



Rizzetta & Company

Wesbridge Community Development District

Board of Supervisor's Regular Meeting

July 21, 2025

**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	Eladio Izquierdo	Chairman
	Leslie Green	Vice Chairman
	Bob Schnaydman	Assistant Secretary
	David Covert	Assistant Secretary
	Scott Petersen	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.

WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT
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July 16, 2025

Board of Supervisors
Wesbridge Community
Development District

Revised Agenda

Dear Board Members:

The regular meeting of the Board of Supervisors of the Wesbridge Community Development District will be held on **Monday, July 21, 2025, at 5:30 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. Discussion of FY 2025-2026 Budget
 - B. Discussion of FY 2024-2025 Goals & Objectives Report..... Tab 1
 - C. Consideration of the 2023-2024 Audit Report Tab 2
- 4. STAFF REPORTS**
 - A. District Engineer
 - B. Review of District Engineer Report Tab 3
 - C. Aquatics Report
 - 1. Review of Waterway Inspection Report..... Tab 4**
 - D. Landscape Inspection Manager
 1. Review of Landscape Inspection Report Tab 5
 - E. District Counsel
 - 1. Consideration of Temporary Access Agreement Tab 6**
 - F. District Manager
 1. Presentation of District Manager Report and
Monthly Financial Statement Tab 7
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors
 - B. Meeting held on June 16, 2025..... Tab 8
 - C. Consideration of Operation & Maintenance
Expenditures for May 2025 Tab 9
 - D. Consideration of Operation & Maintenance
Expenditures for June 2025 Tab 10
- 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



Rizzetta & Company
Professionals in Community Management

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MEMORANDUM

TO: Board Supervisors

FROM: District Management

SUBJECT: Potential Goals and Objectives for FY 2023/2024

This memo outlines potential district goals and objectives for the 2023-2024 fiscal year in accordance with the recent legislation of HB 7013. The goals and objectives listed focus on maintaining statutory compliance while simultaneously pursuing efficiency and sound operational practices. Management advises against adopting all the proposed goals and objectives listed below. Instead, we recommend selecting a few key priorities that the board deems most advantageous to pursue.

Financial Goals and Objectives:

- Financial Transparency – commit to regularly reporting the financial status of the district.
- Budget Conscious – strive to stay within budget and provide justification for exceeding total budgeted expenditures.
- Investment Strategy - periodically review the district's investment objectives and performance.

Board Meeting Goals and Objectives:

- Productive Meetings – commit to conducting an orderly and efficient meeting.
- Audience Comments – adhere to this requirement to foster informed decision-making.
- Teamwork - work as a team and not as individuals.
- Provide a healthy and safe working environment for the board, staff and audience.
- Respect others and allow everyone that wishes to speak to be heard.

Administrative Goals and Objectives:

- Website Maintenance - ensure that the website is always up-to-date and in compliance.
- Adhere to the board's established Rules of Procedure.
- Review the district's Rules of Procedure on an annual basis (or as frequent as the board desires) and update, as necessary.
- Records Retention - periodically review the district's policy on records retention.

Operational Goals and Objectives:

- Promote efficient communication ensuring timely resolution of maintenance concerns – board and residents to contact manager outside of a meeting to report maintenance issues, not taking up time during a meeting.
- District Assets - safeguard the district's assets and ensure they are maintained in good condition.
- Ongoing Tasks - staff to provide continual updates on assigned tasks until conclusion.
- Reserve Study – if applicable, ensure periodic and consistent reviews and update as needed.

Tab

**WESBRIDGE
COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2024**

**WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Wesbridge Community Development District
Pasco County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Wesbridge Community Development District, Pasco County, Florida ("District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2024, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c), but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with Government Auditing Standards, we have also issued our report dated May 27, 2025, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the District's internal control over financial reporting and compliance.

May 27, 2025

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Wesbridge Community Development District, Pasco County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2024. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of (\$2,624,682).
- The change in the District's total net position during the current fiscal period was \$70,432, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2024, the District's governmental funds reported combined ending fund balances of \$599,329, an increase of \$101,102 in comparison with the prior fiscal year. A portion of the fund balance is restricted for debt service and capital projects, non-spendable for prepaid items, assigned to capital reserves, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements distinguish functions of the District that are principally supported by assessments. The District does not have any business-type activities. The governmental activities of the District include the general government (management), maintenance, and recreation functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Fund Financial Statements (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances for the general fund, debt service fund, and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION SEPTEMBER 30,		
	2024	2023
Current and other assets	\$ 780,585	\$ 716,461
Capital assets, net of depreciation	2,882,567	3,047,392
Total assets	3,663,152	3,763,853
Current liabilities	283,993	322,799
Long-term liabilities	6,003,841	6,136,168
Total liabilities	6,287,834	6,458,967
Net position		
Net investment in capital assets	(3,121,274)	(3,088,776)
Restricted	409,774	374,509
Unrestricted	86,818	19,153
Total net position	\$ (2,624,682)	\$ (2,695,114)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase is attributed to ongoing program revenues exceeding cost of operations and depreciation expense.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR END SEPTEMBER 30,		
	2024	2023
Revenues:		
Program revenues		
Charges for services	\$ 803,048	\$ 689,191
Operating grants and contributions	26,428	10,307
Capital grants and contributions	294	-
General revenues		
Unrestricted investment earnings	2,507	718
Miscellaneous income	80	1,610
Total revenues	832,357	701,826
Expenses:		
General government	117,288	114,100
Maintenance and operations	350,708	323,663
Parks and recreation	44,321	27,692
Interest on long-term debt	249,608	253,981
Total expenses	761,925	719,436
Change in net position	70,432	(17,610)
Net position - beginning	(2,695,114)	(2,677,504)
Net position - ending	\$ (2,624,682)	\$ (2,695,114)

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2024 was \$761,925. The costs of the District's activities were funded by program revenues. Program revenues of the District are comprised primarily of assessments and interest income in the current and prior years. In total, expenses increased over the prior year primarily as a result of an increase in maintenance expenses.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2024, the District had \$3,624,279 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$741,712 has been taken, which resulted in a net book value of \$2,882,567. More detailed information about the District's capital assets is presented in the notes of the financial statements.

CAPITAL ASSETS AND DEBT ADMINISTRATION (Continued)

Capital Debt

At September 30, 2024, the District had \$6,070,000 Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Wesbridge Community Development District's Accounting Department at 3434 Colwell Avenue, Suite 200, Tampa Florida, 33614.

FINANCIAL STATEMENTS

**WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2024**

	Governmental Activities
ASSETS	
Cash	\$ 37,847
Investments	51,082
Prepaid items and deposits	179,145
Restricted assets:	
Investments	512,511
Capital assets:	
Depreciable, net	2,882,567
Total assets	<u>3,663,152</u>
LIABILITIES	
Accounts payable and accrued expenses	21,647
Accrued interest payable	102,737
Developer advance	159,609
Non-current liabilities:	
Due within one year	140,000
Due in more than one year	5,863,841
Total liabilities	<u>6,287,834</u>
NET POSITION	
Net investment in capital assets	(3,121,274)
Restricted for debt service	398,392
Restricted for capital projects	11,382
Unrestricted	86,818
Total net position	<u>\$ (2,624,682)</u>

See notes to the financial statements

**WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

Functions/Programs	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary government:					
Governmental activities:					
General government	\$ 117,288	\$ 117,288	\$ -	\$ -	\$ -
Maintenance and operations	350,708	295,282	-	294	(55,132)
Parks and recreation	44,321	-	-	-	(44,321)
Interest on long-term debt	249,608	390,478	26,428	-	167,298
Total governmental activities	761,925	803,048	26,428	294	67,845
General revenues:					
Unrestricted investment earnings					2,507
Miscellaneous income					80
Total general revenues					2,587
Change in net position					70,432
Net position - beginning					(2,695,114)
Net position - ending					<u>\$ (2,624,682)</u>

See notes to the financial statements

**WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
BALANCE SHEET –
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2024**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
ASSETS				
Cash	\$ 37,847	\$ -	\$ -	\$ 37,847
Investments	51,082	501,129	11,382	563,593
Prepaid items and deposits	179,145	-	-	179,145
Total assets	<u>\$ 268,074</u>	<u>\$ 501,129</u>	<u>\$ 11,382</u>	<u>\$ 780,585</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable and accrued liabilities	\$ 21,647	\$ -	\$ -	\$ 21,647
Developer advance	159,609	-	-	159,609
Total liabilities	<u>181,256</u>	<u>-</u>	<u>-</u>	<u>181,256</u>
Fund balances:				
Nonspendable:				
Prepaid items	16,394	-	-	16,394
Restricted for:				
Debt service	-	501,129	-	501,129
Capital projects	-	-	11,382	11,382
Assigned to:				
Capital reserve	59,478	-	-	59,478
Unassigned	10,946	-	-	10,946
Total fund balances	<u>86,818</u>	<u>501,129</u>	<u>11,382</u>	<u>599,329</u>
Total liabilities and fund balances	<u>\$ 268,074</u>	<u>\$ 501,129</u>	<u>\$ 11,382</u>	<u>\$ 780,585</u>

See notes to the financial statements

**WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET –
GOVERNMENTAL FUNDS TO THE STATEMENTS OF NET POSITION
SEPTEMBER 30, 2024**

Fund balance - governmental funds	\$	599,329
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Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	3,624,279	
Accumulated depreciation	<u>(741,712)</u>	2,882,567

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(102,737)	
Bonds payable, net	<u>(6,003,841)</u>	<u>(6,106,578)</u>
Net position of governmental activities		<u><u>\$ (2,624,682)</u></u>

See notes to the financial statements

**WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES –
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Assessments	\$ 412,570	\$ 390,478	\$ -	\$ 803,048
Interest income	2,507	26,428	294	29,229
Miscellaneous Revenue	80	-	-	80
Total revenues	415,157	416,906	294	832,357
EXPENDITURES				
Current:				
General government	117,288	-	-	117,288
Maintenance and operations	185,883	-	-	185,883
Parks and recreation	44,321	-	-	44,321
Debt service:				
Principal	-	135,000	-	135,000
Interest	-	248,763	-	248,763
Total expenditures	347,492	383,763	-	731,255
Excess (deficiency) of revenues over (under) expenditures	67,665	33,143	294	101,102
OTHER FINANCING SOURCES (USES)				
Transfer in (out)	-	(10,251)	10,251	-
Total other financing sources (uses)	-	(10,251)	10,251	-
Net change in fund balances	67,665	22,892	10,545	101,102
Fund balances - beginning	19,153	478,237	837	498,227
Fund balances - ending	\$ 86,818	\$ 501,129	\$ 11,382	\$ 599,329

See notes to the financial statements

**WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

Net change in fund balances - total governmental funds	\$ 101,102
Amounts reported for governmental activities in the statement of activities are different because:	
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	135,000
Depreciation of capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(164,825)
Amortization of bond discount is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(2,673)
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements.	<u>1,828</u>
Change in net position of governmental activities	<u><u>\$ 70,432</u></u>

See notes to the financial statements

**WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Wesbridge Community Development District ("District") was established on August 7, 2018 by Ordinance No. 18-30 of Pasco County, Florida, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides, among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("the Board"), which is composed of five members. The Supervisors are elected on an at large basis by qualified electors that reside within the District. The Board of Supervisors of the District exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. *Program revenues* include: 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments imposed on assessable lands located within the District. Assessments may be levied on property to pay for the operations and maintenance of the District. The fiscal year for which annual assessments may be levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Stormwater management system	25
Landscape and Hardscape	15

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year, the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) A public hearing is conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriations for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2024:

	Amortized Cost	Fair Value	Credit Risk	Maturities
US Bank Money Market	\$ 512,511	\$ -	Not available	N/A
FL Class	-	51,082	S&P AAAM	Weighted average maturity: 30 days
Total Investments	<u>\$ 512,511</u>	<u>\$ 51,082</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – INTERFUND TRANSFERS

Interfund transfers for the fiscal year ended September 30, 2024 were as follows:

Fund	Transfer in	Transfer out
Debt service	\$ -	\$ 10,251
Capital projects	10,251	-
Total	<u>\$ 10,251</u>	<u>\$ 10,251</u>

Transfers are used to move revenues from the fund where collection occurs to the fund where funds have been reallocated for use. In the case of the District, transfers from the debt service fund to the capital projects fund were made in accordance with the Bond Indentures.

NOTE 6 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2024 was as follows:

	Beginning Balance	Additions	Disposals	Ending Balance
<u>Governmental activities</u>				
Capital assets, being depreciated				
Stormwater management system	\$ 2,879,763	\$ -	\$ -	\$ 2,879,763
Landscape and hardscape	744,516	-	-	744,516
Total capital assets, being depreciated	3,624,279	-	-	3,624,279
Less accumulated depreciation for:				
Stormwater management system	(403,168)	(115,191)	-	(518,359)
Landscape and hardscape	(173,719)	(49,634)	-	(223,353)
Total accumulated depreciation	(576,887)	(164,825)	-	(741,712)
Total capital assets, being depreciated, net	3,047,392	(164,825)	-	2,882,567
Governmental activities capital assets, net	\$ 3,047,392	\$ (164,825)	\$ -	\$ 2,882,567

Depreciation expense was charged to the maintenance function.

NOTE 7 – LONG TERM LIABILITIES

Series 2019

On July 24, 2019, the District issued \$6,585,000 of Special Assessment Revenue Bonds, Series 2019 consisting of Term Bonds with fixed interest rates ranging from 3.25% - 4.25 % and due dated from November 1, 2024 through November 1, 2049. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing November 1, 2020 through November 1, 2049.

The Series 2019 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Issuer.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2024.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2024 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2019	\$ 6,205,000	\$ -	\$ 135,000	\$ 6,070,000	\$ 140,000
Less: Original issue discount	(68,832)	-	(2,673)	(66,159)	-
Total	\$ 6,136,168	\$ -	\$ 132,327	\$ 6,003,841	\$ 140,000

NOTE 7 – LONG TERM LIABILITIES (Continued)

Long-term Debt Activity (Continued)

At September 30, 2024, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2025	\$ 140,000	\$ 244,293	\$ 384,293
2026	145,000	239,390	384,390
2027	150,000	234,044	384,044
2028	155,000	228,516	383,516
2029	160,000	222,806	382,806
2030-2034	895,000	1,015,819	1,910,819
2035-2039	1,090,000	818,025	1,908,025
2040-2044	1,330,000	571,743	1,901,743
2045-2049	1,635,000	258,079	1,893,079
2050	370,000	7,863	377,863
Total	\$ 6,070,000	\$ 3,840,578	\$ 9,910,578

The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

NOTE 8 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management services, which include financial and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

NOTE 9 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

**WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR SEPTEMBER 30, 2024**

	Budgeted Amounts Original & Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	\$ 410,279	\$ 412,570	\$ 2,291
Interest Income	-	2,507	2,507
Miscellaneous Income	-	80	80
Total revenues	<u>410,279</u>	<u>415,157</u>	<u>4,878</u>
EXPENDITURES			
Current:			
General government	114,963	117,288	(2,325)
Maintenance and operations	295,316	185,883	109,433
Parks and recreation	-	44,321	(44,321)
Total expenditures	<u>410,279</u>	<u>347,492</u>	<u>62,787</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$ -</u>	67,665	<u>\$ 67,665</u>
Fund balance - beginning		<u>19,153</u>	
Fund balance - ending		<u>\$ 86,818</u>	

See notes to required supplementary information

**WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the General Fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.

**WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	1
Employee compensation	\$0
Independent contractor compensation	\$65,374
Construction projects to begin on or after October 1; (\$65K)	Not applicable
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance: \$1,055.18 - \$1,584.27 Debt service: \$998.82 - \$1,498.22
Special assessments collected	\$803,048
Outstanding Bonds:	See Note 7 for details



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**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Wesbridge Community Development District
Pasco County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Wesbridge Community Development District, Pasco County, Florida (the "District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated May 27, 2025.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

May 27, 2025



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**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Wesbridge Community Development District
Pasco County, Florida

We have examined Wesbridge Community Development District, Pasco County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2024. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2024.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Wesbridge Community Development District, Pasco County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

May 27, 2025



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**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Wesbridge Community Development District
Pasco County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Wesbridge Community Development District, Pasco County, Florida ("District") as of and for the fiscal year ended September 30, 2024 and have issued our report thereon dated May 27, 2025.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated May 27, 2025, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General of the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Wesbridge Community Development District, Pasco County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Wesbridge Community Development District, Pasco County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

May 27, 2025

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2023.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2024.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2024.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2024. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 23.

Darryl,

Wesbridge Community Development District Audited Financial Statements for the year ended September 30, 2024.

Presentation of the audited financial statements to the BOS:

The financial statements of the District are required to be audited pursuant to the requirements outlined in Florida Statutes Chapter 218. The Audited financial statements should be evaluated based on several items: The Auditor's Report, the financial statements and the notes to the financial statements, the Report on Internal Control and the Management Letter.

Auditor's Opinion -

An unqualified opinion is the Auditor's opinion of the financial statements, given without any reservations. Such an opinion basically states that the auditor feels the District followed all accounting rules appropriately and that the financial reports are an accurate representation of the District's financial condition.

Is the Auditor's opinion unqualified for this district ☒ YES NO (Circle one.)

See pages 1-2 of audit report.

Financial Statements and the Notes to the Financial Statements -

The financial statements themselves are presented in accordance with generally accepted accounting principles and include the notes to the financial statements. The phrase "see notes to the financial statements" (or similar wording) is a phrase you will see at the bottom of the financial statements. This means that reading the notes in conjunction with the financial statements will provide a more complete picture of the District's financial position and the results of its operations. The notes serve to explain, clarify, and expand upon the figures presented in the financial statements, and provide some additional information as well.

Report on Internal Control -

Report on Internal Control over financial reporting and other matters based on an audit of financial statements performed in accordance with Government Auditing Standards. The auditor includes this report to specifically identify any internal control deficiencies or instances of noncompliance with laws, regulations and contracts.

Instances or adverse findings reported for this district YES ☒ NO (Circle one.) If yes, see further explanation below.

See pages 24-25

Management Letter -

The Management Letter is issued pursuant to the rules of the Auditor General of the State of Florida. This report is issued by the auditors to present any findings or recommendations the auditors may have as well as the status of any findings that may have been identified in the prior year. This report also identifies compliance with the provisions of the Auditor General of the State of Florida.

Instances or adverse findings reported for this district in the current year	YES	<input checked="checked" type="radio"/> NO
Instances or adverse findings reported for this district in the prior year	YES	<input checked="checked" type="radio"/> NO
(Circle one.) If yes, see further explanation below.		
See pages 27-28		

If there are any questions with the audit report, the numbers or any of the disclosures, please contact Michelle White.

Please let me know when the BOS accepts the report.

Thanks,

Michelle

Tab

Visibility Obstruction - Tree in ROW



Visibility Obstruction - Tree in ROW



Visibility Obstruction - Tree in ROW



Visibility Obstruction - Tree in ROW



Visibility Obstruction - Tree in ROW



Visibility Obstruction - Tree in ROW



Tab



Wesbridge Community Development District Waterway Inspection Report

Reason for Inspection:
Quality Assurance

Inspection Date:
6/26/2025

Prepared for:
Wesbridge
Community Development District

Prepared by:
Stephen Roehm- Field Service Manager
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



TABLE OF CONTENTS

Site Assessments

Ponds B1-B2	2
Ponds SE-C	3
Ponds N-NW	4
Pond NE.....	5

Site Map	6
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Site Assessments

Pond B1

Comments:

Normal Growth Observed

Minimal Algae present and treated around the edges of the pond. Pond dye has been added to the pond on 6/26/25.

Native aquatic plants are healthy and robust!

Continue fully spot spraying trace amounts of invasive Alligatorweed, Primrose, and Pennywort along the ponds edge.



Pond B2

Comments:

Normal Growth Observed

Minimal Algae present and treated around the edges of the pond. Pond dye has been added to the pond on 6/26/25. Native aquatic plants are healthy and robust!

Continue a fully spot spraying trace amounts of invasive Alligatorweed, Primrose, and Pennywort along the ponds edge.



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



Site Assessments

Pond SE

Comments:

Treatment In Progress

Treatment for Slender Spikerush and algae applied 6/26/25.

Minimal Primrose and Torpedograss present and treated along the ponds edge.

Native aquatic plants are healthy and slowly growing along the pond perimeter.



Pond C

Comments:

Treatment In Progress

Trace amounts of Slender Spikerush and algae present and treated around the ponds edge on 6/26/25.



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1-800-491-9621



Site Assessments

Pond N

Comments:

Site Looks Good

Minimal Torpedograss present and treated along ponds edge.

Native aquatic plants are healthy and slowly growing along the pond perimeter.



Pond NW

Comments:

Site Looks Good

Native aquatic plants are healthy and slowly growing along the pond perimeter.

Recommend clearing out the outflow on the east side of the pond to allow water to easily flow from the pond. (Picture on the right).



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lakes@advancedaquatic.com

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



Site Assessments

Pond NE

Comments:

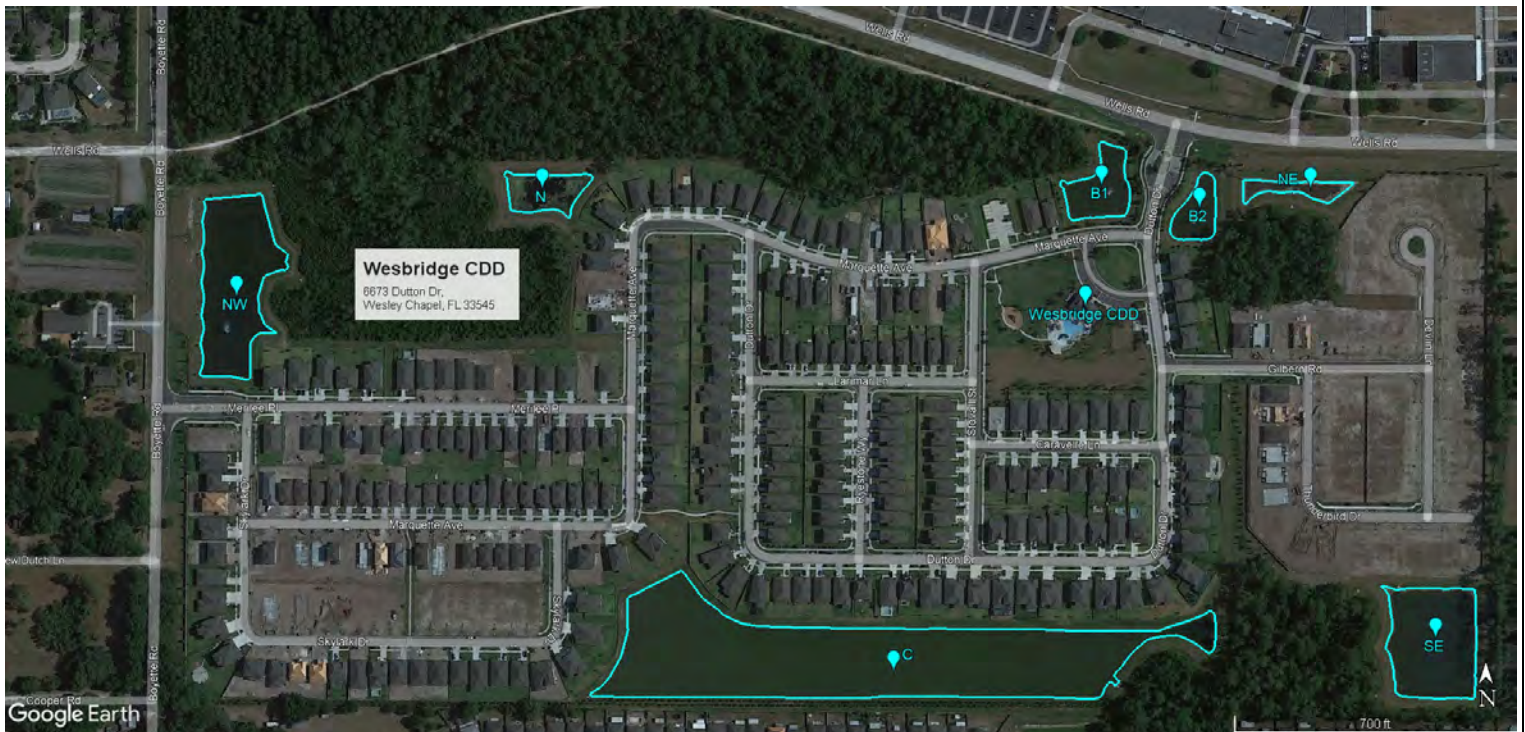
Treatment In Progress

Trace amounts of Slender Spikerush and algae present and treated around the ponds edge on 6/26/25.





Map



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



lakes@advancedaquatic.com
advancedaquatic.com
1-800-491-9621

CUSTOMER: WESBRIDGE
ACCOUNT #: 936
DATE: 6/17/25
TECH: STEVE
WEATHER CONDITIONS: SUN
WATER LEVELS: NORMAL

WATERWAY MANAGEMENT REPORT

ALGAE/AQUATIC WEED CONTROL

WATERWAY I.D.
ALGAE TREATMENT
BORDER GRASSES
SUBMERSED AQUATICS
FLOATING AQUATICS

SE	C																		
TRASH																			
PICKUP																			

SITE OBSERVATIONS: A LITTLE OVER 2 HOURS WAS SPENT REMOVING TRASH FROM PONDS

RECOMMENDATIONS:

- Water Quality Analysis ☐
- Native Plantings ☐

Lake (s) # N/A
Lake (s) # N/A

- Native Fish Stocking ☐
- Triploid Grass Carp ☐

Lake (s) # N/A
Lake (s) # N/A

FISH/WILDLIFE OBSERVATIONS

SPORT FISH

BIOLOGICAL CONTROL FISH

OTHER WILDLIFE:

REMARKS:

- ☒ Largemouth Bass
- ☒ Bream
- ☐ Catfish
- ☐ Triploid Grass Carp
- ☒ Mosquitofish

TURTLES,



lakes@advancedaquatic.com
advancedaquatic.com
1-800-491-9621

CUSTOMER: WESBRIDGE
ACCOUNT #: 936
DATE: 6/26/25
TECH: STEVE
WEATHER CONDITIONS: SUN
WATER LEVELS: NORMAL

WATERWAY MANAGEMENT REPORT

ALGAE/AQUATIC WEED CONTROL

WATERWAY I.D.
ALGAE TREATMENT
BORDER GRASSES
SUBMERSED AQUATICS
FLOATING AQUATICS

B ₁	B ₂	NE	SE	C	N	NW								
X	X	X	X	X										
X	X	X	X	X	X	X								
			X	X										

SITE OBSERVATIONS: TOOK PICTURES FOR WATERWAY INSPECTION REPORT
ADDED DYE TO B₁, B₂ + NE

RECOMMENDATIONS:

- Water Quality Analysis ☐
- Native Plantings ☐

Lake (s) # N/A
Lake (s) # N/A

- Native Fish Stocking ☐
- Triploid Grass Carp ☐

Lake (s) # N/A
Lake (s) # N/A

FISH/WILDLIFE OBSERVATIONS

SPORT FISH

BIOLOGICAL CONTROL FISH

OTHER WILDLIFE:

REMARKS:

- ☒ Largemouth Bass ☒ Bream ☐ Catfish
☐ Triploid Grass Carp ☒ Mosquitofish

TURTLE

Jun 17, 2025 at 8:52:28 AM
30600 Thunderbird Dr
Wesley Chapel FL 33545
United States



Jun 17, 2025 at 9:00:06 AM
30588 Thunderbird Dr
Wesley Chapel FL 33545
United States



Jun 17, 2025 at 9:05:28 AM
30624 Thunderbird Dr
Wesley Chapel FL 33545
United States



Jun 17, 2025 at 9:14:05 AM
30613 Midtown Ct
Wesley Chapel FL 33545
United States



Jun 17, 2025 at 9:18:09 AM
30588 Thunderbird Dr
Wesley Chapel FL 33545
United States



Jun 17, 2025 at 9:24:42 AM
30505 Midtown Ct
Wesley Chapel FL 33545
United States



Jun 17, 2025 at 9:34:16 AM
6532 Dutton Dr
Wesley Chapel FL 33545
United States



Jun 17, 2025 at 9:46:37 AM
6532 Dutton Dr
Wesley Chapel FL 33545
United States



Jun 17, 2025 at 9:46:45 AM
6532 Dutton Dr
Wesley Chapel FL 33545
United States



Jun 17, 2025 at 9:55:29 AM
30505 Midtown Ct
Wesley Chapel FL 33545
United States



Jun 17, 2025 at 10:00:38 AM
6324 Dutton Dr
Wesley Chapel FL 33545
United States



Jun 17, 2025 at 10:06:07 AM
30233 Rattana Ct
Wesley Chapel FL 33545
United States



Jun 17, 2025 at 10:09:18 AM
30066 Marquette Ave
Wesley Chapel FL 33545
United States



Jun 17, 2025 at 10:13:26 AM
30227 Rattana Ct
Wesley Chapel FL 33545
United States



Jun 17, 2025 at 10:23:13 AM
30209 Rattana Ct
Wesley Chapel FL 33545
United States



Jun 17, 2025 at 10:52:41 AM
30236 Skylark Dr
Wesley Chapel FL 33545
United States



Jun 17, 2025 at 10:57:01 AM
30423 Marquette Ave
Wesley Chapel FL 33545
United States



Jun 17, 2025 at 11:01:50 AM
30387-30459 Marquette Ave
Wesley Chapel FL 33545
United States



Tab

WESBRIDGE

LANDSCAPE INSPECTION REPORT



July 11, 2025
Rizzetta & Company
Jason Liggett- Landscape Specialist



Rizzetta & Company
Professionals in Community Management

General Updates, Recent & Upcoming Maintenance Events

- ❖ Weeds Weeds Weeds. Complete red items on the report.

The following are action items for Juniper 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. Juniper to address the plant material along the East side fence line. Also push back the overgrowth over the mowing areas down this fence line.(pic 1)



2. Remove the bed weeds along the White Vinyl fence across from the high school. Pull any taller weeds and treat the smaller weeds.(pic 2>)
3. Remove the brown fronds on the Bismarck Palms in the front of the main entrance.(pic 3>)
4. Throughout the main entrance make sure all the Oak trees are lifted to 10 feet and are not on fences. This was on last months report and still have not been completed.(pic 4)



Wesbridge CDD

5. Remove the dead chute from the Bird of Paradise on the inbound side of the main entrance to Wesbridge.(pic 5)



- parking spot area throughout the community.(10,10a)



6. Remove the beds from the bed space on the outbound side of the main entrance next to address 6672 Dutton Drive.(pic 6)



7. Eradicate the weeds in the bed spaces in the common area on Gilbern Road pull any tall weeds by hand.
8. Push back the overgrowth behind the homes at 30523 Gilbern Road. We need to make sure this area can be mowed.(pic 8>)
9. Remove the tall weeds in the center island on Devlin Lane.
10. Remove the tall weeds at the ends of each



11. Remove the weeds in the cut through that goes from Dutton Drive to Marquette Ave. This area was bad during my inspection.
12. Remove the tall weeds in the Parsoni Juniper at the entrance on Boyette Road.(pic 12)



13. The oak trees at the entrance on Boyette Road still need to be lifted off the fence line.(pic 13)



14. We will have to continue to monitor any damage that had been done to the district owned area where the sidewalk is going on Boyette Road.(pic 14>)



Tab 6

TEMPORARY ACCESS AGREEMENT
BY AND AMONG THE WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT,
AND ROBERT AND AOFIE SEITZ

This Temporary Access Agreement (“Access Agreement”) is made and entered into this 16th day of July, 2025, by and between:

Wesbridge Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Pasco, County, Florida, and whose mailing address is 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544 (the “District”);

Robert and Aoife Seitz, whose address is 30078 Skylark Drive, Wesley Chapel, Florida 33545 (jointly the “Homeowner”)

WITNESSETH

WHEREAS, the District was established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (the “Act”), by an ordinance of the Board of County Commissioners of Pasco County, Florida, (the “Ordinance”) and is validly existing under the Constitution and laws of the State of Florida; and

WHEREAS, the District is the owner of certain lands in Pasco County, Florida, more particularly described as tax parcel number 04-26-20-0110-0B300-000 located behind the Homeowner’s lot (the “Property”).

WHEREAS, Homeowner has requested that the District grant to them temporary access over the Property for purpose of gaining access to Homeowner’s property for the construction of a pool, and the District is agreeable to granting such an agreement on the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. RECITALS. The foregoing recitals are true and correct and by this reference are incorporated as a material part of this Access Agreement.

2. GRANT OF ACCESS. The District hereby grants to Homeowner and their pool contractor temporary, non-exclusive access over, upon, under, through, and across the Property for the purpose of Homeowner and their pool contractor gaining access to Homeowner’s lot for the purpose of constructing a pool (the “Access”). Homeowner agrees and acknowledge that the

District makes no representations or warranties that the Property is wide enough or suitable for the Homeowner and Pool Contractor's needs. To the extent the Property is not wide enough or otherwise suitable for the Homeowner and Homeowner's needs, the Homeowner and Pool Contractor, jointly and severally, assume any and all risk and liability associated with any unauthorized use of the Property.

3. TERM. Homeowner and their pool contractor shall be permitted to use the Access until such time as construction of the pool is complete, at which time the Access shall terminate.

4. INDEMNIFICATION.

a. Homeowner agrees to indemnify and hold the District harmless from and against any and all damages, losses or claims, including but not limited to legal fees and expenses, to the extent that such damages, losses or claims are attributable to actions, omissions, or negligence in the use of the Property by Homeowner, their pool contractor or their agents, employees or independent contractors.

b. Homeowner agrees that nothing contained in this Access Agreement shall constitute or be construed as a waiver of the District's limitations on liability set forth in Section 768.28, *Florida Statutes*, and other law.

5. DAMAGE. In the event that Homeowner, and their pool contractor, or their respective employees, agents, assignees, or contractors (or their subcontractors, employees or materialmen) cause damage to the Property or any of the improvements located within the Property or causes damage to the District's other property or any improvements located thereon ("Damage"), in the exercise of the access rights granted herein, Homeowner at Homeowner's cost and expense, agrees to pay for the District's cost and expenses to pursue the restoration of the same and the improvements so damaged to the original condition and grade, including, without limitation, repair and replacement of any landscaping, hardscaping, irrigation, plantings, ground cover, roadways, sidewalks, walks, utility lines, stormwater facilities, pumping facilities, pumps and other structures, within thirty (30) days after receiving written notice of the occurrence of any such damage, and Homeowner shall allow no lien to attach to the Property or any improvements located on said property or District's other property arising out of work performed by, for, or on behalf of Homeowner. All such payments shall be made in accordance with Section 6 herein. All repairs and/or restoration made pursuant to Section 5 or Section 6 herein due to Damage caused in the exercise of the access rights granted herein shall be conducted by the District, in the District's sole discretion. Notwithstanding, any provision herein to the contrary, the Homeowner agrees that any shrubs that are damaged or removed by the pool contractor and need to be replaced shall be sized at fifteen (15) gallons and any tree thirty (30) gallons. All other damaged plant material shall be replaced with plants similar in size to what was damaged. Homeowner shall be responsible for the removal, storage and reinstallation of any fence.

6. DISTRICT INSPECTION UPON COMPLETION. Within ten days of the District's receipt of written notice from the Homeowner that the pool construction is complete, the District shall inspect the Property for any Damage. If, in the sole determination of the District, Damage has occurred, the District shall cause all repairs and/or restoration to be made and amounts required to repair such Damage shall be paid to the District at the time of invoicing. Homeowner shall be liable for any amounts that may be necessary to repair any Damage.

7. DEFAULT. A default by any party under this Access Agreement shall entitle any other to all remedies available at law or in equity, which may include but not be limited to the right of actual damages, injunctive relief and/or specific performance.

8. ENFORCEMENT OF AGREEMENT. In the event that the District, or Homeowner seeks to enforce this Access Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution or appellate proceedings.

9. NOTICES. Any notice, demand, consent, authorization, request, approval or other communication that any party is required, or may desire, to give to or make upon the other party pursuant to this Access Agreement shall be effective and valid only if in writing, signed by the party giving notice and delivered personally to the other parties or sent by express 24-hour guaranteed courier or delivery service or by certified mail of the United States Postal Service, postage prepaid and return receipt requested, addressed to the other party as follows (or to such other place as any party may by notice to the others specify):

To Homeowner:	Robert and Aoife Seitz 30078 Skylark Drive Wesley Chapel, Florida 33545
---------------	---

To the District:	Wesbridge Community Development District 5844 Old Pasco Road, Suite 100 Wesley Chapel, Florida 33544 Attn: Darryl Adams
------------------	---

Notice shall be deemed given when received, except that if delivery is not accepted, notice shall be deemed given on the date of such non-acceptance. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day shall be deemed received on the next business day. If any time for giving notice would otherwise expire on a non-business day, the notice period shall be extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Homeowner may deliver Notice on behalf of the District and Homeowner.

10. THIRD PARTIES. This Access Agreement is solely for the benefit of the formal parties hereto, and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Access Agreement. Nothing in this Access Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy, or claim under or by reason of this Access Agreement or any of the provisions or conditions hereof. The District shall be solely responsible for enforcing its rights under this Access Agreement against any interfering third party. Nothing contained in this Access Agreement shall limit or impair the District's right to protect their rights from interference by a third party.

11. ASSIGNMENT. No party may assign, transfer or license all or any portion of its rights under this Access Agreement without the prior written consent of the other parties.

12. CONTROLLING LAW. This Access Agreement shall be construed, interpreted and controlled according to the laws of the State of Florida.

13. PUBLIC RECORDS. Homeowner understands and agrees that all documents of any kind provided to the District or to District Staff in connection with this Access Agreement are public records and are to be treated as such in accordance with Florida law.

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

15. BINDING EFFECT. This Access Agreement and all of the provisions, representations, covenants, and conditions contained herein shall be binding upon and inure to the benefit of the parties hereto and their respective successors and permitted assigns.

16. AUTHORIZATION. By execution below, the undersigned represent that they have been duly authorized by the appropriate body or official of their respective entity to execute this Access Agreement, and that each party has complied with all the requirements of law and has full power and authority to comply with the terms and provisions of this instrument.

17. AMENDMENTS. Amendments to and waivers of the provisions contained in this Access Agreement may be made only by an instrument in writing which is executed by all parties hereto.

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

19. COUNTER-PARTS. This Agreement may be executed in one or more counterparts. Emailed copies of executed copies shall be binding on the parties.

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, the parties have caused this instrument to be executed by their duly authorized officers effective as of the day and year first above written.

**WESBRIDGE COMMUNITY
DEVELOPMENT DISTRICT**

ATTEST:

Secretary/Assistant Secretary

Chairperson

ATTEST:


HOMEOWNER



Signature

Johnson Robert Seitz
Robert Seitz

Johnson Robert Seitz
Printed Name



Signature

Aoife Seitz
Aoife Seitz

Aoife Seitz
Printed Name

Tab 7



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** August 18, 2025 at 5:30pm
- **FY 2023-2024 Audit Completion Deadline:** June 30, 2025

District Manager's Report

July 21

2025

W
E
S
B
R
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G
E

District Manager Updates

<u>FINANCIAL SUMMARY</u>		<u>6/30/2025</u>
General Fund Cash & Investment Balance:		\$160,062
Reserve Fund Cash & Investment Balance:		\$68,860
Debt Service Fund Investment Balance:		<u>\$518,557</u>
Total Cash and Investment Balances:		\$747,479
General Fund Expense		Over
Variance: \$8,616		Budget



Rizzetta & Company

Wesbridge Community Development District

**Financial Statements
(Unaudited)**

June 30, 2025

Prepared by: Rizzetta & Company, Inc.

wesbridgecdd.org
rizzetta.com

Wesbridge Community Development District

Balance Sheet

As of 06/30/2025

(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	62,503	0	2,017	0	64,520	0	0
Investments	97,559	68,860	516,540	18,301	701,259	0	0
Prepaid Expenses	673	0	0	0	673	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	518,557
Amount To Be Provided Debt Service	0	0	0	0	0	0	5,411,443
Total Assets	323,486	68,860	518,557	18,301	929,203	3,624,279	5,930,000
Liabilities							
Accounts Payable	7,881	5,826	0	0	13,707	0	0
Accrued Expenses	7,956	0	0	0	7,956	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	0	5,930,000
Deposits Payable	159,609	0	0	0	159,609	0	0
Total Liabilities	175,446	5,826	0	0	181,272	0	5,930,000
Fund Equity & Other Credits							
Beginning Fund Balance	27,340	59,477	501,129	11,382	599,328	0	0
Investment In General Fixed Assets	0	0	0	0	0	3,624,279	0
Net Change in Fund Balance	120,700	3,557	17,428	6,919	148,603	0	0
Total Fund Equity & Other Credits	148,040	63,034	518,557	18,301	747,931	3,624,279	0
Total Liabilities & Fund Equity	323,486	68,860	518,557	18,301	929,203	3,624,279	5,930,000

Wesbridge Community Development District

Statement of Revenues and Expenditures

As of 06/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 06/30/2025 YTD Budget	Year To Date 06/30/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	178	178
Special Assessments				
Tax Roll	362,453	362,453	365,487	3,034
Other Misc. Revenues				
Miscellaneous Revenue	0	0	230	230
Total Revenues	362,453	362,453	365,895	3,442
Expenditures				
Legislative				
Supervisor Fees	12,000	9,000	6,600	2,400
Total Legislative	12,000	9,000	6,600	2,400
Financial & Administrative				
ADA Website Compliance	1,538	1,538	1,537	1
Accounting Services	20,257	15,193	15,193	0
Administrative Services	5,065	3,799	3,799	0
Arbitrage Rebate Calculation	450	450	450	0
Assessment Roll	5,463	5,463	5,463	0
Auditing Services	5,000	5,000	3,400	1,600
Bank Fees	0	0	15	(15)
Disclosure Report	5,000	3,750	3,750	0
District Engineer	13,000	9,750	11,512	(1,763)
District Management	22,621	16,966	16,966	0
Dues, Licenses & Fees	210	210	175	35
Financial & Revenue Collections	4,051	3,038	3,038	1
Legal Advertising	1,720	1,290	422	868
Public Officials Liability Insurance	3,036	3,036	2,953	83
Tax Collector/Property Appraiser Fees	150	150	841	(691)
Trustees Fees	5,000	5,000	3,367	1,633
Website Hosting, Maintenance, Backup & E	2,400	1,800	1,800	0
Total Financial & Administrative	94,961	76,433	74,681	1,752
Legal Counsel				
District Counsel	9,000	6,750	7,262	(512)
Total Legal Counsel	9,000	6,750	7,262	(512)
Electric Utility Services				
Utility - Street Lights	48,235	36,176	40,391	(4,215)
Utility Services	10,527	7,895	8,170	(275)
Total Electric Utility Services	58,762	44,071	48,561	(4,490)
Water-Sewer Combination Services				
Utility Services	8,823	6,618	1,615	5,003
Total Water-Sewer Combination Services	8,823	6,618	1,615	5,003
Stormwater Control				
Aquatic Maintenance	8,196	6,147	6,367	(220)

See Notes to Unaudited Financial Statements

Wesbridge Community Development District

Statement of Revenues and Expenditures

As of 06/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025	Through 06/30/2025	Year To Date 06/30/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Aquatic Plant Replacement	3,100	2,325	3,037	(712)
Total Stormwater Control	11,296	8,472	9,404	(932)
Other Physical Environment				
Gate Cameras	2,150	1,612	787	825
General Liability Insurance	3,710	3,710	3,609	101
Holiday Decorations	2,000	2,000	2,000	0
Irrigation Maintenance & Repair	4,500	3,375	2,544	831
Landscape - Annuals/Flowers	6,000	4,500	3,586	914
Landscape - Mulch	19,800	14,850	0	14,850
Landscape Inspection Services	8,400	6,300	6,300	0
Landscape Maintenance	75,000	56,250	72,133	(15,883)
Landscape Replacement Plants, Shrubs, Tr	4,300	3,225	10,255	(7,030)
Property Insurance	6,351	6,351	5,791	560
Total Other Physical Environment	132,211	102,173	107,005	(4,832)
Parks & Recreation				
Fountain Service Repair & Maintenance	3,100	2,325	1,035	1,290
Gate Maintenance & Repair	10,800	8,100	21,440	(13,340)
Pressure Washing	3,000	2,250	2,306	(56)
Telephone, Internet, Cable	3,000	2,250	2,493	(242)
Total Parks & Recreation	19,900	14,925	27,274	(12,348)
Contingency				
Crosswalk Maintenance	1,000	750	150	600
Miscellaneous Contingency	14,500	10,876	6,132	4,743
Total Contingency	15,500	11,626	6,282	5,343
Total Expenditures	362,453	280,068	288,684	(8,616)
Total Excess of Revenues Over(Under) Ex- penditures	0	82,385	77,211	(5,174)
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	43,490	43,489
Total Other Financing Sources(Uses)	0	0	43,490	43,489
Fund Balance, Beginning of Period	0	0	27,339	27,340
Total Fund Balance, End of Period	0	82,385	148,040	65,655

See Notes to Unaudited Financial Statements

Wesbridge Community Development District

Statement of Revenues and Expenditures

As of 06/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 06/30/2025 YTD Budget	Year To Date 06/30/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	1,967	1,967
Special Assessments				
Tax Roll	61,705	61,705	61,705	0
Total Revenues	<u>61,705</u>	<u>61,705</u>	<u>63,672</u>	<u>1,967</u>
Expenditures				
Contingency				
Capital Reserve	61,705	61,705	16,626	45,079
Total Contingency	<u>61,705</u>	<u>61,705</u>	<u>16,626</u>	<u>45,079</u>
Total Expenditures	<u>61,705</u>	<u>61,705</u>	<u>16,626</u>	<u>45,079</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>47,046</u>	<u>47,046</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(43,490)	(43,490)
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>(43,490)</u>	<u>(43,490)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>59,478</u>	<u>59,478</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>63,034</u>	<u>63,034</u>

Wesbridge Community Development District

Statement of Revenues and Expenditures

As of 06/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 06/30/2025 YTD Budget	Year To Date 06/30/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	17,061	17,061
Special Assessments				
Tax Roll	388,326	388,326	391,103	2,777
Total Revenues	<u>388,326</u>	<u>388,326</u>	<u>408,164</u>	<u>19,838</u>
Expenditures				
Debt Service				
Interest	248,326	248,326	244,294	4,032
Principal	140,000	140,000	140,000	0
Total Debt Service	<u>388,326</u>	<u>388,326</u>	<u>384,294</u>	<u>4,032</u>
Total Expenditures	<u>388,326</u>	<u>388,326</u>	<u>384,294</u>	<u>4,032</u>
Total Excess of Revenues Over(Under) Ex-	<u>0</u>	<u>0</u>	<u>23,870</u>	<u>23,870</u>
penditures				
Total Other Financing Sources(Uses)				
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(6,442)	(6,442)
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>(6,442)</u>	<u>(6,442)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>501,129</u>	<u>501,129</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>518,557</u>	<u>518,557</u>

Wesbridge Community Development District

Statement of Revenues and Expenditures

As of 06/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 06/30/2025 YTD Budget	Year To Date 06/30/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	477	477
Total Revenues	<u>0</u>	<u>0</u>	<u>477</u>	<u>477</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>477</u>	<u>477</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	6,442	6,442
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>6,442</u>	<u>6,442</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>11,382</u>	<u>11,382</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>18,301</u>	<u>18,301</u>

Wesbridge CDD
Investment Summary
June 30, 2025

<u>Account</u>	<u>Investment</u>	<u>Balance as of June 30, 2025</u>
Valley National Operating	Governmental Checking	\$ 11,703
FLCLASS Operating	Average Monthly Yield 4.3616%	\$ 85,856
Total General Fund Investments		\$ 97,559
FLCLASS Reserve	Average Monthly Yield 4.3616%	\$ 68,860
Total Reserve Fund Investments		\$ 68,860
US Bank Series 2019 Revenue	US Bank Money Market 5 - Ct	\$ 322,376
US Bank Series 2019 Reserve	US Bank Money Market 5 - Ct	194,163
Total Debt Service Fund Investments		\$ 516,539
US Bank Series 2019 Construction	US Bank Money Market 5 - Ct	\$ 18,301
Total Capital Projects Fund Investments		\$ 18,301

FirstService Financial, an affiliate by ownership to your management company Rizzetta & Company, provides banking solutions exclusively to clients of Rizzetta & Company. FirstService Financial receives a monthly administration fee from partner financial institutions for our assistance with the development, placement, service, and maintenance of our banking programs without impacting the interest our clients earn on their funds. The monthly administration fee varies as it is negotiated with each participating financial institution.

Wesbridge Community Development District
Summary A/P Ledger
From 06/01/2025 to 06/30/2025

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
282, 2334						
	282 General Fund	06/01/2025	Advanced Aquatic Services, Inc.	10559148	Monthly Lake Maintenance 06/25	683.00
	282 General Fund	06/23/2025	Burr & Forman, LLP	1570336	Legal Services 05/25	937.47
	282 General Fund	06/01/2025	Juniper Landscaping of Florida, LLC	337536	Landscape Maintenance 06/25	5,332.90
	282 General Fund	06/20/2025	Juniper Landscaping of Florida, LLC	340390	Insect and Disease Control 06/25	150.11
	282 General Fund	06/20/2025	Pasco County Utilities	22575895	05/25 ACH 6612 Boyette Road 05/25	45.36
	282 General Fund	06/20/2025	Pasco County Utilities	22575512	05/25 ACH 6697 Dutton Irrigation DR 05/25	159.57
	282 General Fund	06/20/2025	Pasco County Utilities	22575514	05/25 ACH 6554 Ryestone Way 05/25	42.93
	282 General Fund	06/20/2025	Pasco County Utilities	22575876	05/25 ACH 30032 Marquette Avenue 05/25	14.58
	282 General Fund	06/20/2025	Pasco County Utilities	22575877	05/25 ACH 29966 Marquette Plance 05/25	4.86
	282 General Fund	06/01/2025	SafeTouch, LLC	20296	Quarterly Gate Maintenance 06/25	349.98
	282 General Fund	06/21/2025	Spectrum	1303841062125	07/25 5678 Dutton Drive 07/25	160.00
				ACH		
	Sum for 282, 2334					7,880.76
282, 2335						
	282 Reserve Fund	06/17/2025	Alarm Engineers, Inc.	78529	50% Installation of Video Surveillance System 06/25	5,826.00
	Sum for 282, 2335					5,826.00
	Sum for 282					13,706.76
	Sum Total					13,706.76

Wesbridge Community Development District
Notes to Unaudited Financial Statements
June 30, 2025

Balance Sheet

1. Trust statement activity has been recorded through 06/30/2025.
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 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, June 16, 2025, at 5:30 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:

Eladio Izquierdo	Chairman
Leslie Green	Vice-Chairman
Scott Petersen	Assistant Secretary

Also present:

Darryl Adams	District Manager, Rizzetta
David Covert	Assistant Secretary <i>(Via Conference Call)</i>
Jason Liggett	Landscape Inspection Specialist, Rizzetta
Jerry Whited	Project Manager, BDI Engineering
Doug Agnew	Representative, Advance Aquatics <i>(Via Conference Call)</i>
Scott Steady	District Counsel, Burr Forman <i>(Via Conference Call)</i>
Michelle White	Director, Client Accounting Service
Laure-lee Bishop	Account Manager, Juniper Landscaping

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 5:36 p.m.

SECOND ORDER OF BUSINESS

Audience Comments

There were no audience questions or comments.

THIRD ORDER OF BUSINESS

BUSINESS ITEMS

A. Discussion of FY 2025-2026 Budget

The Board discussed the FY 2025-2026 Budget.

B. Discussion of Banking Transitions

On a motion from Mr. Izquierdo, seconded by Mr. Green, with four in favor, the Board of Supervisors approved to keep a two-month reserve in the General Fund and transfer any remaining balance to Form 1 CLASS, for Wesbridge Community Development District.

C. Discussion of Fencing

The Board discussed the fencing and requested proposals.

FOURTH ORDER OF BUSINESS

STAFF REPORT

A. District Engineer

The sign replacement is scheduled for next week.

B. Aquatics Report

1. Review of Waterway Inspection Report

Mr. Agnew reviewed his report and discussed Pond C and Pond SE. He also noted that dog waste bags are being disposed of in the ponds.

The Board requested that the District Manager contact the HOA and ask that an email be sent to residents regarding the issue of dog waste dumping in the ponds.

The Board also requested proposals for fence repairs and asked that the fencing be gated off.

C. Landscape Inspection Manager

1. Review of Landscape Inspection Report

Mr. Liggett reviewed his report and suggested that the County set up a meter. He will coordinate with the District Engineer. The mulch installation is scheduled for the 21st.

D. District Counsel

Mr. Steady discussed Form 1 and the deadline.

E. District Manager

**1. Presentation of District Manager Report and
Monthly Financial Statement**

Mr. Adams reviewed the District Manager's Report and the financial statements.

FIFTH ORDER OF BUSINESS

BUSINESS ADMINISTRATION

**A. Consideration of Minutes of the Board of Supervisors' Regular Meeting
held on May 19, 2025**

On a motion from Mr. Izquierdo, seconded by Mr. Petersen, with four in favor, the Board of Supervisors accepted and adopted the Minutes of the Board of Supervisors' Landowners' Election Meeting held on May 19, 2025, for Wesbridge Community Development District.

B. Operation & Maintenance Expenditures April 2025

All flood lamps on both entrance signs are currently non-operational.

On a motion from Mr. Green, seconded by Mr. Izquierdo, with four in favor, the Board of Supervisors accepted the Operation & Maintenance Expenditures for April 2025 (\$40,173.63), for the Wesbridge Community Development District.

SIXTH ORDER OF BUSINESS

Audience and Supervisor Requests

Mr. Izquierdo requested proposals to block off Pond C.

EIGHTH ORDER OF BUSINESS

Adjournment

On a motion from Mr. Izquierdo, seconded by Mr. Green, with four in favor, the Board of Supervisors adjourned the meeting at 6:30 p.m. for Wesbridge Community Development District.

Secretary/Assistant Secretary

Chairman/ Vice Chairman

Tab 9

Wesbridge Community Development District

District Office · Riverview, Florida

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

Operations and Maintenance Expenditures May 2025 For Board Approval

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

The total items being presented: **\$25,484.83**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Wesbridge Community Development District
Paid Operation & Maintenance Expenditures
May 1, 2025 Through May 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Advanced Aquatic Services, Inc.	300079	10557106	Monthly Lake Maintenance 01/25	\$683.00
Advanced Aquatic Services, Inc.	300080	10558734	Monthly Lake Maintenance 05/25	\$683.00
Bob Schnaydman	300081	BS051925	Board of Supervisors Meeting 05/19/25	\$200.00
Brletic Dvorak, Inc.	300082	1929	Engineering Services 04/25	\$720.00
Burr & Forman, LLP	300071	1556670	Legal Services 04/25	\$1,237.50
David Covert	300083	DC051925	Board of Supervisors Meeting 05/19/25	\$200.00
DoorKing, Inc.	20250523-1	2506694 ACH	Cell System Services 05/25	\$43.95
DoorKing, Inc.	20250527-1	2509190 ACH	Cell System Services 05/25	\$43.95
Eladio Izquierdo	300084	EI051925	Board of Supervisors Meeting 05/19/25	\$200.00
Grau & Associates, P.A.	300078	27582	Audit FYE 09/30/2024	\$3,400.00
Juniper Landscaping of Florida, LLC	300072	314771	Insect and Disease Control 02/25	\$150.00
Juniper Landscaping of Florida, LLC	300072	328482	Irrigation Repairs 04/25	\$569.96
Juniper Landscaping of Florida, LLC	300077	328481	Irrigation Repairs 04/25	\$91.20
Juniper Landscaping of Florida, LLC	300085	331971	Bahia Fertilize Turf 05/25	\$240.00
Juniper Landscaping of Florida, LLC	300085	331972	Landscape Maintenance 05/25	\$5,332.91

Wesbridge Community Development District
Paid Operation & Maintenance Expenditures
May 1, 2025 Through May 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Leslie J Green	300086	LG051925	Board of Supervisors Meeting 05/19/25	\$200.00
Mo'zArts Artistic Designs, Inc.	300073	25-8729	Service Call 03/25	\$190.00
Pasco County Utilities	300074	22249572	6697 Dutton Irrigation DR 03/25	\$161.19
Pasco County Utilities	300074	22249573	6554 Rystone Way 03/25	\$43.74
Pasco County Utilities	300074	22249933	29966 Marquette Place 03/25	\$5.67
Pasco County Utilities	300074	22249951	6612 Boyette Road 03/25	\$34.02
Rizzetta & Company, Inc.	300076	INV0000098880	District Management Fees 05/25	\$5,649.49
Southern Automated Access Services, LLC	300075	16255	Entrance gate only half closing 04/25	\$190.00
Spectrum	20250512-1	1303841042125 ACH	5678 Dutton DR Internet and Phone 05/25	\$160.00
Spectrum	20250528-1	1307909050925 05/25 ACH	6612 Boyette Road 05/25	\$100.00
Withlacoochee River Electric Cooperative, Inc.	20250523-2	2078246 04/25 ACH	Public Lighting 04/25	\$4,140.13
Withlacoochee River Electric Cooperative, Inc.	20250523-3	2087102 04/25 ACH	5678 Dutton Drive 04/25	\$661.57
Withlacoochee River Electric Cooperative, Inc.	20250523-4	2127372 0425 ACH	6612 Boyette Road 04/25	<u>\$153.55</u>
Report Total				<u>\$ 25,484.83</u>

Advanced Aquatic Services Inc.
292 South Military Trail
Deerfield Beach, FL 33442
954-596-2127

1/1/2025
10557106
\$683.00

Bill To
Wesbridge CDD c/o Rizzetta & Company 3434 Colwell Avenue, Suite 200 Tampa, FL 33614

Due Date
Net 30
1/31/2025

--	--

Monthly Lake Maintenance.

THE INVOICE DATE ABOVE INDICATES MONTH SERVICES WILL BE PERFORMED

683.00

Advanced Aquatic Services Inc.
292 South Military Trail
Deerfield Beach, FL 33442
954-596-2127

\$683.00

Advanced Aquatic Services Inc.
292 South Military Trail
Deerfield Beach, FL 33442
954-596-2127

5/1/2025
10558734
\$683.00

Bill To
Wesbridge CDD c/o Rizzetta & Company 3434 Colwell Avenue, Suite 200 Tampa, FL 33614

Due Date
Net 30
5/31/2025

Monthly Lake Maintenance.683.00

THE INVOICE DATE ABOVE INDICATES MONTH SERVICES WILL BE PERFORMED

Advanced Aquatic Services Inc.
292 South Military Trail
Deerfield Beach, FL 33442
954-596-2127

RECEIVED
04/21/2025

\$683.00

WESBRIDGE CDD
SUPERVISOR PAY REQUEST
Meeting Date: May 19, 2025

<u>Name of Board Supervisor</u>	<u>Check if paid</u>
David Covert	<i>Yes</i>
Eladio Izquierdo	<i>Yes</i>
Leslie Green	<i>Yes</i>
Bob Schanydman	<i>Yes</i>
Scott Petersen	<i>No</i>

DC 051925
EI 051925
LG 051925
BS 051925
~~SP 051925~~

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

RECEIVED
05/22/25

Meeting Start Time:	<i>5:32pm</i>
Meeting End Time:	<i>8:17pm</i>
Total Meeting Time:	<i>2:45</i>

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	\$0.700
Mileage to Charge	\$0.00

DM Signature: _____

[Signature]

Brletic Dvorak Inc
536 4th Ave South Unit 4
Saint Petersburg, FL 33701 US
(813) 361-1466
sbrletic@bdiengineers.com



INVOICE

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

INVOICE 1929
DATE 04/30/2025
TERMS Net 30
DUE DATE 05/30/2025

PROJECT NAME
Wesbridge CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Project Manager II	[April 04 - April 30]	4:00	180.00	720.00

BALANCE DUE



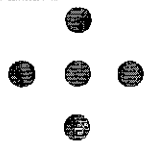
\$720.00

Pay invoice



WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT
Apr-25

	<u>HOURS</u>	<u>RATE</u>	<u>PERSON</u>	<u>TOTAL</u>
<u>CDD Activities</u>				
Board Meeting Prep, Attendance, Follow up	0.00	\$210	S. Brletic	\$0.00
Engineer's Reports/Invoicing	0.50	\$180	J. Whited	\$90.00
Street Signage Plans Reconciliation and Research, Inspection, Report & RFP.	3.50	\$180	J. Whited	\$630.00
INVOICE TOTAL	4.00			\$720.00



BURR & FORMAN

RECEIVED
APR 28 2025

BY:

REMITTANCE ADDRESS
Post Office Box 830719
Birmingham, Alabama 35283-0719
Main: (205) 251-3000
<https://www.BURR.com/payment/>
Tax ID #63-0322727

WESBRIDGE CDD
c/o RIZETTA & COMPANY
3434 COLWELL AVENUE, STE 200
TAMPA, FL 33614-8390

24 Apr 2025
Invoice # 1556670
Bill Atty: S. Steady
As of 03/31/25

0032649 WESBRIDGE CDD
0000001 General CDD

BILL SUMMARY THROUGH MARCH 31, 2025

Professional Services	<u>\$1,237.50</u>
TOTAL DUE THIS BILL	\$1,237.50
Previous Balance Due	<u>\$1,200.00</u>
TOTAL BALANCE DUE	\$2,437.50

Please list the Invoice Number and Client-Matter Number in the Reference field.
Should you need assistance, please email AccountsReceivable@burr.com.

REMITTANCE COPY

PLEASE INCLUDE THE INVOICE NUMBER or CLIENT ID WITH YOUR PAYMENT

For your convenience, pay online at <https://www.Burr.com/payment> (Bank Draft or Credit Card)
Please direct inquiries to Ereina Hirneisen at ehirneisen@burr.com or BFReceivables@burr.com

BURR & FORMAN LLP

0032649 WESBRIDGE CDD
0000001 General CDD

24 Apr 2025
Invoice # 1556670
Page 2

WESBRIDGE CDD
c/o RIZETTA & COMPANY
3434 COLWELL AVENUE, STE 200
TAMPA, FL 33614-8390

24 Apr 2025
Invoice # 1556670
Bill Atty: S. Steady
As of 03/31/25

EMPLOYER I.D. #63-0322727

0032649 WESBRIDGE CDD
0000001 General CDD

Date	Description	Tkpr	Hours	Value
03/04/25	Draft resolution for Board to consider if they want to modify towing directives to address comments made at last meeting; forward to Darryl; call to Darryl to Discuss upcoming board meeting and towing.	SIS	1.00	\$375.00
03/17/25	Attend Board meeting.	SIS	2.10	\$787.50
03/18/25	Email revised resolution for towing as approved by Board.	SIS	0.20	\$75.00
Total Services			3.30	\$1,237.50
Total Services and Disbursements				\$1,237.50
Previous Balance Due				\$1,200.00
TOTAL NOW DUE				\$2,437.50

SUMMARY OF SERVICES

Name	Rate	Hours	Amount
Scott I. Steady	\$375.00	3.30	\$1,237.50
TOTALS		3.30	\$1,237.50

BURR & FORMAN LLP

0032649 WESBRIDGE CDD
0000001 General CDD

24 Apr 2025
Invoice # 1556670
Page 3

PREVIOUS BALANCE DETAIL

Date	Invoice	Balance
03/31/2025	1550163	\$1,200.00
Total Previous Balance		\$1,200.00

[Back](#)

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

DKS Cellular Subscription

STATEMENT

STATEMENT #
2506694
STATEMENT DATE
May 20, 2025

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

User ID:	dmeelon
Period Starts:	April 20, 2025
Period Ends:	May 19, 2025

Previous Balance:	\$57.95	Note: All \$ amounts are in US Dollars.
Payment Received:	(\$57.95)	
New Charges:	\$45.95	
Total Amount Due:	\$45.95 USD	

RECEIVED
05/20/2025

Payments

Date	Details	Amount
4/20/2025	Credit: Autopay	(\$55.95)
4/20/2025	Credit: Autopay	(\$2.00)

Cell Systems

From	To	Name	Phone	MC	Min	Transfer	Amount
4/20/2025	5/19/2025	WesBridge	813 652 9978	7775	45	5	\$45.95

Summary	Total Amount Due
This amount will be charged to your credit card or echeck.	\$45.95 USD

(\$2.00) autopay credit
\$43.95 deducted from account

[Back](#)

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

DKS Cellular Subscription

STATEMENT

STATEMENT #
2509190
STATEMENT DATE
May 23, 2025

SUBSCRIBER
Wesbridge CDD 5844 Old Pasco Road Suite 100 Wesley Chapel, Florida 33544

User ID:	WesbridgePh2
Period Starts:	April 23, 2025
Period Ends:	May 22, 2025

Previous Balance:	\$57.95	Note: All \$ amounts are in US
	Dollars.	
Payment Received:	(\$57.95)	
New Charges:	\$45.95	
Total Amount Due:	\$45.95 USD	

Payments

Date	Details	Amount
4/23/2025	Credit: Autopay	(\$55.95)
4/23/2025	Credit: Autopay	(\$2.00)

Cell Systems

From	To	Name	Phone	MC	Min	Transfer	Amount
4/23/2025	5/22/2025	Wesbridge Ph. 2 Entry	813 576 9664	9999	0	5	\$45.95

Summary	Total Amount Due
This amount will be charged to your credit card or echeck.	\$45.95 USD

RECEIVED
05/23/25

\$2.00 autopay credit
\$43.95 deducted from account

Grau and Associates

1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

Wesbridge Community Development District
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Invoice No. 27582
Date 05/01/2025

SERVICE	AMOUNT
Audit FYE 09/30/2024	\$ <u>3,400.00</u>
Current Amount Due	\$ <u><u>3,400.00</u></u>

RECEIVED
05/01/25

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
3,400.00	0.00	0.00	0.00	0.00	3,400.00

Payment due upon receipt.

Please Remit Payment to:

Juniper Landscaping of Florida, LLC
PO Box 628395
Orlando FL 32862-8395



Invoice 314771

Bill To
Wesbridge CDD - Maintenance c/o Rizzetta and Company 3434 Colwell Ave. Ste. 200 Tampa, FL 33614

Date	Due Date
02/10/25	3/12/2025
Account Owner	PO#
Laura-Lee Bishop	

Item	Amount
#289779 - Wesbridge 2024-2025 Maintenance Contract	
<i>Insect and Disease Control - 01/23/2025</i>	<i>\$150.00</i>

RECEIVED
04/30/25

Grand Total **\$150.00**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$12,228.68	\$763.50	\$150.00	\$0.00	\$0.00

**Aging displayed on invoice only refers to balances after 1/1/18 for this property.

***This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

JuniperLandscaping.com
(239) 561-5980

Please Remit Payment to:

Juniper Landscaping of Florida, LLC
PO Box 628395
Orlando FL 32862-8395



Invoice 328482

Bill To
Wesbridge CDD - Maintenance c/o Rizzetta and Company 3434 Colwell Ave. Ste. 200 Tampa, FL 33614

Date	Due Date
04/22/25	5/22/2025
Account Owner	PO#
Laura-Lee Bishop	

Item	Qty/UOM	Rate	Ext. Price	Amount
#333694 - Irrigation Proposal - Multiples Zones				\$569.96

Control Components - 04/21/2025

Hunter ICD Decoder 1 station for use with ACC Controllers	1.00EA	\$320.02	\$320.02
Irrigation Tech Labor	2.00HR	\$75.00	\$150.00
Solenoids	1.00EA	\$57.88	\$57.88
Valve Box 10"	1.00EA	\$42.06	\$42.06

Grand Total **\$569.96****RECEIVED**
04/29/25

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$12,228.68	\$763.50	\$150.00	\$0.00	\$0.00

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(239) 561-5980

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PO Box 628395
Orlando FL 32862-8395



Invoice 328481

Bill To
Wesbridge CDD - Maintenance c/o Rizzetta and Company 3434 Colwell Ave. Ste. 200 Tampa, FL 33614

Date	Due Date
04/22/25	5/22/2025
Account Owner	PO#
Laura-Lee Bishop	

Item	Qty/UOM	Rate	Ext. Price	Amount
#331630 - March 202 Wet Check Completed Repairs				\$91.20
<i>Lateral Components - 04/21/2025</i>				
Bubblers Installed	1.00EA	\$36.90	\$36.90	
Drip Line Fittings Installed	5.00EA	\$8.98	\$44.92	
Nozzles Installed	1.00EA	\$9.38	\$9.38	

Grand Total \$91.20

RECEIVED
04/30/25

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$12,228.68	\$763.50	\$150.00	\$0.00	\$0.00

**Aging displayed on invoice only refers to balances after 1/1/18 for this property.

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Thank you for allowing us to serve you.

JuniperLandscaping.com
(239) 561-5980

Irrigation Inspection

Job Details

Date:
03/20/2025

Controller Make and Model:
Hunter ACC2

Property Name from Inspection:
Wesbridge CDD - Maintenance

Controller Location:

Controller Name:
Clock #1

POC:
Reclaim

Weather Sensor Operational:
WORKING

Account Manager:
Laura-Lee Bishop

Are repairs included in Contractual Agreement:
No

Zone Information

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
1- Drip Front Entrance	No				No	No

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
2-Sprays Front Entrance	Yes			Yes	No	Yes

Zone Assessment:

2-Sprays Front Entrance
Unburied 3 sprays

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
3-Bubblers behind Gate	No				No	No

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
4-Sprays infront of School	Yes	Nozzles	1	Yes	No	No

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
5- Sprays infront of School	No				No	No

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
6-Sprays Entrance side	No				No	No

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
7- Bubblers Entrance side by Pond	Yes	Bubblers	1	Yes	No	No

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
8- Sprays Entrance side	No				No	No

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
9-Drip Entrance side by Pond	Yes	Drip Line Fittings	5	Yes	No	

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
10- Sprays - Marquette Ave	No				No	No

Irrigation Inspection

Zone Information						
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
11- Rotors infront Club house	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
12- Sprays - Marquette Ave / Dutton DR	No				No	No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
13- Drip Marquette Way	No				No	No

Inspection Details

Any Repairs, Assessments and/or Diagnostics required? No

Controller Wet Check Finished: Yes

Technician Name: Mark Perez

Is Property fully Inspected: No

Supervisor Name: Elias Avila

Please Remit Payment to:

Juniper Landscaping of Florida, LLC
PO Box 628395
Orlando FL 32862-8395



Invoice 331971

Bill To
Wesbridge CDD - Maintenance c/o Rizzetta and Company 3434 Colwell Ave. Ste. 200 Tampa, FL 33614

Date	Due Date
05/01/25	5/31/2025
Account Owner	PO#
Laura-Lee Bishop	

Item	Amount
------	--------

#289779 - Wesbridge 2024-2025 Maintenance Contract

Bahia Fertilize Turf April 2025 - 04/24/2025

\$240.00



Grand Total \$240.00

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$6,234.07	\$0.00	\$150.00	\$0.00	\$0.00

**Aging displayed on invoice only refers to balances after 1/1/18 for this property.

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(239) 561-5980

Please Remit Payment to:

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PO Box 628395
Orlando FL 32862-8395



Invoice 331972

Bill To
Wesbridge CDD - Maintenance c/o Rizzetta and Company 3434 Colwell Ave. Ste. 200 Tampa, FL 33614

Date	Due Date
05/01/25	5/31/2025
Account Owner	PO#
Laura-Lee Bishop	

Item	Amount
#337970 - Wesbridge CDD 2025-2026 Maintenance Renewal May 2025	\$5,332.91

Grand Total \$5,332.91



1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$6,234.07	\$0.00	\$150.00	\$0.00	\$0.00

**Aging displayed on invoice only refers to balances after 1/1/18 for this property.

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JuniperLandscaping.com
(239) 561-5980

INVOICE

Mo'zArt Designs
4350 E 92 US Highway
Plant City, FL 33566

Mozartdesigns@outlook.com
+1 (813) 652-8020
www.mozartdesigns.com



Bill to
WESBRIDGE CDD
5844 OLD PASCO RD
SUITE 100
WESLEY CHAPEL, FL 33544

Ship to
WESBRIDGE CDD
30411 MARQUETTE AVE
WESLEY CHAPEL, FL 33545

Invoice details

Sales Person: MOE

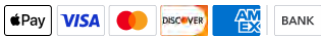
Invoice no.: 25-8729
Terms: Net 15
Invoice date: 03/11/2025
Due date: 03/26/2025

#	Product or service	Description	Amount
1.		THIS IS FOR A SERVICE CALL TO THE WELLS ROAD/ DUTTON DR. GATE ENTRANCE.	
2.		THEY PHONE UNIT AND S.O. S. ARE NOT WORKING AT THIS TIME AND THE GATE LEAF WAS IN THE CLOSED POSITION.	
3.		WE PUT THE GATE INTO THE OPEN POSTION AND SECURED IT. WE FOUND THAT THE CLUTCH KEY WAS REMOVED FROM THE OPERATOR, WHICH CAUSED THE ARM TO BE LOOSE. WE REINSTALLED THE KEY.	
4.	SERVICE CALL	BALANCE DUE, NET 15	\$190.00
5.	Late fee	There will be a 3% late fee, charged monthly, after a 14 day grace period on all overdue invoices.	\$0.00
6.	LEGALLY BINDING AGREEMENT	BY APPROVING OR SIGNING THIS ESTIMATE, YOU AGREE THAT YOU ARE KNOWINGLY ENTERING INTO A LEGAL BINDING AGREEMENT.	\$0.00
7.	PED/VEHICLE DAMAGE	MOZART DESIGNS, SHALL NOT BE HELD RESPONSIBLE FOR GATE CLOSURES OR DAMAGE ON OR TO ANY VEHICLES AND/OR PEDESTRIANS. PEDESTRIANS SHOULD USE DESIGNATED PEDESTRIAN ACCESS AREAS ONLY.	\$0.00
8.	Damage	THIS PROPOSAL DOES NOT INCLUDE ANY WARRANTY FOR DAMAGE CAUSED BY LIGHTNING OR OTHER NATURAL DISASTERS, EXISTING CODE VIOLATIONS OR WORK	\$0.00

PERFORMED BY OTHER CONTRACTORS, OR DELAYS
CAUSED BY OTHER CONTRACTORS.

9. COMPLETED 3-7-2025

Ways to pay



Note to customer

We appreciate your business!

Total \$190.00

Overdue 03/26/2025

View and pay



PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES (813) 235-6012
NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285

UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344

1 0 1
11-70060

WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT

Service Address: **6697 DUTTON IRRIGATION DR**

Bill Number: 22249572

Billing Date: 4/21/2025

Billing Period: 3/12/2025 to 4/10/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for additional details.

Account #	Customer #
1024395	01391962
Please use the 15-digit number below when making a payment through your bank	
102439501391962	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	18750990	3/12/2025	20342	4/10/2025	20541	29	199

Usage History

Water

April 2025	199
March 2025	146
February 2025	160
January 2025	168
December 2024	139
November 2024	130
October 2024	78
September 2024	38
August 2024	204
July 2024	235
June 2024	188
May 2024	217

Transactions

Previous Bill	118.26
Payment 04/10/25	-118.26 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	199 Thousand Gals X \$0.81
	161.19
Total Current Transactions	161.19
TOTAL BALANCE DUE	\$161.19

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

☐ Check this box if entering change of mailing address on back.

Account # 1024395
Customer # 01391962
Balance Forward 0.00
Current Transactions 161.19

Total Balance Due \$161.19
Due Date 5/8/2025

10% late fee will be applied if paid after due date

**The Total Due will be electronically
transferred on 05/08/2025.**

WESBRIDGE COMMUNITY DEVELOPMENT
DISTRICT
3434 COLWELL AVENUE STE 200
TAMPA FL 33614

PASCO COUNTY UTILITIES
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NEW PORT RICHEY, FL 34656-2139





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NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285

UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344

1 0 1
11-70060

WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT

Service Address: **6554 RYESTONE WAY**

Bill Number: 22249573

Billing Date: 4/21/2025

Billing Period: 3/12/2025 to 4/10/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for additional details.

Account #	Customer #
1024400	01391962
Please use the 15-digit number below when making a payment through your bank	
102440001391962	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	190364259	3/12/2025	7970	4/10/2025	8024	29	54

Usage History

Water

April 2025	54
March 2025	30
February 2025	23
January 2025	34
December 2024	51
November 2024	67
October 2024	45
September 2024	30
August 2024	49
July 2024	53
June 2024	54
May 2024	55

Transactions

Previous Bill	24.30
Payment 04/10/25	-24.30 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	54 Thousand Gals X \$0.81 43.74
Total Current Transactions	43.74
TOTAL BALANCE DUE	\$43.74

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

☐ Check this box if entering change of mailing address on back.

Account # 1024400
Customer # 01391962
Balance Forward 0.00
Current Transactions 43.74

Total Balance Due \$43.74
Due Date 5/8/2025

10% late fee will be applied if paid after due date

**The Total Due will be electronically
transferred on 05/08/2025.**

WESBRIDGE COMMUNITY DEVELOPMENT
DISTRICT
3434 COLWELL AVENUE STE 200
TAMPA FL 33614

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NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285

UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344

1 0 1
11-70060

WESBRIDGE CDD

Service Address: **29966 MARQUETTE PLACE**

Bill Number: 22249933

Billing Date: 4/21/2025

Billing Period: 3/12/2025 to 4/10/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for additional details.

Account #	Customer #
1077185	01415679
Please use the 15-digit number below when making a payment through your bank	
107718501415679	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	200201673	3/12/2025	505	4/10/2025	512	29	7

Usage History		
Water		
April 2025	7	
March 2025	11	
February 2025	9	
January 2025	10	
December 2024	10	
November 2024	8	
October 2024	6	
September 2024	0	
August 2024	10	
July 2024	12	
June 2024	11	
May 2024	0	

Transactions		
Previous Bill		8.91
Payment 04/07/25		-8.91 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	7 Thousand Gals X \$0.81	5.67
Total Current Transactions		5.67
TOTAL BALANCE DUE		\$5.67



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

☐ Check this box if entering change of mailing address on back.

Account # 1077185
Customer # 01415679
Balance Forward 0.00
Current Transactions 5.67

Total Balance Due \$5.67
Due Date 5/8/2025

10% late fee will be applied if paid after due date

**The Total Due will be electronically
transferred on 05/08/2025.**

WESBRIDGE CDD
3434 COLWELL AVENUE Ste200
TAMPA FL 33614

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LAND O' LAKES (813) 235-6012
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DADE CITY (352) 521-4285

UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344

1 0 1
11-70060

WESBRIDGE CDD

Service Address: **6612 BOYETTE ROAD**

Bill Number: 22249951

Billing Date: 4/21/2025

Billing Period: 3/12/2025 to 4/10/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for additional details.

Account #	Customer #
1083945	01415679
Please use the 15-digit number below when making a payment through your bank	
108394501415679	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	200204608	3/12/2025	9865	4/10/2025	9907	29	42

Usage History

Water

April 2025	42
March 2025	0
February 2025	16
January 2025	61
December 2024	64
November 2024	59
October 2024	49
September 2024	32
August 2024	157
July 2024	171
June 2024	150
May 2024	147

Transactions

Current Transactions

Reclaimed

Reclaimed 42 Thousand Gals X \$0.81 34.02

Total Current Transactions

34.02

TOTAL BALANCE DUE

\$34.02



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

☐ Check this box if entering change of mailing address on back.

Account # 1083945

Customer # 01415679

Balance Forward 0.00

Current Transactions 34.02

Total Balance Due \$34.02

Due Date 5/8/2025

10% late fee will be applied if paid after due date

**The Total Due will be electronically
transferred on 05/08/2025.**

WESBRIDGE CDD
3434 COLWELL AVENUE Ste200
TAMPA FL 33614

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

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

Invoice

Date	Invoice #
5/2/2025	INV0000098880

Bill To:

Wesbridge CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33626

RECEIVED
04/29/25

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

[illegible]



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
4/15/2025	16255

Bill To
Wesbridge CDD

			Job Name	Terms
			BOYETTE	Due on receipt
Quantity	Description	Rate	Serviced	Amount
	Entrance gate only half closing. Determined the brushes were worn. Replaced brushes, gates resumed normal operation.			
1	Hourly Tech Charge	115.00		115.00
1	Viking DC motor brushes.(pair)	75.00		75.00
	Sales Tax	7.00%		0.00
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			Total	\$190.00
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 personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.			Payments/Credits	\$0.00
			Balance Due	\$190.00

RECEIVED
04/16/25

April 21, 2025
Invoice Number: 1303841042125
Account Number: 8337 13 001 1303841
Security Code:
Service At: 5678 DUTTON DR
WESLEY CHAPEL FL 33545

RECEIVED
MAY - 1 2025

Auto Pay Notice

BY: NEWS AND INFORMATION

Contact Us

Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

Summary

Service from 04/21/25 through 05/20/25
details on following pages

Previous Balance	160.00
Payments Received -Thank You!	-160.00
Remaining Balance	\$0.00
Spectrum Business™ Internet	120.00
Spectrum Business™ Voice	40.00
Other Charges	0.00
Current Charges	\$160.00
YOUR AUTO PAY WILL BE PROCESSED 05/08/25	
Total Due by Auto Pay	\$160.00

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.

Call **1-866-738-0242** and ask how you can get Spectrum Mobile Business lines for as little as \$20/mo. per line when you get four or more lines. Internet and Auto Pay required.

Stream the entertainment your customers love with TV Stream!
Call 1-844-939-0524 today.

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.

Spectrum
BUSINESS

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8833 2390 NO RP 21 04222025 NNNNNNNN 01 001140 0004

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

April 21, 2025

WESTBRIDGE CDD

Invoice Number: 1303841042125
Account Number: 8337 13 001 1303841
Service At: 5678 DUTTON DR
WESLEY CHAPEL FL 33545

Total Due by Auto Pay \$160.00

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833713001130384100160002

Invoice Number: WESTBRIDGE CDD
1303841042125
Account Number: 8337 13 001 1303841
Security Code:

**Contact Us**

Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

8533 2390 NO RP 21 04222025 NNNNNNNN 01 001140 0004

Charge Details

Previous Balance		160.00
EFT Payment	04/08	-160.00
Remaining Balance		\$0.00

Payments received after 04/21/25 will appear on your next bill.

Service from 04/21/25 through 05/20/25

Spectrum Business™ Internet

Spectrum Business Internet	130.00
Promotional Discount	-30.00
Web Hosting	0.00
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 1	20.00
	\$120.00

Spectrum Business™ Internet Total \$120.00

Spectrum Business™ Voice

Phone number (813) 345-8360	
Spectrum Business Voice	40.00
Voice Mail	0.00
	\$40.00

For additional call details,
please visit SpectrumBusiness.net

Spectrum Business™ Voice Total \$40.00

Other Charges

Payment Processing	5.00
Auto Pay Discount	-5.00
Other Charges Total	\$0.00

Other Charges Continued

Current Charges	\$160.00
Total Due by Auto Pay	\$160.00

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.

Insufficient Funds Payment Policy - Charter may charge an insufficient funds processing fee for all returned checks and bankcard charge-backs. If your check, bankcard (debit or credit) charge, or other instrument or electronic transfer transaction used to pay us is dishonored, refused or returned for any reason, we may electronically debit your account for the payment, plus an insufficient funds processing fee as set forth in your terms of service or on your Video Services rate card (up to the amount allowable by law and any applicable sales tax). Your bank account may be debited as early as the same day payment is dishonored, refused or returned. If your bank account is not debited, the returned check amount (plus fee) must be replaced by cash, cashier's check or money order.

The following taxes, fees and surcharges are included in the price of the Spectrum Business Voice services - FEES AND CHARGES:
E911 Fee \$0.40, Federal USF \$2.40, Florida CST \$3.51, Sales Tax \$0.04, TRS Surcharge \$0.08.

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.



April 21, 2025



Invoice Number: WESTBRIDGE CDD
1303841042125
Account Number: 8337 13 001 1303841
Security Code:

Contact Us

Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

8633 2390 NO RP 21 04222025 NNNNNNNN 01 001140 0004

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 Spectrum Business 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.

Spectrum Business Voice - provided by Charter Communications Operating, LLC's voice subsidiaries.



Invoice Number: WESTBRIDGE CDD
1303841042125
Account Number: 8337 13 001 1303841
Security Code:



Contact Us

Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

8633 2390 NO RP 21 04222025 NNNNNNNN 01 001140 0004



Spectrum Mobile provides flexibility to work on-the-go



EXCLUSIVE OFFER FOR SPECTRUM BUSINESS INTERNET CUSTOMERS:



Unlimited talk, text, data
(reduced speeds
after 30 GB)



Nationwide 5G
included



**The nation's
fastest-growing
mobile provider**

\$20 /month

per additional line when you add four or more lines.
Spectrum Business Internet and Auto Pay required.



Call 844-938-0736
or visit spectrum.com/business to get started

Limited-time offer; subject to change. Qualified Spectrum Business customers without any outstanding obligation to Charter. Standard rates apply after promo period or if qualifying services are not maintained. Spectrum Business Internet, four or more paid mobile unlimited lines and Auto Pay required. Per line activation fee applies to paid Mobile lines. Offer cannot be combined with other mobile service promotions. Tablets not eligible for promotion. Smart-watch does not qualify as a line. Mobile devices excluded from offer. Mobile service not available in all areas. Reduced speeds after 30 GB of usage per line. Fastest-growing Mobile Provider: Claim based on Q2 2024 subscriber data among top 3 carriers. 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 and conditions, subject to change. Other equipment charges, taxes & fees may apply. Restrictions apply. Call for details. ©2025 Charter Communications. All rights reserved.

May 9, 2025
Invoice Number: 1307909050925
Account Number: **8337 13 001 1307909**
Security Code:
Service At: 6612 BOYETTE RD
WESLEY CHAPEL FL 33545

Auto Pay Notice**Contact Us**

Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

Summary

*Service from 05/09/25 through 06/08/25
details on following pages*

Previous Balance	100.00
Payments Received -Thank You!	-100.00
Remaining Balance	\$0.00
Spectrum Business™ Internet	100.00
Other Charges	0.00
Current Charges	\$100.00
<i>YOUR AUTO PAY WILL BE PROCESSED 05/26/25</i>	
Total Due by Auto Pay	\$100.00

NEWS AND INFORMATION

Call **1-866-738-0242** and ask how you can get Spectrum Mobile Business lines for as little as \$20/mo. per line when you get four or more lines. Internet and Auto Pay required.

Stay connected to your customers and employees with Advanced Business Voice! Call **1-866-953-8634** today.

Stream the entertainment your customers love with TV Stream! Call **1-844-939-0524** today.

**RECEIVED**
06/05/25**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
8633 2390 NO RP 09 05102025 NNNNNNNN 01 994528

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

May 9, 2025

Wesbridge CDD

Invoice Number: 1307909050925
Account Number: 8337 13 001 1307909
Service At: 6612 BOYETTE RD
WESLEY CHAPEL FL 33545

Total Due by Auto Pay**\$100.00**

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833713001130790900100008



Invoice Number: 1307909050925
 Account Number: 8337 13 001 1307909
 Security Code:

Wesbridge CDD

Contact UsVisit us at SpectrumBusiness.netOr, call us at **855-252-0675**

8633 2390 NO RP 09 05102025 NNNNNNNN 01 994528

Charge Details

Previous Balance		100.00
EFT Payment	04/26	-100.00
Remaining Balance		\$0.00

Payments received after 05/09/25 will appear on your next bill.

Service from 05/09/25 through 06/08/25

Spectrum Business™ Internet

Spectrum Business	130.00
Internet	
Promotional Discount	-30.00
Spectrum WiFi	0.00
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
	\$100.00

Spectrum Business™ Internet Total **\$100.00****Other Charges**

Payment Processing	5.00
Auto Pay Discount	-5.00
Other Charges Total	\$0.00

Current Charges \$100.00**Total Due by Auto Pay \$100.00****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.

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Insufficient Funds Payment Policy - Charter may charge an insufficient funds processing fee for all returned checks and bankcard charge-backs. If your check, bankcard (debit or credit) charge, or other instrument or electronic transfer transaction used to pay us is dishonored, refused or returned for any reason, we may electronically debit your account for the payment, plus an insufficient funds processing fee as set forth in your terms of service or on your Video Services rate card (up to the amount allowable by law and any applicable sales tax). Your bank account may be debited as early as the same day payment is dishonored, refused or returned. If your bank account is not debited, the returned check amount (plus fee) must be replaced by cash, cashier's check or money order.

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 Spectrum Business 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.

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: 1307909050925
Account Number: 8337 13 001 1307909
Security Code:

[Wesbridge CDD](#)

Contact Us

Visit us at SpectrumBusiness.net

Or, call us at **855-252-0675**

8633 2390 NO RP 09 05102025 NNNNNNNN 01 994528

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.



Account Number: Wesbridge CDD
8337 13 001 1307909
Security Code:



Contact Us

Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

8633 2390 NO RP 09 05102025 NNNNNNNN 01 994528



Spectrum Mobile provides flexibility to work on-the-go



EXCLUSIVE OFFER FOR SPECTRUM BUSINESS INTERNET CUSTOMERS:



Unlimited talk, text, data
(reduced speeds
after 30 GB)



Nationwide 5G
included



**The nation's
fastest-growing
mobile provider**

\$20 /month

per additional line when you add four or more lines.
Spectrum Business Internet and Auto Pay required.



Call 844-938-0736
or visit spectrum.com/business to get started

Limited-time offer; subject to change. Qualified Spectrum Business customers without any outstanding obligation to Charter. Standard rates apply after promo period or if qualifying services are not maintained. Spectrum Business Internet, four or more paid mobile unlimited lines and Auto Pay required. Per line activation fee applies to paid Mobile lines. Offer cannot be combined with other mobile service promotions. Tablets not eligible for promotion. Smart-watch does not qualify as a line. Mobile devices excluded from offer. Mobile service not available in all areas. Reduced speeds after 30 GB of usage per line. **Fastest-growing Mobile Provider:** Claim based on Q2 2024 subscriber data among top 3 carriers. **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 and conditions, subject to change. Other equipment charges, taxes & fees may apply. Restrictions apply. Call for details. ©2025 Charter Communications. All rights reserved.

Account Number: Wesbridge CDD
8337 13 001 1307909
Security Code:



Contact Us

Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

8633 2390 NO RP 09 05102025 NNNNNNNN 01 994528



Stay connected to your customers with Advanced Business Voice



#1 Voice provider
in the nation



Unlimited
local and
long-distance
calling



35+ advanced
calling
features included



Keep your existing
phone number
and equipment

\$30 /month
per line for one year



Call 833-574-1256
or visit spectrum.com/business to get started

Limited-time offer; subject to change. Offer valid for qualified customers who have not subscribed to applicable services w/in the last 30 days & have no outstanding obligation to Charter. A monthly \$5 Payment Processing Charge will be applied to customer accounts not enrolled in Auto Pay. **VOICE:** Requires purchase of Business Internet and includes unlimited local & long-distance w/in the U.S., Puerto Rico, & Canada. Other telephone services may have corresponding taxes and rates. **#1 Voice Provider:** Based on earnings results of wired voice providers. Services & promo. offers not avail. In all areas. Standard pricing applies after promo. period. Other equipment charges, taxes & fees may apply. Restrictions apply. Call for details. ©2025 Charter Communications, Inc.

Account Number: Wesbridge CDD
8337 13 001 1307909
Security Code:



Contact Us

Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

8633 2390 NO RP 09 05102025 NNNNNNNN 01 994528



Stream the entertainment your customers love



GET 85+ POPULAR ENTERTAINMENT, WEATHER AND NEWS CHANNELS



**Ideal for waiting rooms,
lobbies, and employee
break rooms**



**No cable box
required**



**Enjoy channels like CNN,
Fox News, Disney Channel,
A&E and more!**

All for **\$40** /month
Business Internet required



Call 866-599-1648
or visit spectrum.com/business to get started

Limited-time offer; subject to change. Offer valid for qualified customers who have not subscribed to applicable services w/in the last 30 days & have no outstanding obligation to Charter. A monthly \$5 Payment Processing Charge will be applied to customer accounts not enrolled in Auto Pay. **Business TV Stream:** Business Internet required. Additional taxes/fees may apply. Spectrum TV App required. 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. Channel availability based on level of service and not all channels available in all markets or locations. Services & promo offers not avail. in all areas. Pricing subject to change. Installation & other equipment charges, taxes & fees may apply. Restrictions apply. Call for details. ©2025 Charter Communications, all rights reserved.



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 **05/08/2025**
Amount Due **4,140.13**
Current Charges Due **05/30/2025**

District Office Serving You
One Pasco Center

Service Address PUBLIC LIGHTING
Service Classification Public Lighting

See Reverse Side For More Information

ELECTRIC SERVICE

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

Comparative Usage Information
Average kWh

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.



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 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

Previous Balance 4,019.61
Payment 4,019.61CR
Balance Forward 0.00

Light Energy Charge	44.37
Light Support Charge	96.39
Light Maintenance Charge	843.03
Light Fixture Charge	1,023.57
Light Fuel Adj 3,978 KWH @ 0.04400	175.03
Poles (QTY 153)	1,644.75
FL Gross Receipts Tax	8.09
State Tax	266.55
Pasco County Tax	38.35

Total Current Charges 4,140.13
Total Due E.F.T. 4,140.13

RECEIVED
05/05/25

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

DO NOT PAY

Total amount will be electronically transferred on or after 05/23/2025.



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: 05/08/2025

District: OP05

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after	05/23/2025
TOTAL CHARGES DUE	4,140.13
DO NOT PAY	

000207824600041401300041401306



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

Account Number **2087102** Cycle **05**
Meter Number **57380507**
Customer Number **20048885**
Customer Name **WESBRIDGE COMMUNITY DEVELOPMENT DIST**

Bill Date **05/08/2025**
Amount Due **661.57**
Current Charges Due **05/30/2025**

District Office Serving You
One Pasco Center

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

See Reverse Side For More Information

ELECTRIC SERVICE

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
04/03	91984	05/05	97307		12.56	13	5323

Comparative Usage Information
Average kWh

Period	Days	Per Day
May 2025	32	166
Apr 2025	29	203
May 2024	30	200

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.



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 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

Previous Balance **632.28**
Payment **632.28CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 5,323 KWH @ 0.06090 **324.17**
Fuel Adjustment 5,323 KWH @ 0.04400 **234.21**
FL Gross Receipts Tax **15.31**
State Tax **42.59**
Pasco County Tax **6.13**

Total Current Charges **661.57**
Total Due **E.F.T. 661.57**

RECEIVED
06/05/25

DO NOT PAY

Total amount will be electronically transferred on or after 05/23/2025.



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: 05/08/2025

District: OP05

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after 05/23/2025
TOTAL CHARGES DUE 661.57
DO NOT PAY

000208710200006615700006615700



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 **05/08/2025**
Amount Due **153.55**
Current Charges Due **05/30/2025**

District Office Serving You
One Pasco Center

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

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
04/03	14085	05/05	15040				955

Comparative Usage Information
Average kWh

Period	Days	Per Day
May 2025	32	30
Apr 2025	29	6
May 2024	30	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.



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 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

Previous Balance 60.85
Payment 60.85CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 955 KWH @ 0.06090 58.16
Fuel Adjustment 955 KWH @ 0.04400 42.02
FL Gross Receipts Tax 3.57
State Tax 9.93
Hernando County Tax 0.71

Total Current Charges 153.55
Total Due **E.F.T.** 153.55

RECEIVED
06/02/25

DO NOT PAY

Total amount will be electronically transferred on or after 05/23/2025.



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: 05/08/2025

District: OP05

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after **05/23/2025**
TOTAL CHARGES DUE 153.55
DO NOT PAY

000212737200001535500001535502

Tab 10

Wesbridge Community Development District

District Office · Riverview, Florida

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

Operations and Maintenance Expenditures June 2025 For Board Approval

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

The total items being presented: **\$19,228.93**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Wesbridge Community Development District
Paid Operation & Maintenance Expenditures
June 1, 2025 Through June 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Brletic Dvorak, Inc.	300090	1985	Engineering Services 05/25	\$720.00
David Covert	300091	DC061625	Board of Supervisors Meeting 06/16/25	\$200.00
DoorKing, Inc.	20250624-4	2527966 ACH	Cell System Services 06/25	\$55.95
DoorKing, Inc.	20250626-1	2530412 ACH	Cell System Services 06/25	\$43.95
Eladio Izquierdo	300092	EI061625	Board of Supervisors Meeting 06/16/25	\$200.00
Juniper Landscaping of Florida, LLC	300087	333286	Tree Removal 05/25	\$5,849.91
Leslie J Green	300093	LG061625	Board of Supervisors Meeting 06/16/25	\$200.00
Pasco County Tax Collector	300094	2024 Postage Assessment 282	2024 Postage Assessment	\$125.39
Pasco County Utilities	20250611-1	22408636 04/25 ACH	6697 Dutton Irrigation DR 04/25	\$159.57
Pasco County Utilities	20250611-2	22408637 04/25 ACH	6554 Ryestone Way 04/25	\$47.79
Pasco County Utilities	20250611-3	22409000 04/25 ACH	30032 Marquette Avenue 04/25	\$4.05
Pasco County Utilities	20250611-4	22409001 04/25 ACH	29966 Marquette Place 04/25	\$4.05
Pasco County Utilities	20250611-5	22409019 04/25 ACH	6612 Boyette Road 04/25	\$53.46
Rizzetta & Company, Inc.	300088	INV0000099657	District Management Services 06/25	\$5,649.49
Scott Petersen	300095	SP061625	Board of Supervisors Meeting 06/16/25	\$200.00

Wesbridge Community Development District
Paid Operation & Maintenance Expenditures
June 1, 2025 Through June 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Southern Automated Access Services, LLC	300089	16429	Gate Receivers Not Working 05/25	\$135.00
Spectrum	20250610-1	1303841052125 ACH	5678 Dutton DR Internet and Phone 06/25	\$160.00
Spectrum	20250630-1	1307909060925 06/25 ACH	6612 Boyette Road 06/25	\$100.00
Withlacoochee River Electric Cooperative, Inc.	20250624-1	2078246 05/25 ACH	Public Lighting 05/25	\$4,140.13
Withlacoochee River Electric Cooperative, Inc.	20250624-2	2087102 05/25 ACH	5678 Dutton Drive 05/25	\$879.47
Withlacoochee River Electric Cooperative, Inc.	20250624-3	2127372 05/25 ACH	6612 Boyette Road 05/25	<u>\$300.72</u>
Report Total				<u>\$ 19,228.93</u>

Brletic Dvorak Inc
536 4th Ave South Unit 4
Saint Petersburg, FL 33701 US
(813) 361-1466
sbrletic@bdiengineers.com



INVOICE

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

INVOICE 1985
DATE 05/30/2025
TERMS Net 30
DUE DATE 06/29/2025

PROJECT NAME
Wesbridge CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Project Manager II	[May 19 - May 30]	4:00	180.00	720.00

BALANCE DUE

RECEIVED
06/07/25

\$720.00

Pay invoice



WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT
May-25

	<u>HOURS</u>	<u>RATE</u>	<u>PERSON</u>	<u>TOTAL</u>
<u>CDD Activities</u>				
Board Meeting Prep, Attendance, Follow up	0.00	\$210	S. Brletic	\$0.00
Engineer's Reports/Invoicing	4.00	\$180	J. Whited	\$720.00
INVOICE TOTAL	4.00			\$720.00

WESBRIDGE CDD
SUPERVISOR PAY REQUEST
Meeting Date: June 16, 2025

Name of Board Supervisor	Check if paid
--------------------------	---------------

David Covert	Yes
Eladio Izquierdo	Yes
Leslie Green	Yes
Bob Schanydman	No
Scott Petersen	Yes

DC 061625

EQ 061625

LG 01625

SP061625

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

RECEIVED

06/19/25

EXTENDED MEETING TIMECARD

Meeting Start Time:	5:36
Meeting End Time:	6:30pm
Total Meeting Time:	54mins

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	\$0.700
Mileage to Charge	\$0.00

DM Signature: _____

[Signature]

[Back](#)

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

DKS Cellular Subscription

STATEMENT

STATEMENT #

2527966

STATEMENT DATE

June 20, 2025

SUBSCRIBER

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

User ID: **dmeelon**

Period Starts: May 20, 2025
Period Ends: June 19, 2025

Previous Balance: \$45.95 **Note: All \$ amounts are in US Dollars.**
Payment Received: (\$45.95)
New Charges: \$57.95
Total Amount Due: \$57.95 USD

RECEIVED
06/20/25

Payments

Date	Details	Amount
5/20/2025	Credit: Autopay	(\$43.95)
5/20/2025	Credit: Autopay	(\$2.00)

Cell Systems

From	To	Name	Phone	MC	Min	Transfer	Amount
5/20/2025	6/19/2025	WesBridge	813 652 9978	7775	122	14	\$57.95

Summary

Total Amount Due

This amount will be charged to your credit card or echeck.

\$57.95 USD

\$2.00 auto pay credit not on invoice
\$55.95 deducted from bank account

[Back](#)

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

DKS Cellular Subscription

STATEMENT

STATEMENT #

2530412

STATEMENT DATE

June 23, 2025

SUBSCRIBER

Wesbridge CDD
5844 Old Pasco Road
Suite 100
Wesley Chapel, Florida
33544

User ID: **WesbridgePh2**

Period Starts: May 23, 2025
Period Ends: June 22, 2025

RECEIVED
06/24/25

Previous Balance: \$45.95 **Note: All \$ amounts are in US Dollars.**
Payment Received: (\$45.95)
New Charges: \$45.95
Total Amount Due: \$45.95 USD

Payments

Date	Details	Amount
5/23/2025	Credit: Autopay	(\$43.95)
5/23/2025	Credit: Autopay	(\$2.00)

Cell Systems

From	To	Name	Phone	MC	Min	Transfer	Amount
5/23/2025	6/22/2025	Wesbridge Ph. 2 Entry	813 576 9664	9999	0	1	\$45.95

Summary	Total Amount Due
This amount will be charged to your credit card or echeck.	\$45.95 USD

\$2.00 autopay credit not on invoice
\$43.95 deducted from account

Please Remit Payment to:

Juniper Landscaping of Florida, LLC
PO Box 628395
Orlando FL 32862-8395



Invoice 337536

Bill To
Wesbridge CDD - Maintenance c/o Rizetta & Company 3434 Colwell Ave. Ste. 200 Tampa, FL 33614

Date	Due Date
06/01/25	7/1/2025
Account Owner	PO#
LAURALEE BISHOP	

Item	Amount
#337970 - Wesbridge CDD 2025-2026 Maintenance Renewal June 2025	\$5,332.90

RECEIVED
06/03/25

Grand Total \$5,332.90

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$5,332.90	\$0.00	\$0.00	\$0.00	\$0.00

**Aging displayed on invoice only refers to balances after 1/1/18 for this property.

***This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

JuniperLandscaping.com
(239) 561-5980

**MIKE FASANO****TAX COLLECTOR**
PASCO COUNTY FLORIDA

POST OFFICE BOX 276 • DADE CITY, FLORIDA 33526-0276

DRAFT - PHOTOCOPY PROHIBITED

June 16, 2025

Wesbridge CDD
Rizzetta & Co
3434 Colwell Ave Suite 200
Tampa, FL 33614-8390

Re: Wesbridge CDD Postage Assessment

Pursuant to F.S. 197.3632, this letter will serve as an invoice for **\$125.39** for the cost of collection of Wesbridge CDD Postage Assessment for the 2024 Tax Year.

Should you have any questions, please feel free to contact my office.

RECEIVED
06/17/2025

Best wishes,

Mike Fasano
Tax Collector

MF/mg

FOR YOUR CONVENIENCE:**EAST PASCO GOVERNMENT CENTER**
DADE CITY
TELEPHONE 352.521.4360**WEST PASCO GOVERNMENT CENTER**
NEW PORT RICHEY
TELEPHONE 727.847.8165**TAX COLLECTOR BUILDING**
GULF HARBORS
TELEPHONE 727.847.8165**CENTRAL PASCO GOVERNMENT CENTER**
LAND O' LAKES
TELEPHONE 813.235.6020**COMPARK 75 BUSINESS PARK**
WESLEY CHAPEL
TELEPHONE 813.235.6020



PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES (813) 235-6012
NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285

UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344

1 0 1
11-70060

WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT

Service Address: **6697 DUTTON IRRIGATION DR**

Bill Number: 22408636

Billing Date: 5/21/2025

Billing Period: 4/10/2025 to 5/9/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for additional details.

Account #	Customer #
1024395	01391962
Please use the 15-digit number below when making a payment through your bank	
102439501391962	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	18750990	4/10/2025	20541	5/9/2025	20738	29	197

Usage History

Water

May 2025	197
April 2025	199
March 2025	146
February 2025	160
January 2025	168
December 2024	139
November 2024	130
October 2024	78
September 2024	38
August 2024	204
July 2024	235
June 2024	188



Transactions

Previous Bill	161.19
Payment 05/07/25	-161.19 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	197 Thousand Gals X \$0.81 159.57
Total Current Transactions	159.57
TOTAL BALANCE DUE	\$159.57

Annual Water Quality Report: The 2024 Consumer Confidence
Report is available online at bit.ly/PascoRegional2024. To request a
paper copy, please call (813) 929-2733.

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

☐ Check this box if entering change of mailing address on back.

Account # 1024395
Customer # 01391962
Balance Forward 0.00
Current Transactions 159.57

Total Balance Due \$159.57
Due Date 6/9/2025

10% late fee will be applied if paid after due date

**The Total Due will be electronically
transferred on 06/09/2025.**

WESBRIDGE COMMUNITY DEVELOPMENT
DISTRICT
3434 COLWELL AVENUE STE 200
TAMPA FL 33614

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139



PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
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NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES (813) 235-6012
NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285

UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344

1 0 1
11-70060

WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT

Service Address: **6554 RYESTONE WAY**

Bill Number: 22408637

Billing Date: 5/21/2025

Billing Period: 4/10/2025 to 5/9/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for additional details.

Account #	Customer #
1024400	01391962
Please use the 15-digit number below when making a payment through your bank	
102440001391962	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	190364259	4/10/2025	8024	5/9/2025	8083	29	59

Usage History

Water

May 2025	59
April 2025	54
March 2025	30
February 2025	23
January 2025	34
December 2024	51
November 2024	67
October 2024	45
September 2024	30
August 2024	49
July 2024	53
June 2024	54



Transactions

Previous Bill	43.74
Payment 05/07/25	-43.74 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	59 Thousand Gals X \$0.81 47.79
Total Current Transactions	47.79
TOTAL BALANCE DUE	\$47.79

Annual Water Quality Report: The 2024 Consumer Confidence
Report is available online at bit.ly/PascoRegional2024. To request a
paper copy, please call (813) 929-2733.

Please return this portion with payment



TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

☐ Check this box if entering change of mailing address on back.

Account # 1024400
Customer # 01391962
Balance Forward 0.00
Current Transactions 47.79

Total Balance Due \$47.79
Due Date 6/9/2025

10% late fee will be applied if paid after due date

**The Total Due will be electronically
transferred on 06/09/2025.**

WESBRIDGE COMMUNITY DEVELOPMENT
DISTRICT
3434 COLWELL AVENUE STE 200
TAMPA FL 33614

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139



PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
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LAND O' LAKES (813) 235-6012
NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285

UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344

1 0 1
11-70060

WESBRIDGE CDD

Service Address: **30032 MARQUETTE AVENUE**

Bill Number: 22409000

Billing Date: 5/21/2025

Billing Period: 4/10/2025 to 5/9/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for additional details.

Account #	Customer #
1077180	01415679
Please use the 15-digit number below when making a payment through your bank	
107718001415679	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	200201676	4/10/2025	1927	5/9/2025	1932	29	5

Usage History

Water

May 2025	5
April 2025	0
March 2025	7
February 2025	14
January 2025	17
December 2024	21
November 2024	21
October 2024	7
September 2024	0
August 2024	4
July 2024	6
June 2024	10

RECEIVED
06/23/25

Transactions

Current Transactions

Reclaimed		
Reclaimed	5 Thousand Gals X \$0.81	4.05
Total Current Transactions		4.05

TOTAL BALANCE DUE \$4.05

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

☐ Check this box if entering change of mailing address on back.

Account # 1077180
Customer # 01415679
Balance Forward 0.00
Current Transactions 4.05

Total Balance Due \$4.05
Due Date 6/9/2025

10% late fee will be applied if paid after due date

**The Total Due will be electronically
transferred on 06/09/2025.**

WESBRIDGE CDD
3434 COLWELL AVENUE Ste200
TAMPA FL 33614

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139



PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
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NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES (813) 235-6012
NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285

UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344

1 0 1
11-70060

WESBRIDGE CDD

Service Address: **29966 MARQUETTE PLACE**

Bill Number: 22409001

Billing Date: 5/21/2025

Billing Period: 4/10/2025 to 5/9/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for additional details.

Account #	Customer #
1077185	01415679
Please use the 15-digit number below when making a payment through your bank	
107718501415679	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	200201673	4/10/2025	512	5/9/2025	517	29	5

Usage History		
Water		
May 2025	5	
April 2025	7	
March 2025	11	
February 2025	9	
January 2025	10	
December 2024	10	
November 2024	8	
October 2024	6	
September 2024	0	
August 2024	10	
July 2024	12	
June 2024	11	

Transactions		
Previous Bill		5.67
Payment 05/07/25		-5.67 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	5 Thousand Gals X \$0.81	4.05
Total Current Transactions		4.05
TOTAL BALANCE DUE		\$4.05

RECEIVED
06/23/25

Annual Water Quality Report: The 2024 Consumer Confidence
Report is available online at bit.ly/PascoRegional2024. To request a
paper copy, please call (813) 929-2733.



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

☐ Check this box if entering change of mailing address on back.

WESBRIDGE CDD
3434 COLWELL AVENUE Ste200
TAMPA FL 33614

Account # 1077185
Customer # 01415679
Balance Forward 0.00
Current Transactions 4.05

Total Balance Due \$4.05
Due Date 6/9/2025

10% late fee will be applied if paid after due date

**The Total Due will be electronically
transferred on 06/09/2025.**

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139



PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES (813) 235-6012
NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285

UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344

1 0 1
11-70060

WESBRIDGE CDD

Service Address: **6612 BOYETTE ROAD**

Bill Number: 22409019

Billing Date: 5/21/2025

Billing Period: 4/10/2025 to 5/9/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for additional details.

Account #	Customer #
1083945	01415679
Please use the 15-digit number below when making a payment through your bank	
108394501415679	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	200204608	4/10/2025	9907	5/9/2025	9973	29	66

Usage History		
Water		
May 2025	66	
April 2025	42	
March 2025	0	
February 2025	16	
January 2025	61	
December 2024	64	
November 2024	59	
October 2024	49	
September 2024	32	
August 2024	157	
July 2024	171	
June 2024	150	

Transactions		
Previous Bill		34.02
Payment 05/07/25		-34.02 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	66 Thousand Gals X \$0.81	53.46
Total Current Transactions		53.46
TOTAL BALANCE DUE		\$53.46

RECEIVED
06/23/25

Annual Water Quality Report: The 2024 Consumer Confidence
Report is available online at bit.ly/PascoRegional2024. To request a
paper copy, please call (813) 929-2733.



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

☐ Check this box if entering change of mailing address on back.

Account # 1083945
Customer # 01415679
Balance Forward 0.00
Current Transactions 53.46

Total Balance Due \$53.46
Due Date 6/9/2025

10% late fee will be applied if paid after due date

**The Total Due will be electronically
transferred on 06/09/2025.**

WESBRIDGE CDD
3434 COLWELL AVENUE Ste200
TAMPA FL 33614

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

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

Invoice

Date	Invoice #
6/2/2025	INV0000099657

Bill To:

Wesbridge CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33626

RECEIVED
05/28/25

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

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,688.08	\$1,688.08
Administrative Services	1.00	\$422.08	\$422.08
Dissemination Services	1.00	\$416.67	\$416.67
Email Accounts, Admin & Maintenance	5.00	\$20.00	\$100.00
Financial & Revenue Collections	1.00	\$337.58	\$337.58
Landscape Consulting Services	1.00	\$700.00	\$700.00
Management Services	1.00	\$1,885.08	\$1,885.08
Website Compliance & Management	1.00	\$100.00	\$100.00
	Subtotal		\$5,649.49
	Total		\$5,649.49



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
5/29/2025	16429

Bill To
Wesbridge CDD

			Job Name	Terms
				Due on receipt
Quantity	Description	Rate	Serviced	Amount
	Request to check both gate receivers as well as Boyette rd cellular. At arrival Boyette gate found the cellular modem online however data transfers still failed. Removed SIM card and put back in with a SIM card holder. Although slow, it succeeded receive data transfer. Tested remote receiver and it would not respond. Power cycled receiver and it resumed normal operation. Wells rd receiver functioned properly as did the data transfer.			
1	DOOR KING SIM CARD HOLDER FOR CELLULAR MODEM	20.00		20.00
1	Hourly Tech Charge	115.00		115.00
	Sales Tax	6.00%		0.00

RECEIVED
05/29/25

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days	Total	\$135.00
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 personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.	Payments/Credits	\$0.00
	Balance Due	\$135.00

June 21, 2025
Invoice Number: 1303841062125
Account Number: **8337 13 001 1303841**
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 **855-252-0675**

Summary *Service from 06/21/25 through 07/20/25
details on following pages*

Previous Balance	160.00
Payments Received -Thank You!	-160.00
Remaining Balance	\$0.00
Spectrum Business™ Internet	120.00
Spectrum Business™ Voice	40.00
Other Charges	0.00
Current Charges	\$160.00
YOUR AUTO PAY WILL BE PROCESSED 07/08/25	
Total Due by Auto Pay	\$160.00

NEWS AND INFORMATION

Call 1-833-587-0726 and ask how you can get Spectrum Mobile Business lines for as little as \$20/mo. per line when you get four or more lines. Internet and Auto Pay required.

Pick the right TV package for your business. Stream popular news, sports and entertainment channels! Call **1-855-818-5623** today.



RECEIVED
06/23/25

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
8633 2390 NO RP 21 06222025 NNNNNNNN 01 001122 0004

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

June 21, 2025

WESTBRIDGE CDD

Invoice Number: 1303841062125
Account Number: 8337 13 001 1303841
Service At: 5678 DUTTON DR
WESLEY CHAPEL FL 33545

Total Due by Auto Pay \$160.00



CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186



833713001130384100160002



Invoice Number: 1303841062125
 Account Number: 8337 13 001 1303841
 Security Code:

WESTBRIDGE CDD

Contact Us

Visit us at SpectrumBusiness.net
 Or, call us at **855-252-0675**

8633 2390 NO RP 21 06222025 NNNNNNNN 01 001122 0004

Charge Details

Previous Balance		160.00
EFT Payment	06/08	-160.00
Remaining Balance		\$0.00

Payments received after 06/21/25 will appear on your next bill.

Service from 06/21/25 through 07/20/25

Spectrum Business™ Internet

Spectrum Business Internet	130.00
Promotional Discount	-30.00
Web Hosting	0.00
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 1	20.00
	\$120.00

Spectrum Business™ Internet Total **\$120.00****Spectrum Business™ Voice****Phone number (813) 345-8360**

Spectrum Business Voice	40.00
Voice Mail	0.00
	\$40.00

For additional call details,
 please visit SpectrumBusiness.net

Spectrum Business™ Voice Total **\$40.00****Other Charges**

Payment Processing	5.00
Auto Pay Discount	-5.00
Other Charges Total	\$0.00

Other Charges Continued

Current Charges	\$160.00
Total Due by Auto Pay	\$160.00

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.

Insufficient Funds Payment Policy - Charter may charge an insufficient funds processing fee for all returned checks and bankcard charge-backs. If your check, bankcard (debit or credit) charge, or other instrument or electronic transfer transaction used to pay us is dishonored, refused or returned for any reason, we may electronically debit your account for the payment, plus an insufficient funds processing fee as set forth in your terms of service or on your Video Services rate card (up to the amount allowable by law and any applicable sales tax). Your bank account may be debited as early as the same day payment is dishonored, refused or returned. If your bank account is not debited, the returned check amount (plus fee) must be replaced by cash, cashier's check or money order.

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: 1303841062125
Account Number: 8337 13 001 1303841
Security Code:

[WESTBRIDGE CDD](#)

Contact Us

Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

8633 2390 NO RP 21 06222025 NNNNNNNN 01 001122 0004

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 Spectrum Business 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.

Spectrum Business Voice - provided by Charter Communications Operating, LLC's voice subsidiaries.



Invoice Number: 1303841062125
Account Number:: 8337 13 001 1303841
Security Code:

WESTBRIDGE CDD



Contact Us

Visit us at SpectrumBusiness.net

Or, call us at **855-252-0675**

8633 2390 NO RP 21 06222025 NNNNNNNN 01 001122 0004



June 9, 2025
Invoice Number: 1307909060925
Account Number: **8337 13 001 1307909**
Security Code:
Service At: 6612 BOYETTE RD
WESLEY CHAPEL FL 33545

Auto Pay Notice**Contact Us**

Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

Summary *Service from 06/09/25 through 07/08/25
details on following pages*

Previous Balance	100.00
Payments Received -Thank You!	-100.00
Remaining Balance	\$0.00
Spectrum Business™ Internet	100.00
Other Charges	0.00
Current Charges	\$100.00
YOUR AUTO PAY WILL BE PROCESSED 06/26/25	
Total Due by Auto Pay	\$100.00

RECEIVED
06/23/25**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
8633 2390 NO RP 09 06102025 NNNNNNNN 01 996021

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

NEWS AND INFORMATION

Call 1-833-587-0726 and ask how you can get Spectrum Mobile Business lines for as little as \$20/mo. per line when you get four or more lines. Internet and Auto Pay required.

Seamless communication solutions are available to keep your business connected. Add Business Voice or Spectrum Business Connect with RingCentral at our best prices. Call **1-866-337-2046** today.

Pick the right TV package for your business. Stream popular news, sports and entertainment channels! Call **1-855-818-5623** today.



June 9, 2025

Wesbridge CDD

Invoice Number: 1307909060925
Account Number: 8337 13 001 1307909
Service At: 6612 BOYETTE RD
WESLEY CHAPEL FL 33545

Total Due by Auto Pay **\$100.00**

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833713001130790900100008



Invoice Number: 1307909060925
 Account Number: 8337 13 001 1307909
 Security Code:

Wesbridge CDD

Contact UsVisit us at SpectrumBusiness.netOr, call us at **855-252-0675**

8633 2390 NO RP 09 06102025 NNNNNNNN 01 996021

Charge Details

Previous Balance		100.00
EFT Payment	05/26	-100.00
Remaining Balance		\$0.00

Payments received after 06/09/25 will appear on your next bill.

Service from 06/09/25 through 07/08/25

Spectrum Business™ Internet

Spectrum Business	130.00
Internet	
Promotional Discount	-30.00
Spectrum WiFi	0.00
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
	\$100.00

Spectrum Business™ Internet Total **\$100.00****Other Charges**

Payment Processing	5.00
Auto Pay Discount	-5.00
Other Charges Total	\$0.00

Current Charges \$100.00**Total Due by Auto Pay \$100.00****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.

Insufficient Funds Payment Policy - Charter may charge an insufficient funds processing fee for all returned checks and bankcard charge-backs. If your check, bankcard (debit or credit) charge, or other instrument or electronic transfer transaction used to pay us is dishonored, refused or returned for any reason, we may electronically debit your account for the payment, plus an insufficient funds processing fee as set forth in your terms of service or on your Video Services rate card (up to the amount allowable by law and any applicable sales tax). Your bank account may be debited as early as the same day payment is dishonored, refused or returned. If your bank account is not debited, the returned check amount (plus fee) must be replaced by cash, cashier's check or money order.

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 Spectrum Business 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.

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: 1307909060925
Account Number: 8337 13 001 1307909
Security Code:

[Wesbridge CDD](#)

Contact Us

Visit us at SpectrumBusiness.net

Or, call us at **855-252-0675**

8633 2390 NO RP 09 06102025 NNNNNNNN 01 996021

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.



Invoice Number: 1307909060925
Account Number:: 8337 13 001 1307909
Security Code:

[Wesbridge CDD](#)



Contact Us

Visit us at SpectrumBusiness.net

Or, call us at **855-252-0675**

8633 2390 NO RP 09 06102025 NNNNNNNN 01 996021





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 **06/09/2025**
Amount Due **4,140.13**
Current Charges Due **06/30/2025**

District Office Serving You
One Pasco Center

Service Address **PUBLIC LIGHTING**
Service Classification **Public Lighting**

See Reverse Side For More Information

ELECTRIC SERVICE

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

Comparative Usage Information
Average kWh

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.



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 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

Previous Balance **4,140.13**
Payment **4,140.13CR**
Balance Forward **0.00**

Light Energy Charge	44.37
Light Support Charge	96.39
Light Maintenance Charge	843.03
Light Fixture Charge	1,023.57
Light Fuel Adj 3,978 KWH @ 0.04400	175.03
Poles(QTY 153)	1,644.75
FL Gross Receipts Tax	8.09
State Tax	266.55
Pasco County Tax	38.35

Total Current Charges **4,140.13**
Total Due **4,140.13** **E.F.T.**

RECEIVED
06/23/25

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

DO NOT PAY

Total amount will be electronically transferred on or after 06/20/2025.



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: 06/09/2025

District: OP05

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after	06/20/2025
TOTAL CHARGES DUE	4,140.13
DO NOT PAY	

000207824600041401300041401306



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

Account Number **2087102** Cycle 05
Meter Number 57380507
Customer Number 20048885
Customer Name WESBRIDGE COMMUNITY DEVELOPMENT DIST

Bill Date **06/09/2025**
Amount Due **879.47**
Current Charges Due **06/30/2025**

District Office Serving You
One Pasco Center

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

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/05	97307	06/04	4506		12.19	12	7199

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2025	30	240
May 2025	32	166
Jun 2024	33	208

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.



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 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

Previous Balance 661.57
Payment 661.57CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 7,199 KWH @ 0.06090 438.42
Fuel Adjustment 7,199 KWH @ 0.04400 316.76
FL Gross Receipts Tax 20.36
State Tax 56.62
Pasco County Tax 8.15

Total Current Charges 879.47
Total Due E.F.T. 879.47

RECEIVED
06/23/25

DO NOT PAY

Total amount will be electronically transferred on or after 06/20/2025.



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: 06/09/2025

District: OP05

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after **06/20/2025**
TOTAL CHARGES DUE 879.47
DO NOT PAY

000208710200008794700008794708



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 **06/09/2025**
Amount Due **300.72**
Current Charges Due **06/30/2025**

District Office Serving You
One Pasco Center

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

See Reverse Side For More Information

ELECTRIC SERVICE

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
05/05	15040	06/04	17268				2228

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2025	30	74
May 2025	32	30
Jun 2024	33	33

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.



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 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

Previous Balance **153.55**
Payment **153.55CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 2,228 KWH @ 0.06090 **135.69**
Fuel Adjustment 2,228 KWH @ 0.04400 **98.03**
FL Gross Receipts Tax **6.99**
State Tax **19.45**
Hernando County Tax **1.40**

Total Current Charges **300.72**
Total Due **300.72** E.F.T.

RECEIVED
06/23/25

DO NOT PAY

Total amount will be electronically transferred on or after 06/20/2025.



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: 06/09/2025

District: OP05

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after **06/20/2025**
TOTAL CHARGES DUE 300.72
DO NOT PAY

000212737200003007200003007200