revenues and Expenditures

As of 04/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 04/30/2023	Year To Date 04/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	6	(6)
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>6</u>	<u>(6)</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>37</u></u>	<u><u>(37)</u></u>

Wesbridge CDD
Investment Summary
April 30, 2023

<u>Account</u>	<u>Investment</u>	Balance as of <u>April 30, 2023</u>
The Bank of Tampa	Money Market Account	\$ 3,005
	Total General Fund Investments	<u>\$ 3,005</u>
 The Bank of Tampa ICS Capital Reserve Nex Bank	 Money Market Account	 \$ 37,670
	Total Reserve Fund Investments	<u>\$ 37,670</u>
 US Bank Series 2019 Revenue	 US Bank Money Market 5 - Ct	 \$ 398,568
US Bank Series 2019 Reserve	US Bank Money Market 5 - Ct	194,162
	Total Debt Service Fund Investments	<u>\$ 592,730</u>
 US Bank Series 2019 Construction	 US Bank Money Market 5 - Ct	 \$ 37
	Total Capital Project Fund Investments	<u>\$ 37</u>

**Wesbridge Community Development District
Summary A/P Ledger
From 04/1/2023 to 04/30/2023**

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
282, 2334	282 General Fund	04/18/2023	Pasco County Utilities	18296508	6697 Dutton Irrigation Drive 04/23	234.00
	282 General Fund	04/18/2023	Pasco County Utilities	18296873	29966 Marquette Place 04/23	5.25
	282 General Fund	04/18/2023	Pasco County Utilities	18296872	30032 Marquette Ave 04/23	47.25
	282 General Fund	04/18/2023	Pasco County Utilities	18296510	6554 Ryestone Way 04/23	72.00
	282 General Fund	04/18/2023	Pasco County Utilities	18296889	6612 Boyette Road 04/23	75.75
	282 General Fund	04/21/2023	Southern Automated Access Services, LLC	12692	Gate Repair 04/23	105.00
	Sum for 282, 2334					539.25
	Sum for 282					539.25
	Sum Total					539.25

Wesbridge Community Development District
Notes to Unaudited Financial Statements
April 30, 2023

Balance Sheet

1. Trust statement activity has been recorded through 04/30/2023.
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.

Tab 7



Brian E. Corley
Supervisor of Elections
 PO Box 300
 Dade City FL 33526-0300

MAY 1 2023

BY:

1-800-851-8754
www.pascovotes.gov

April 26, 2023

Daryl Adams, District Manager
 District Office
 3434 Colwell Ave
 Suite 200
 Tampa FL 33614

Dear Daryl Adams:

Pursuant to your request, the following voter registration statistics are provided for their respective community development districts as of April 15, 2023.

- Connerton West Community Development District 3,141
- Country Walk Community Development District 1,945
- Hidden Creek North Community Development District 359
- Meadow Pointe III Community Development District 3,369
- Meadow Pointe IV Community Development District 1,799
- Meadow Pointe V Community Development District 0
- Wesbridge Community Development District 495

As always, please call me if you have any questions or need additional information.

Sincerely,

Tiffannie A. Alligood
 Chief Administrative Officer

East Pasco - Dade City (352) 521-4302
 Central Pasco - Land O' Lakes (813) 929-2788
 West Pasco - New Port Richey (727) 847-8162

Tab 8

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, May 8, 2023 at 6:01 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	Board Supervisor, Chairman
Eladio Izquierdo	Board Supervisor, Vice Chairman
Leslie Green	Board Supervisor, Assistant Secretary
Austin Story	Board Supervisor, Assistant Secretary
Bob Schnaydman	Board Supervisor, Assistant Secretary

Also present:

Daryl Adams	District Manager, Rizzetta & Company, Inc.
Jason Liggett	Landscape Inspection Manager, Rizzetta & Co.
Michael Newsome	Representative, LMP
Stephen Brletic	District Engineer, BDI Engineering

Audience **Present**

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 6:01 p.m.

SECOND ORDER OF BUSINESS **Audience Comments**

The audience did not have comments at this time.

THIRD ORDER OF BUSINESS **Presentation of Fiscal Year 2023/2024 Proposed Budget**

Mr. Adams presented the proposed budget and reviewed the line items of the Budget. Discussion ensued regarding District Engineer, District Counsel, sidewalks, speed bumps and lighting. The Board members also discussed, the walking trail, SWFWMD permits, dog waste stations, potholes, and website hosting.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2023-05,
Approving Fiscal Year 2023/2024
Proposed Budget**

Mr. Adams presented and reviewed Resolution 2023-05, Approving Fiscal Year 2023/2024 Proposed Budget.

On a motion from Mr. Schnaydman, seconded by Mr. Brun, with all in favor, the Board of Supervisors approved Resolution 2023-05, Approving Fiscal Year 2023/2024 Proposed Budget and Setting the Public Hearing, August 14, 2023 at 6:00 p.m., Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544, for Wesbridge Community Development District.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Steady was not present. Mr. Adams stated that Mr. Steady is drafting the easement letter and working with the HOA Arc/CDD licensing agreement.

B. Landscape Inspection Report

1. Review of Landscape Inspection Report

The Board reviewed the Landscape Inspection Services Report. It was stated that Corey is the new Account Manager. Mr. Newsome stated that LMP started on May 2nd. The Board discussed the following items:

- Showing up for meetings
- Edging the turning lane on Boyette
- Communication

Michael Newsome asked the Board to give LMP 30 days to see the improvement. The Board asked LMP to work on the cut through. Mr. Newsome said that he will have the team work on it. Mr. Newsome said his team will do a full irrigation inspection in the first 30 days. He stated that an irrigation report will be provided for the next meeting.

C. District Engineer

Mr. Brletic presented and reviewed his report for the Board. He informed the Board that driveways are the responsibility of the homeowner. A brief discussion ensued regarding sidewalk repairs. Mr. Brletic recommended putting funds in the budget every year for the sidewalks. He stated that he will put ownership on the Wesbridge map.

The Board also discussed speed tables. Mr. Brletic recommended three locations for speed tables. He estimated that the cost of a speed table would be \$4,000 to 5,000 and if the Board hires him to do a survey, the cost would be \$10,000. Mr. Brletic stated that anything extra would be an additional \$5,000.

91
92 Mr. Brletic spoke about lighting. He stated that he doesn't have the lighting
93 numbers yet. The electrical vendor will be providing options for the lighting.
94 He also informed the Board that it will cost \$200,000 to complete the trail
95 project.

96
97 It was stated that costs for permits should be included in the budget and the
98 crosswalk will cost approximately \$12,000 to be repaired.

99
100 **D. Aquatics Report**
101 **1. Review of Remson Aquatics Report**
102 Mr. Remson was not present. The Board directed Mr. Adams to obtain
103 proposals for the District's aquatic services.

104
105 **E. District Manager**
106 The Board received the District Manager Report and financial statements from
107 Mr. Adams. Mr. Adams reminded the Board that their next meeting is
108 scheduled for Monday, June 12, 2023 at 6:00p.m. at the offices of Rizzetta &
109 Company located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida
110 33544.

111
112 The Board members discussed the aquatics report and signage that is down
113 on Thunderbird. The Board requested a bank analysis. They would like a
114 minimum of three accounts.

115
116 **SIXTH ORDER OF BUSINESS** **Consideration of Minutes of the Board**
117 **of Supervisors' Regular Meeting held**
118 **on April 10, 2023**

119
120 On a motion from Mr. Brun, seconded by Ms. Green, with all in favor, the Board of
121 Supervisors approved the Minutes of the Board of Supervisors' Regular Meeting held on
122 February 13, 2023 for Wesbridge Community Development District.

123
124 **SEVENTH ORDER OF BUSINESS** **Ratification of Operation &**
125 **Maintenance Expenditures for March**
126 **2023**

127
128 The Board discussed various invoices and the services they represent.

129
130 On a motion from Mr. Brun, seconded by Ms. Green, with all in favor, the Board of
Supervisors ratified the O&M Expenditures for March 2023 in the amount of \$31,121.47
for Wesbridge Community Development District.

131
132 **EIGHTH ORDER OF BUSINESS** **Supervisor Requests**
133
134 There were no Supervisor requests.

131
132

NINTH ORDER OF BUSINESS

Adjournment

On a motion from Mr. Schnaydman, seconded by Mr. Izquierdo, with all in favor, the Board of Supervisors adjourned the meeting at 8:02 p.m. for Wesbridge Community Development District.

133
134
135
136
137

Secretary/Assistant Secretary

Chairman/ Vice Chairman

DRAFT

Tab 9

Wesbridge Community Development District

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

Operations and Maintenance Expenditures April 2023 For Board Approval

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

The total items being presented: **\$14,464.42**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Wesbridge Community Development District
Paid Operation & Maintenance Expenditures
 April 1, 2023 Through April 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Austin John Story	100125	AS041023	Board of Supervisors Meeting 04/10/23	\$ 200.00
Bob Schnaydman	100126	BS041023	Board of Supervisors Meeting 04/10/23	\$ 200.00
Brletic Dvorak, Inc.	100123	1069	Engineering Services 03/23	\$ 1,032.50
Charter Communications	ACH	0045426032123 04/23	5678 Dutton Drive - Internet & Phone - 04/23	\$ 149.97
Charter Communications	ACH	004948504092 04/23	6612 Boyette Road - Internet - 04/23	\$ 99.99
DoorKing, Inc.	ACH	1988957 Auto Pay	Gate Services 03/23	\$ 51.95
DoorKing, Inc.	ACH	1991123	Cell System Services 03/23	\$ 51.95
Fountain Design Group, Inc.	100127	29852A	Quarterly Fountain Cleaning Service 04/23	\$ 345.00
Leslie J Green	100128	LG041023	Board of Supervisors Meeting 04/10/23	\$ 200.00
Raymond G Brun	100129	RB041023	Board of Supervisors Meeting 04/10/23	\$ 200.00
Remson Aquatics LLC	100131	115970	Lake Maintenance 04/23	\$ 395.00

Wesbridge Community Development District
Paid Operation & Maintenance Expenditures
 April 1, 2023 Through April 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	100122	INV0000078823	District Management Services 04/23	\$ 4,981.59
Southern Automated Access Services, LLC	100130	12626	Gate Repair 03/23	\$ 935.00
Southern Automated Access Services, LLC	100130	12664	Gate Repair 04/23	\$ 105.00
Sunrise Landscape	100124	9783	Azalea Replacement 03/23	\$ 1,055.00
Withlacoochee River Electric Cooperative, Inc.	ACH	2078246 04/23	Public Lighting 04/23	\$ 3,703.19
Withlacoochee River Electric Cooperative, Inc.	ACH	2087102 04/23	5678 Dutton Drive 04/23	\$ 528.21
Withlacoochee River Electric Cooperative, Inc.	ACH	2127372 04/10 Auto Pay	6612 Boyette Road 04/23	<u>\$ 230.07</u>
Report Total				<u>\$ 14,464.42</u>

**WESBRIDGE CDD
SUPERVISOR PAY REQUEST**

Meeting Date: April 10, 2023

<u>Name of Board Supervisor</u>	<u>Check if paid</u>
Raymond Brun	Yes
Eladio Izquierdo	No
Austin Story	Yes
Leslie Green	Yes
Bob Schanydman	Yes

RB041023

AS041023

LG041023

BS041023

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

RECEIVED
04/11/23

EXTENDED MEETING TIMECARD

Meeting Start Time:	6:02pm
Meeting End Time:	8:31pm
Total Meeting Time:	2.29

Time Over (3) Hours:

Total at \$175 per Hour:

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	\$0.00

Business Mileage Round Trip	
IRS Rate per Mile	\$0.655
Mileage to Charge	\$0.00

DM Signature: _____

Jay Adams

Brletic Dvorak Inc

536 4th Ave South Unit 4
Saint Petersburg, FL 33701 US
+1 8133611466
sbrletic@bdiengineers.com



INVOICE

BILL TO
Wesbridge CDD
c/o Rizzetta & Company
3434 Colwell Avenue
Suite 200
Tampa, Florida 33614
United States

INVOICE 1069
DATE 04/03/2023
TERMS Net 30
DUE DATE 05/03/2023

PROJECT NAME
Wesbridge CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Senior Inspector	[Mar 9 – Mar 30]	5:30	115.00	632.50
Project Manager	[Mar 13 – Mar 20]	2:00	200.00	400.00

BALANCE DUE

\$1,032.50

RECEIVED
04/03/23



Wesbridge COMMUNITY DEVELOPMENT DISTRICT
Mar-23

	<u>HOURS</u>	<u>RATE</u>	<u>PERSON</u>	<u>TOTAL</u>
<u>CDD Activities</u>				
Board Meeting Prep, Attendance, Follow up Engineer's Reports/Invoicing	1.50	\$200	S. Brletic	\$300.00
Pond B2 erosion - Site Visit/Scope/Bid Solicitation	1.00	\$115	J. Whited	\$115.00
Pasco County Traffic Ops Coorespondence RE: traffic calming and stop signs	0.50	\$200	S. Brletic	\$100.00
Missing Crosswalks/Curb Ramps - Site Visit, Scope of Work, Bid Solicitation	4.50	\$200 \$115	S. Brletic J. Whited	\$0.00 \$517.50
INVOICE TOTAL	7.50			\$1,032.50

March 21, 2023
Invoice Number: 0045426032123
Account Number: **8338 13 001 0045426**
Security Code:
Service At: 5678 DUTTON DR
WESLEY CHAPEL FL 33545

Auto Pay Notice

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at 1-866-519-1263

NEWS AND INFORMATION

NOTE. Taxes, Fees and Charges listed in the Summary only apply to Spectrum Business TV and Spectrum Business Internet and are detailed on the following page. Taxes, Fees and Charges for Spectrum Business Voice are detailed in the Billing Information section.

Keep your customers entertained with Spectrum Business TV Essentials! Call [1-855-259-8145](tel:1-855-259-8145) today.

NEW! Get a second mobile unlimited line **FREE** when you buy one mobile unlimited line! Call [1-833-539-1794](tel:1-833-539-1794) to learn how.

Summary *Service from 03/21/23 through 04/20/23 details on following pages*

Previous Balance	149.97
Payments Received -Thank You!	-149.97
Remaining Balance	\$0.00
Spectrum Business™ Internet	109.98
Spectrum Business™ Voice	39.99
Current Charges	\$149.97
<i>YOUR AUTO PAY WILL BE PROCESSED 04/07/23</i>	
Total Due by Auto Pay	\$149.97



Thank you for choosing Spectrum Business.
We appreciate your prompt payment and value you as a customer.

Auto Pay. Thank you for signing up for auto pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8338 1300 NO RP 21 03222023 NNNNNNNN 01 000056 0001

WESTBRIDGE CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

March 21, 2023

WESTBRIDGE CDD

Invoice Number: 0045426032123
Account Number: 8338 13 001 0045426
Service At: 5678 DUTTON DR
WESLEY CHAPEL FL 33545

Total Due by Auto Pay **\$149.97**



CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186



833813001004542600149971



WESTBRIDGE CDD
 Invoice Number: 0045426032123
 Account Number: 8338 13 001 0045426
 Security Code:

Contact Us
 Visit us at SpectrumBusiness.net
 Or, call us at 1-866-519-1263

8338 1300 NO RP 21 03222023 NNNNNNNN 01 000056 0001

Charge Details

Previous Balance		149.97
EFT Payment	03/07	-149.97
Remaining Balance		\$0.00

Payments received after 03/21/23 will appear on your next bill.

Service from 03/21/23 through 04/20/23

Spectrum Business™ Internet

Spectrum Business Internet	129.99
Promotional Discount	-40.00
Web Hosting	0.00
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 1	19.99
	\$109.98

Spectrum Business™ Internet Total **\$109.98**

Spectrum Business™ Voice

Phone number (813) 388-5518

Spectrum Business Voice	39.99
Voice Mail	0.00
	\$39.99

For additional call details,
 please visit SpectrumBusiness.net

Spectrum Business™ Voice Total **\$39.99**

Current Charges \$149.97
Total Due by Auto Pay \$149.97

Billing Information

Tax and Fees - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

Spectrum Terms and Conditions of Service - In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

Terms & Conditions - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

Notice - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

Authorization to Convert your Check to an Electronic Funds Transfer Debit - If your check is returned, you expressly authorize your bank account to be electronically debited for the amount of the check plus any applicable fees. The use of a check for payment is your acknowledgment and acceptance of this policy and its terms and conditions.

The following taxes, fees and surcharges are included in the price of the applicable service - . FEES AND CHARGES: E911 Fee \$0.40, Federal USF \$2.31, Florida CST \$3.50, Sales Tax \$0.04, TRS Surcharge \$0.10.

Billing Practices - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

Changing Business Locations - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact your Spectrum Business Account Executive at least twenty one (21) business days prior to your move.



Continued on the next page...

Local Spectrum Store: 6013 Wesley Grove Blvd, Ste 108C, Wesley Chapel FL 33544 Store Hours: Mon thru Sat - 10:00am to 8:00pm; Sun - 12:00pm to 5:00pm



For questions or concerns, please call **1-866-519-1263**.





Invoice Number: 0045426032123
Account Number: 8338 13 001 0045426
Security Code:

WESTBRIDGE CDD

Contact Us
Visit us at [SpectrumBusiness.net](https://www.spectrumbusiness.net)
Or, call us at 1-866-519-1263

8338 1300 NO RP 21 03222023 NNNNNNNN 01 000056 0001

Past Due Fee / Late Fee Reminder - A late fee will be assessed for past due charges for service.

Complaint Procedures: If you disagree with your charges, you need to register a complaint no later than 60 days after the due date on your bill statement.

Spectrum Voice Provider - Spectrum Advanced Services, LLC



Account Number:
Security Code:

WESTBRIDGE CDD
8338 13 001 0045426



Contact Us

Visit us at SpectrumBusiness.net
Or, call us at 1-866-519-1263

8338 1300 NO RP 21 03222023 NNNNNNNN 01 000056 0001



**BUSINESS TV
ESSENTIALS**

\$24⁹⁹
/mo when
bundled with
Internet[‡]



**The best value for small businesses.
Add Business TV Essentials and save.**

- Stream 60+ popular entertainment, weather, and news channels
- TV service that's ideal for waiting rooms, lobbies, and employee break rooms
- No cable box required
- No contracts



CALL 1-866-629-5411
VISIT spectrum.com/business

Limited-time offer; subject to change. Qualified Spectrum Business customers only. Must not have subscribed to applicable services w/ in the last 30 days & have no outstanding obligation to Charter. †Spectrum Business TV Essentials \$24.99/mo. offer requires subscription to Spectrum Business Internet. Additional taxes/fees may apply. Spectrum TV App required and is available through Apple TV, Roku or web browser (via SpectrumTV.com). SpectrumTV.com requires supported laptop/computer-based browser. Spectrum Business streaming video service is only accessible through Spectrum Business Internet connection at business location. Account credentials may be required to stream some TV content online. Number of channels may vary. All channels not available in all areas. Additional services are extra. Services subject to all applicable service terms & conditions, which are subject to change. Services & promo offers not avail. in all areas. Standard pricing applies after promo. period. Installation & other equipment, taxes & fees may apply. Restrictions apply. Call for details. To stop receiving direct mail offers from Spectrum Business, please visit Business.Spectrum.com/optout. ©2023 Charter Communications, Inc.

BAP-TVE2303
SA2NF000

Account Number:
Security Code:

WESTBRIDGE CDD
8338 13 001 0045426



Contact Us
Visit us at SpectrumBusiness.net
Or, call us at 1-866-519-1263

8338 1300 NO RP 21 03222023 NNNNNNNN 01 000056 0001



EXCLUSIVE NEW OFFER

SPECTRUM MOBILE
UNLIMITED DATA PLAN

\$29⁹⁹
per mo. per
line with
Internet



Get a second
MOBILE UNLIMITED LINE FREE

for 1 Year when you buy one mobile line[^]

Get the best value for your small business.

- Nationwide 5G⁺ coverage
- Unlimited data, talk, and text
- No contracts
- Taxes and fees included



CALL 1-855-722-9106
VISIT spectrum.com/business

Limited-time offer; subject to change. Qualified Spectrum Business customers only. Must not have subscribed to applicable services w/ in the last 30 days & have no outstanding obligation to Charter. Devices excluded from offer.
[^]Free Unlimited line reflected with up to 12 months credit on bill statement; standard rates apply after promo period. Requires purchase of new Mobile Unlimited line; limited to one free Unlimited line per account; standard Mobile rates apply if purchased Unlimited line cancelled or downgraded. Free Unlimited line must be ordered at same time as purchased line, and cannot be applied to existing lines on customer account. Offer cannot be combined with other mobile service promotions. SPECTRUM MOBILE: Per line activation fee, Spectrum Business Internet and Auto Pay required. Other restrictions apply. Visit spectrum.com/mobile/plans for details. UNLIMITED: Smartwatch does not qualify as a line. Reduced speeds after 20 GB of usage per line. =To access 5G, 5G compatible phone and 5G service required. Not all 5G capable phones compatible with all 5G service. Speeds may vary. Services subject to all applicable service terms & conditions, which are subject to change. Services & promo. offers not avail. in all areas. Standard pricing applies after promo. period. Installation & other equipment, taxes & fees may apply. Restrictions apply. Call for details. To stop receiving direct mail offers from Spectrum Business, please visit Business.Spectrum.com/optout. ©2023 Charter Communications, Inc.

Account Number:
Security Code:

WESTBRIDGE CDD
8338 13 001 0045426



Contact Us

Visit us at SpectrumBusiness.net
Or, call us at 1-866-519-1263

8338 1300 NO RP 21 03222023 NNNNNNNN 01 000056 0001





April 9, 2023
 Invoice Number: 0049485040923
 Account Number: 8338 13 001 0049485
 Security Code: ~~XXXX~~
 Service At: 6612 BOYETTE RD
 WESLEY CHAPEL FL 33545

Contact Us
 Visit us at SpectrumBusiness.net
 Or, call us at 1-866-519-1263

Summary *Service from 04/09/23 through 05/08/23
 details on following pages*

Previous Balance	99.99
Payments Received -Thank You!	-99.99
Remaining Balance	\$0.00
Spectrum Business™ Internet	99.99
Current Charges	\$99.99
Total Due by 04/26/23	\$99.99

NEWS AND INFORMATION

IMPORTANT NOTICE ABOUT YOUR ACCOUNT: Effective 5/4/2023, updates will be made to our billing system. As a result of this update, you will receive a new account number which can be found in the upper left corner of your monthly billing statement.

As a Spectrum Business customer, your account number enables you to pay online, view recent activity, sign up for paperless billing, and much more. If you are an existing user, your login credentials remain the same, and no action is required on your part.

If you are not an existing user, you may go to www.SpectrumBusiness.net/ and create a username.

When you receive your new account number, please keep it accessible for future reference. If you have automatic bill payment set up or online banking, don't forget to update this information with your financial institution to ensure payment processing.

For more information, visit www.spectrumbusiness.net/support/category/my-account or call 1-800-314-7195.

NEW! Get a **FREE** mobile unlimited line when you buy Spectrum Business Voicel Call 1-866-281-2298 to learn how.



Thank you for choosing Spectrum Business.
 We appreciate your prompt payment and value you as a customer.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
 8338 1300 NO RP 09 04102023 NNNNNYNN 01 999151

Wesbridge CDD
 3434 COLWELL AVE STE 200
 TAMPA FL 33614-8390

April 9, 2023

Wesbridge CDD

Invoice Number: 0049485040923
 Account Number: 8338 13 001 0049485
 Service At: 6612 BOYETTE RD
 WESLEY CHAPEL FL 33545

Total Due by 04/26/23	\$99.99
Amount you are enclosing	\$

Please Remit Payment To:

CHARTER COMMUNICATIONS
 PO BOX 7186
 PASADENA CA 91109-7186

833813001004948500099994



Invoice Number: Wesbridge CDD
Account Number: 0049485040923
Security Code: 8338 13 001 0049485

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at 1-866-519-1263

8338 1300 NO RP 09 04102023 NNNNNYNN 01 999151

Charge Details

Table with 2 columns: Description, Amount. Rows include Previous Balance (99.99), One-time EFT Payment (03/14, -99.99), and Remaining Balance (\$0.00).

Payments received after 04/09/23 will appear on your next bill.
Service from 04/09/23 through 05/08/23

Spectrum Business™ Internet

Table with 2 columns: Description, Amount. Rows include Spectrum Business Internet (129.99), Promotional Discount (-30.00), Spectrum WiFi (0.00), Security Suite (0.00), Domain Name (0.00), Vanity Email (0.00), and Total Due by 04/26/23 (\$99.99).

Billing Information

Tax and Fees - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

Spectrum Terms and Conditions of Service - In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

Terms & Conditions - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

Local Spectrum Store: 6013 Wesley Grove Blvd, Ste 108C, Wesley Chapel FL 33544 Store Hours: Mon thru Sat - 10:00am to 8:00pm; Sun - 12:00pm to 5:00pm

Simplify your life with Auto Pay!

Spend less time paying your bill and more time doing what you love.

- It's Easy - No more checks, stamps or trips to the post office
- It's Secure - Powerful technology keeps your information safe
- It's Flexible - Use your checking, savings, debit or credit card
- It's FREE - And helps save time, postage and the environment

Set up easy, automatic bill payments with Auto Pay!
Visit: spectrumbusiness.net/payment
(My Account login required)

Payment Options

Pay Online - Visit us at SpectrumBusiness.net/payment to get started today! Your account number and security code are needed to register.

Pay by Phone - Make a payment free of charge using our automated payment option at 1-866-519-1263; and authorize payment directly from your bank account or credit card.

For questions or concerns, please call 1-866-519-1263.

Notice - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

Authorization to Convert your Check to an Electronic Funds Transfer Debit - If your check is returned, you expressly authorize your bank account to be electronically debited for the amount of the check plus any applicable fees. The use of a check for payment is your acknowledgment and acceptance of this policy and its terms and conditions.

Billing Practices - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

Changing Business Locations - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact your Spectrum Business Account Executive at least twenty one (21) business days prior to your move.

Past Due Fee / Late Fee Reminder - A late fee will be assessed for past due charges for service.

Complaint Procedures: If you disagree with your charges, you need to register a complaint no later than 60 days after the due date on your bill statement.





BUSINESS VOICE

\$29⁹⁹
/mo. per line when bundled for 1 yr.*



**Plus get one
FREE MOBILE UNLIMITED LINE**

*for 1 Year when you buy Business Voice**

**The best value for small businesses.
Add Business Voice and save.**

Get even more value for your business with:

- Unlimited local and long-distance calling
- 35+ FREE advanced calling features
- Keep your existing phone number and equipment
- No contracts and no added taxes



CALL 1-866-553-7346

VISIT spectrum.com/business

Limited-time offer; subject to change. Qualified Spectrum Business customers only. Must not have subscribed to applicable services w/ in the last 30 days & have no outstanding obligation to Charter. *\$29.99 Voice offer includes Voice service only for 12 months & incl. one business phone line w/ unlimited local & long distance w/ in the U.S., Puerto Rico, & Canada plus 2,000 long-distance minutes to Mexico. Limited time offer. Offer not available in all areas. Includes phone taxes, charges and fees. Other telephone services may have corresponding taxes and rates. +Free mobile offer is for 1 mobile unlimited line per account for 1 yr. and is reflected with up to 12 mos. credit on bill statement. Requires a bundled purchase of Business Internet and Business Voice. Standard mobile rates apply after 1 yr. Auto pay required. Offer cannot be combined with other mobile service promotions. Standard mobile rates apply if qualifying services are canceled. Devices excluded from offer. Free Unlimited line must be ordered at same time as Business Internet and Business Voice purchase, and cannot be applied to existing lines on customer account. Additional mobile lines: Standard rates apply. Per line activation fee. Spectrum Business Internet and Auto Pay required. Unlimited: Smartwatch does not qualify as a line. Reduced speeds after 20 GB of usage per line. Mobile service not available in all areas. Other restrictions apply. Services subject to all applicable service terms & conditions, which are subject to change. Services & promo. offers not avail. in all areas. Standard pricing applies after promo. period. Installation & other equipment, taxes & fees may apply. Restrictions apply. Call for details. ©2023 Charter Communications, Inc.

Page 4 of 4

April 9, 2023

Account Number:
Security Code:

Wesbridge CDD
8338 13 001 0049485
[REDACTED]



Contact Us

Visit us at SpectrumBusiness.net
Or, call us at 1-866-519-1263

8338 1300 NO RP 09 04102023 NNNNNYNN 01 999151



[Back](#)

DoorKing Inc.
IM Server Payments
120 S. Glasgow Avenue
Inglewood, CA 90301
(800) 826-7493

DKS Cellular Subscription

STATEMENT

STATEMENT #

1988957

STATEMENT DATE

March 20, 2023

SUBSCRIBER

Darryl Adams
Wesbridge CDD
3434 Colwell Ave, Suite
200
Tampa, FL 33614

User ID: **dmeloon**

Period Starts: February 20, 2023
Period Ends: March 19, 2023

Previous Balance: \$53.95 **Note: All \$ amounts are in US Dollars.**
Payment Received: (\$53.95)
New Charges: \$53.95
Total Amount Due: \$53.95 USD

Payments

Date	Details	Amount
2/20/2023	Credit: Autopay	(\$51.95)
2/20/2023	Credit: Autopay	(\$2.00)

Cell Systems

From	To	Name	Phone	MC	Min	Transfer	Amount
2/20/2023	3/19/2023	WesBridge	813 652 9978	7775	103	5	\$53.95

Summary	Total Amount Due
This amount will be charged to your credit card or echeck.	\$53.95 USD

RECEIVED
03/21/23

[Back](#)

DoorKing Inc.
IM Server Payments
120 S. Glasgow Avenue
Inglewood, CA 90301
(800) 826-7493

DKS Cellular Subscription

STATEMENT

STATEMENT #
1991123
STATEMENT DATE
March 23, 2023

SUBSCRIBER
Darryl Adams Wesbridge CDD 3434 Colwell Ave, Suite 200 Suite 200 Tampa, FL 33614

User ID:	WesbridgePh2
Period Starts:	February 23, 2023
Period Ends:	March 22, 2023

Previous Balance:	\$53.95	Note: All \$ amounts are in US
	Dollars.	
Payment Received:	(\$53.95)	
New Charges:	\$53.95	
Total Amount Due:	\$53.95 USD	

Payments

Date	Details	Amount
2/23/2023	Credit: Autopay	(\$51.95)
2/23/2023	Credit: Autopay	(\$2.00)

Cell Systems

From	To	Name	Phone	MC	Min	Transfer	Amount
2/23/2023	3/22/2023	Wesbridge Ph. 2 Entry	813 576 9664	9999	123	4	\$53.95

Summary	Total Amount Due
This amount will be charged to your credit card or echeck.	\$53.95 USD

RECEIVED
03/23/23zs

FOUNTAIN DESIGN GROUP, INC.
 7628 NW 6TH AVENUE
 BOCA RATON, FL 33487
 561-994-3939
 7628 NW 6TH AVENUE

Invoice

Date	Invoice #
4/14/2023	29852A

Bill To
WESBRIDGE CDD 5844 OLD PASCO ROAD, STE. 100 WESLEY CHAPEL, FL. 33544

Ship To
WESBRIDGE COMMUNITY 6723 DUTTON DRIVE WESLEY CHAPEL, FL 33545

P.O. No.	Terms	Rep	Ship Date	Ship Via	FOB	Project
	Due on receipt	SC	4/14/2023		RM	
Qty	Description			Rate	Amount	
	QUARTERLY FOUNTAIN CLEANING SERVICE			345.00	345.00	
	SALES TAX			7.00%	0.00	

RECEIVED
 04/14/23

Balance Due

\$345.00

Remson Aquatics
11207 Remson Lane
Riverview, FL 33579 US
(813) 671-2851
kar@remsonaquatics.com
www.remsonaquatics.com

INVOICE

BILL TO
Wesbridge CDD
12750 Citrus Park Lane, Ste
115
Tampa, FL 33625

INVOICE # 115970
DATE 04/06/2023
DUE DATE 05/06/2023
TERMS Net 30

ACTIVITY	QTY	RATE	AMOUNT
Apr Srv April Lake Maintenance	1	395.00	395.00

BALANCE DUE

\$395.00

RECEIVED
04/07/23

Rizzetta & Company, Inc.
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Invoice

Date	Invoice #
4/1/2023	INV0000078823

Bill To:

Wesbridge CDD 3434 Colwell Avenue Suite 200 Tampa FL 33626

Services for the month of	Terms	Client Number
April	Upon Receipt	00282

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,638.92	\$1,638.92
Administrative Services	1.00	\$409.75	\$409.75
Email Accounts, Admin & Maintenance	5.00	\$15.00	\$75.00
Financial & Revenue Collections	1.00	\$327.75	\$327.75
Landscape Consulting Services	1.00	\$600.00	\$600.00
Management Services	1.00	\$1,830.17	\$1,830.17
Website Compliance & Management	1.00	\$100.00	\$100.00
		Subtotal	\$4,981.59
		Total	\$4,981.59





Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
3/30/2023	12626

Bill To
Wesbridge CDD 3434 Colwell Ave Suite 200 Tampa, FL 33614

Job Name	Terms
SOS	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	Installed a new Siren Sensor at the call box and replaced brushes in two operators. Met with fire captain to test.		12/29/2022	
1	Siren Operated Sensor	575.00		575.00
2	Hourly Tech Charge	105.00		210.00
2	Viking DC motor brushes.(pair)	75.00		150.00
	Sales Tax	7.00%		0.00

			Total	\$935.00
--	--	--	--------------	----------

Southern Automated Access Services, Inc. is not responsible for any of the following:
 Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc.
 Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles.
 Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personnel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.

Payments/Credits	\$0.00
Balance Due	\$935.00

RECEIVED
03/30/23



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
4/7/2023	12664

Bill To
Wesbridge CDD

Job Name	Terms
	Due on receipt

Quantity	Description	Rate	Serviced	Amount
1	Report that data transfers fail. The Old Pasco gate was successful upon arrival. The Wells Rd gate's cellular controller was offline. I power cycled the unit and was able to send and receive data. Hourly Tech Charge Sales Tax	105.00 7.00%		105.00 0.00

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days	Total	\$105.00
Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personnel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.	Payments/Credits	\$0.00
	Balance Due	\$105.00

RECEIVED
04/10/23



5521 Baptist Church Road
Tampa, FL 33610

Invoice 9783

PO#	Date
	03/08/2023
Sales Rep	Terms
Greg Funk	Net 30

Bill To
Wesbridge CDD 3434 Colwell Ave. Suite 200 Tampa, FL 33614

Property Address
Wesbridge CDD 30411 Marquette Ave Wesley Chapel, FL 33545

Description	Amount
-------------	--------

#4819 - Remove and replace Azaleas along 6263 Ryestone way

Sunrise to remove dead Azaleas and replace with new. Located near Ryestoneway.

Enhancement - 03/01/2023

\$1,055.00

RECEIVED
03/08/23

Total	\$1,055.00
Credits/Payments	(\$0.00)
Balance Due	\$1,055.00



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **2078246** Cycle 05
Meter Number
Customer Number 20048885
Customer Name WESBRIDGE COMMUNITY DEVELOPMENT DIST

Bill Date **04/10/2023**
Amount Due **3,703.19**
Current Charges Due **05/01/2023**

District Office Serving You
One Pasco Center

Service Address PUBLIC LIGHTING
Service Classification Public Lighting

See Reverse Side For More Information

ELECTRIC SERVICE

From Date	Reading	To Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
-----------	---------	---------	---------	------------	--------------	-----------	----------

Comparative Usage Information

Period	Days	Per Day
--------	------	---------

BILLS ARE DUE WHEN RENDERED
A 1.5 percent, but not less than \$5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance	3,719.50
Payment	3,719.50CR
Balance Forward	0.00



2 0 0 4 8 8 8 5

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 844-209-7166. This number is WREC's Secure Pay-By-Phone system.

Light Energy Charge	44.37
Light Support Charge	78.03
Light Maintenance Charge	843.03
Light Fixture Charge	1,023.57
Light Fuel Adj 3,978 KWH @ 0.03500	139.23
Poles(QTY 153)	1,568.25
FL Gross Receipts Tax	6.71

Total Current Charges	3,703.19
Total Due	E.F.T. 3,703.19

*** ATTENTION ***

The 2022 Capital Credits assigned amount for this account is \$4,285.31. These credits are not refundable at this time nor can they be applied toward the balance owed.

Capital Credits will be refunded as approved by the Cooperative's Board of Trustees and in compliance of our mortgage agreement with the United States Government.

Lights/Poles	Type/Qty	Type/Qty
	211 153	955 153

DO NOT PAY
Total amount will be electronically transferred on or after 04/21/2023.



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 04/10/2023

District: OP05

2078246 OP05
WESBRIDGE COMMUNITY DEVELOPMENT DIST
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after	04/21/2023
TOTAL CHARGES DUE	3,703.19
DO NOT PAY	

000207824600037031900037031902



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **2087102** Cycle 05
Meter Number 33112382
Customer Number 20048885
Customer Name WESBRIDGE COMMUNITY DEVELOPMENT DIST

Bill Date **04/10/2023**
Amount Due **528.21**
Current Charges Due **05/01/2023**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address 5678 DUTTON DR
Service Classification General Service Non-Demand

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
03/03	49823	04/04	55410				5587

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Apr 2023	32	175
Mar 2023	29	177
Apr 2022	33	274

BILLS ARE DUE WHEN RENDERED
A 1.5 percent, but not less than \$5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance 508.42
Payment 508.42CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 5,587 KWH @ 0.05017 280.30
Fuel Adjustment 5,587 KWH @ 0.03500 195.55
FL Gross Receipts Tax 13.20

Total Current Charges 528.21
Total Due E.F.T. 528.21



2 0 0 4 8 8 8 5

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 844-209-7166. This number is WREC's Secure Pay-By-Phone system.

***** ATTENTION *****

The 2022 Capital Credits assigned amount for this account is \$714.23. These credits are not refundable at this time nor can they be applied toward the balance owed.

Capital Credits will be refunded as approved by the Cooperative's Board of Trustees and in compliance of our mortgage agreement with the United States Government.

DO NOT PAY
Total amount will be electronically transferred on or after 04/21/2023.



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 04/10/2023

District: OP05

2087102 OP05
WESBRIDGE COMMUNITY DEVELOPMENT DIST
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after	04/21/2023
TOTAL CHARGES DUE	528.21
DO NOT PAY	

000208710200005282100005282104



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **2127372** Cycle 05
Meter Number 93181791
Customer Number 20048885
Customer Name WESBRIDGE COMMUNITY DEVELOPMENT DIST

Bill Date **04/10/2023**
Amount Due **230.07**
Current Charges Due **05/01/2023**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

Service Address 6612 BOYETTE RD
Service Classification General Service Non-Demand

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
03/03	69960	04/04	72134				2174

Comparative Usage Information Average kWh		
Period	Days	Per Day
Apr 2023	32	68
Mar 2023	29	69
Apr 2022	33	71

BILLS ARE DUE WHEN RENDERED
A 1.5 percent, but not less than \$5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance 224.45
Payment 224.45CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 2,174 KWH @ 0.05017 109.07
Fuel Adjustment 2,174 KWH @ 0.03500 76.09
FL Gross Receipts Tax 5.75

Total Current Charges 230.07
Total Due E.F.T. 230.07



2 0 0 4 8 8 8 5

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 844-209-7166. This number is WREC's Secure Pay-By-Phone system.

***** ATTENTION *****

The 2022 Capital Credits assigned amount for this account is \$274.70. These credits are not refundable at this time nor can they be applied toward the balance owed.

Capital Credits will be refunded as approved by the Cooperative's Board of Trustees and in compliance of our mortgage agreement with the United States Government.

DO NOT PAY
Total amount will be electronically transferred on or after 04/21/2023.



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 04/10/2023

District: OP05

2127372 OP05
WESBRIDGE COMMUNITY DEVELOPMENT DIST
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after	04/21/2023
TOTAL CHARGES DUE	230.07
DO NOT PAY	

000212737200002300700002300700