



Rizzetta & Company

Wesbridge Community Development District

Board of Supervisor's Regular Meeting

August 18, 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.

August 11, 2025

**Board of Supervisors
Wesbridge Community
Development District**

AGENDA

Dear Board Members:

The public hearing meeting of the Board of Supervisors of the Wesbridge Community Development District will be held on **Monday, August 18, 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. Public Hearing on Fiscal Year 2025-2026 Final Budget
 1. Consideration of Resolution 2025-07 Adopting
Fiscal Year 2025-2026 Final Budget..... Tab 1
 - B. Public Hearing on Fiscal Year 2025-2026 Assessments
 1. Consideration of Resolution 2025-08; Levying O&M
Assessments for Fiscal Year 2025-2026 Tab 2
 - C. Consideration of Resolution 2025-09; Setting the
 - D. Meeting Schedule for Fiscal Year 2025-2026 Tab 3
 - E. Consideration of 2025-2026 Goals & Objectives Report and
Recap of 2024-2025 Goals and Objectives..... Tab 4
 - F. Acceptance of 2024 Final Financial Audit..... Tab 5
 - G. Consideration of Draft Budget Explanation Letter Tab 6
- 4. STAFF REPORTS**
 - A. District Engineer
 1. Review of District Engineer Report
 - B. Aquatics Report
 1. Review of Waterway Inspection Report..... Tab 7
 - C. Landscape Inspection Manager
 1. Review of Landscape Inspection Report..... Tab 8
 2. Review of Irrigation Reports Tab 9
 - D. District Counsel
 - E. District Manager
 1. Presentation of District Manager Report and
Monthly Financial Statement Tab 10
 2. Presentation of Website Compliance Report Tab 11
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors
Meeting held on July 21, 2025 Tab 12
 - B. Consideration of Operation & Maintenance Expenditures
for July 2025..... Tab 13

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

RESOLUTION 2025-07

THE ANNUAL APPROPRIATION RESOLUTION OF THE WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026

WHEREAS, the District Manager has, prior to the 15th day in June, 2025, submitted to the Board of Supervisors (the “Board”) a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Wesbridge Community Development District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget (the “Proposed Budget”), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set August 18, 2025, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing or transmitted the Proposed Budget to the manager or administrator of Pasco County for posting on its website; and

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

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

Section 1. Budget

- a. That the Board of Supervisors has reviewed the District Manager’s Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. That the District Manager's Proposed Budget, attached hereto as Exhibit "A," as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes*, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2024/2025 and/or revised projections for Fiscal Year 2025/2026.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's Records Office and identified as "The Budget for the Wesbridge Community Development District for the Fiscal Year Ending September 30, 2026," as adopted by the Board of Supervisors on _____.
- d. The final adopted budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption or shall be transmitted to the manager or administrator of Pasco County for posting on its website.

Section 2. Appropriations

There is hereby appropriated out of the revenues of the Wesbridge Community Development District, for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sum of \$_____ to be raised by the levy of assessments and otherwise, exclusive of collection costs, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$_____
RESERVE FUND	\$_____
DEBT SERVICE FUND(S)	\$_____
TOTAL ALL FUNDS	\$_____

Section 3. Supplemental Appropriations

Pursuant to Section 189.016, *Florida Statutes*, the following provisions govern amendments to the budget(s) for any particular fund(s) listed above:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.

- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws.

Introduced, considered favorably, and adopted this 18th of August 2025.

ATTEST:

**WESBRIDGE
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/ Assistant Secretary

By:_____

Its:_____

Exhibit A: Fiscal Year 2025/2026 Final Budget

Exhibit A

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

Chart of Accounts Classification		Actual YTD through 06/30/25	Projected Annual Totals 2024/2025	Budget for 2024/2025	Projected Budget variance for 2024/2025	Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025
1							
2	ASSESSMENT REVENUES						
3							
4	Special Assessments						
5	Tax Roll*	\$ 61,705	\$ 61,705	\$ 61,705	\$ -	\$ 102,248	\$ 40,543
6							
7	Assessment Revenue Subtotal	\$ 61,705	\$ 61,705	\$ 61,705	\$ -	\$ 102,248	\$ 40,543
8							
9	OTHER REVENUES						
10							
11	Interest Earnings						
12	Interest Earnings	\$ 1,967	\$ 2,623	\$ -	\$ 2,623	\$ -	\$ -
13							
14	Other Revenue Subtotal	\$ 1,967	\$ 2,623	\$ -	\$ 2,623	\$ -	\$ -
15							
16	TOTAL REVENUES	\$ 63,672	\$ 64,328	\$ 61,705	\$ 2,623	\$ 102,248	\$ 40,543
17	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.						
18							
19	EXPENDITURES						
20							
21	Contingency						
22	Capital Reserves	\$ 16,626	\$ 22,168	\$ 61,705	\$ 39,537	\$ 102,248	\$ 40,543
23							
24	TOTAL EXPENDITURES	\$ 16,626	\$ 22,168	\$ 61,705	\$ 39,537	\$ 102,248	\$ 40,543
25							
26	EXCESS OF REVENUES OVER EXPENDITURES	\$ 47,046	\$ 42,160	\$ -	\$ 42,160	\$ -	\$ -
27							

Comments

[illegible]

Board's Decision

Wesbridge Community Development District

Debt Service

Fiscal Year 2025/2026

Chart of Accounts Classification	Series 2019	Budget for 2025/2026
REVENUES		
Special Assessments		
Net Special Assessments ⁽¹⁾	\$388,325.66	\$388,325.66
TOTAL REVENUES	\$388,325.66	\$388,325.66
EXPENDITURES		
Administrative		
Debt Service Obligation	\$388,325.66	\$388,325.66
Administrative Subtotal	\$388,325.66	\$388,325.66
TOTAL EXPENDITURES	\$388,325.66	\$388,325.66
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00

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

6.0%

GROSS ASSESSMENTS

\$412,761.12

Notes:

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

⁽¹⁾ Maximum Annual Debt Service

WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT

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

2025/2026 O&M Budget: \$479,409.00
Collection Cost: 2% \$10,200.19
Early Payment Discount: 4% \$20,400.38

2024/2025 O&M Budget: \$424,158.00
2025/2026 O&M Budget: \$479,409.00

2025/2026 Total: **\$510,009.57**

Total Difference: **\$55,251.00**

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2024/2025	2025/2026	\$	%
Single Family 40'	Series 2019 Debt Service	\$998.82	\$998.82	\$0.00	0.00%
	Operations/Maintenance	\$1,091.91	\$1,234.14	\$142.23	13.03%
	Total	\$2,090.73	\$2,232.96	\$142.23	6.80%
Single Family 50'	Series 2019 Debt Service	\$1,248.52	\$1,248.52	\$0.00	0.00%
	Operations/Maintenance	\$1,364.89	\$1,542.68	\$177.79	13.03%
	Total	\$2,613.41	\$2,791.20	\$177.79	6.80%
Single Family 60'	Series 2019 Debt Service	\$1,498.22	\$1,498.22	\$0.00	0.00%
	Operations/Maintenance	\$1,637.87	\$1,851.21	\$213.34	13.03%
	Total	\$3,136.09	\$3,349.43	\$213.34	6.80%

WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026 O&M ASSESSMENT SCHEDULE

NET O&M ASSESSMENT		\$479,409.00
COLLECTION COSTS @	2%	\$10,200.19
EARLY PAYMENT DISCOUNT @	4%	\$20,400.38
TOTAL O&M ASSESSMENT		\$510,009.57

UNITS ASSESSED			ALLOCATION OF O&M ASSESSMENT				PER LOT ANNUAL ASSESSMENT		
LOT SIZE	O&M	SERIES 2019 DEBT SERVICE ⁽¹⁾	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	O&M	SERIES 2019 DEBT SERVICE ⁽²⁾	TOTAL ⁽³⁾
Single Family 40'	148	148	0.80	118.40	35.81%	\$182,653.16	\$1,234.14	\$998.82	\$2,232.96
Single Family 50'	157	157	1.00	157.00	47.49%	\$242,200.55	\$1,542.68	\$1,248.52	\$2,791.20
Single Family 60'	46	46	1.20	55.20	16.70%	\$85,155.86	\$1,851.21	\$1,498.22	\$3,349.43
Total Community	351	351		330.60	100%	\$510,009.57			

Less: Pasco County Collection Costs (2%) & Early Payment Discounts (4%):

(\$30,600.57)

Net Revenue to be Collected:

\$479,409.00

⁽¹⁾ Reflects the number of total lots with Series 2019 debt outstanding.

⁽²⁾ Annual debt service assessment per lot adopted in connection with the Series 2019 bond issue. Annual assessment includes principal, interest, Pasco County collection costs and early payment discounts.

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

Tab 2

RESOLUTION 2025-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT; IMPOSING SPECIAL ASSESSMENTS; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District is located in the Pasco County, Florida (the “County”); and

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

WHEREAS, the Board of Supervisors (the “Board”) of the District hereby determines to undertake various operations and maintenance activities described in the District’s budget(s) for Fiscal Year 2025-2026 (“Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”); and

WHEREAS, the District has previously evidenced its intention to utilize this Uniform Method; and

WHEREAS, the District has approved an Agreement with the Property Appraiser and Tax Collector of the County to provide for the collection of the special assessments under the Uniform Method; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect on the tax roll for platted lots pursuant to the Uniform Method and which is also indicated on Exhibit “A”; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Budget; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll of the Wesbridge Community Development District (the “Assessment Roll”) attached to this Resolution as Exhibit “B” and incorporated as a material part of this Resolution by this reference, and to certify the portion of the Assessment Roll on platted property to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT. The provision of the services, facilities, and operations as described in Exhibit “A” confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in Exhibits “A” and “B,” and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapter 190, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with Exhibits “A” and “B.” The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. Collection and Enforcement; Penalties; Interest.

- A. Uniform Method Assessments. The collection of the previously levied debt service assessments and operation and maintenance special assessments on platted lots and developed lands shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in Exhibits “A” and “B.”
- B. Future Collection Methods. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as Exhibit "B," is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the Wesbridge Community Development District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Wesbridge Community Development District.

PASSED AND ADOPTED this 18th day of August 2025.

ATTEST:

**WESBRIDGE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By:_____

Its:_____

Exhibit A: FY 2025/2026 Budget

Exhibit B: Assessment Roll

EXHIBIT A:
Fiscal Year 2025/2026 Budget

Exhibit B
Assessment Roll

Assessment Roll is maintained in the District's official records and is available upon request. Certain exempt information may be redacted prior to release in compliance with Chapter 119, FL Statutes.

Tab 3

RESOLUTION 2025-09

**A RESOLUTION OF THE WESBRIDGE COMMUNITY
DEVELOPMENT DISTRICT ADOPTING THE ANNUAL
MEETING SCHEDULE FOR FISCAL YEAR 2025/2026**

WHEREAS, the Wesbridge Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, and situated entirely within Pasco County, Florida; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time and location of the District's meetings; and

WHEREAS, the Board has proposed the Fiscal Year 2025/2026 annual meeting schedule as attached in **Exhibit A**;

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

1. The Fiscal Year 2025/2026 annual public meeting schedule attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 18 day of August 2025.

ATTEST:

**WESBRIDGE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairman, Board of Supervisors

EXHIBIT “A”
BOARD OF SUPERVISORS’ MEETING DATES
WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026

October 20, 2025
November 17, 2025
December 15, 2025
January 19, 2026 – (Martin Luther King Jr. Day)
February 16, 2026 – (Presidents Day)
March 16, 2026
April 20, 2026
May 18, 2026
June 15, 2026
July 20, 2026
August 17, 2026
September 21, 2026

Meetings will convene at 5:30 p.m., at the office of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544.

Tab 4

WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT

Goals and Objectives

Fiscal Year 2025-2026

Adopted: August 2025

Wesbridge Community Development District

Goals, Objectives, Performance Measures, & Annual Reporting

Fiscal Year 2025-2026

1. FINANCIAL AND ADMINISTRATIVE GOALS

Goal 1.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and the final budget will be adopted by September 30 each year.

Measurement: The proposed budget was approved by the Board before June 15 and the final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 1.2 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 2.1 Public Meetings Compliance

Objective: Hold at least four (4) regular Board of Supervisor meetings per year to conduct CDD-related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of four (4) regular board meetings were held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 2.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to the CDD website, publishing in the local newspaper, and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

3. INFRASTRUCTURE AND FACILITIES MAINTENANCE

Goal 3.1 District Infrastructure and Facilities Inspections

Objective: Update the Public Facilities Report in compliance with Chapter 189, Florida Statutes.

Measurement: Completion of the updated Public Facilities Report within the current Fiscal Year, as evidenced by the final report submission date.

Standard: Public Facilities Report finalized within the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 3.2 Reserve Study

Objective: Periodic and consistent reviews of District Infrastructure and Facilities will be performed, and the study updated as needed.

Measurement: A minimum of one (1) review of the study by the Board of Supervisors, as evidenced by meeting minutes.

Standard: A minimum of one (1) review by the Board of Supervisors.

Achieved: Yes No

Tab 5

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

**WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
TABLE OF CONTENTS**

	<u>Page</u>
INDEPENDENT AUDITOR'S REPORT	1-2
MANAGEMENT'S DISCUSSION AND ANALYSIS	3-6
BASIC FINANCIAL STATEMENTS	
Government-Wide Financial Statements:	
Statement of Net Position	7
Statement of Activities	8
Fund Financial Statements:	
Balance Sheet – Governmental Funds	9
Reconciliation of the Balance Sheet – Governmental Funds to the Statement of Net Position	10
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	11
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	12
Notes to the Financial Statements	13-20
REQUIRED SUPPLEMENTARY INFORMATION	
Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – General Fund	21
Notes to Required Supplementary Information	22
OTHER INFORMATION	
Data Elements required by FL Statute 218.39 (3) (c)	23
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 <i>GOVERNMENT AUDITING STANDARDS</i>	24-25
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	26
MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	27-28



1001 Yamato Road • Suite 301
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

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
-----------------------------------	----	---------

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 <u>Original & Final</u>	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



1001 Yamato Road • Suite 301
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

**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.

A handwritten signature in blue ink, appearing to read "B. J. & Associates".

May 27, 2025



1001 Yamato Road • Suite 301
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

**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.

Grau & Associates

May 27, 2025



1001 Yamato Road • Suite 301
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

**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.

Tab 6

Post-Budgeting Considerations

Dear Wesbridge Landowners,

Thank you to everyone who has reached out to the CDD Management and Board of Supervisors with questions and feedback regarding the budget. We appreciate your engagement and continued support.

The Board approved the Fiscal Year 2025–2026 budget on August 18, 2025. Please note that the CDD's fiscal year runs from October 1 through September 30. As such, the CDD will not begin receiving funding from the Pasco County tax roll until mid-to-late November 2025, with full funding expected by January 2026.

Despite these timing constraints, our top priority remains maintaining community standards, including landscaping and road signage.

Here are some recent updates and ongoing efforts within the community:

- **Road signage** has been reinstalled and replaced following losses and damage caused by the recent hurricane.
- **New gates and security cameras** have been installed to enhance community safety.
- **Fresh mulch** has been added throughout the community to improve curb appeal.
- The Board continues to work with **Pasco County** regarding the new sidewalks.
- We are also actively working with our **aquatics vendor** to maintain the community ponds.
- The District received approval to **install speed tables** to address speeding concerns.
- The **perimeter fence repair project** has been approved and is scheduled for completion by the end of August.

Please know that both Rizzetta and your CDD Board of Supervisors are dedicated to the ongoing care and improvement of our community.

Thank you again for your understanding and continued partnership as we work together to keep Wesbridge a beautiful and safe place to live.

Best regards,



Darryl Adams

Wesbridge CDD

District Manager

Tab 7



Wesbridge Community Development District Waterway Inspection Report

Reason for Inspection:
Quality Assurance

Inspection Date:
7/24/2025

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
----------------	---



Site Assessments

Pond B1

Comments:

Normal Growth Observed

Minimal algae present and treated within the pond. Pond dye is periodically added to assist with algae control.

We continue to control invasive plant species within and around the native aquatic plants.



Pond B2

Comments:

Normal Growth Observed

Minimal algae present and treated within the pond. Pond dye is periodically added to assist with algae control.

We continue to control invasive plant species within and around the native aquatic plants.



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:

Normal Growth Observed

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

We continue to control invasive plant species within and around the native aquatic plants.



Pond C

Comments:

Treatment In Progress

Slender Spikerush is present along the ponds edge and was treated on 7/10/25.

The treatment had been successful and caused a bit of algae as this invasive aquatic weed decomposes. Algae treatment has been applied 7/24/25.



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 N

Comments:

Normal Growth Observed

Minimal algae present along the ponds edge and treated 7/24/25.

We continue to control invasive plant species within and around the native aquatic plants.



Pond NW

Comments:

Site Looks Good

Minimal Torpedograss present and treated along the ponds edge.

We continue to control invasive plant species within and around the native aquatic plants.



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 NE

Comments:

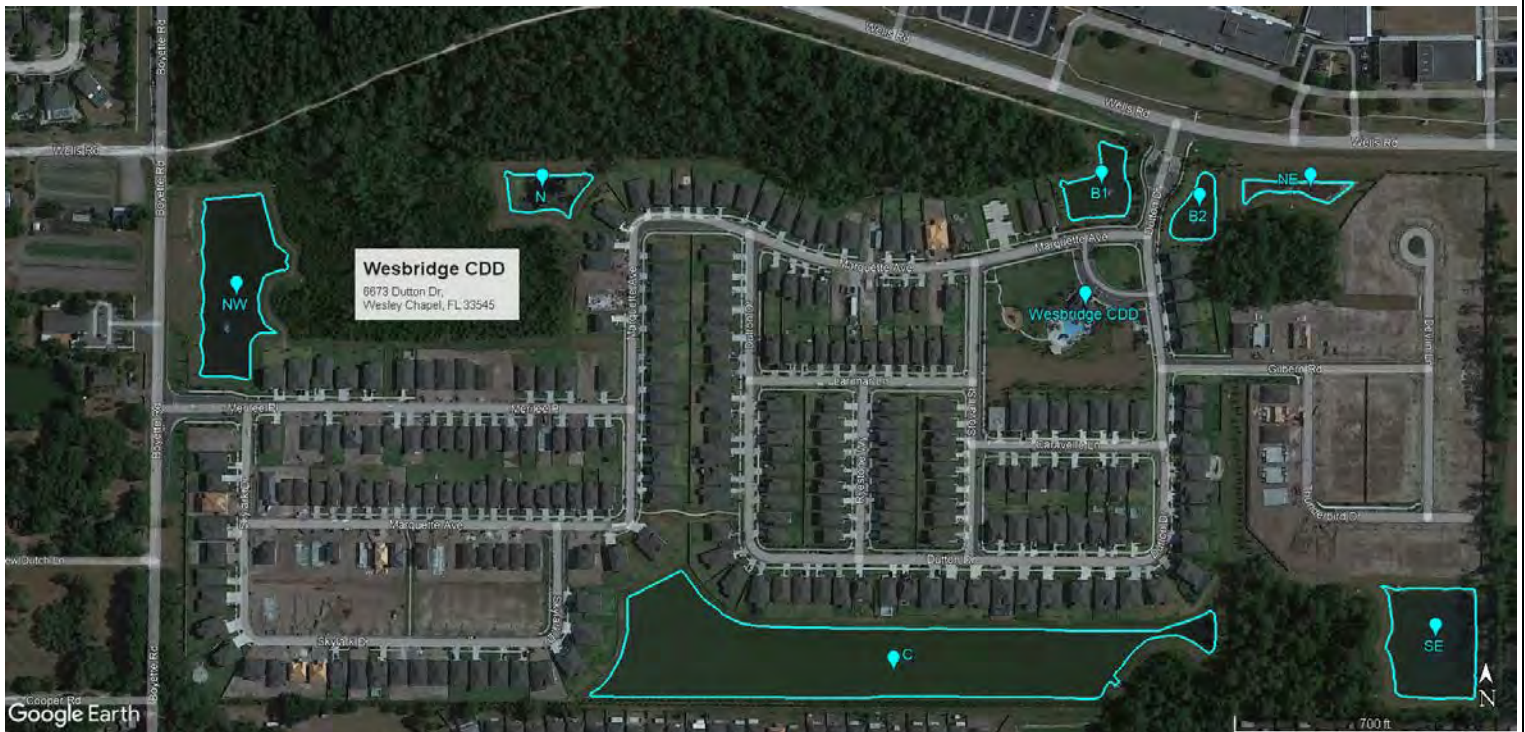
Normal Growth Observed

Minimal algae present and treated within the pond. Pond dye is periodically added to assist with algae control.





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

Tab 8

WESBRIDGE

LANDSCAPE INSPECTION REPORT



July 21, 2025
Rizzetta & Company
Amiee Brodeen - Landscape Specialist



Rizzetta & Company
Professionals in Community Management

Summary, Devlin Ln, Dutton Rd, Gilbern Rd

General Updates, Recent & Upcoming Maintenance Events

- Ensure the team is redefining the tree rings, edging around irrigation boxes.
- Please hand-pull all weedy plant material throughout the planting beds across the site. This includes any and all weeds, to ensure a clean and well-maintained appearance.

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. In the cul-de-sac on Devlin Ln, there is noticeable turf dieback in the center island. It appears to show signs of chinch bug damage. Please confirm the cause and treat accordingly. (Pic 1)



4. At the pocket park on Gilbern Rd, there are 4 to 5 trees showing signs of stress, likely due to being planted too deeply. Please cut back any dead branches, redefine the tree rings, and monitor these trees closely moving forward to determine if additional corrective action will be needed. (Pic 4a>, 4b>)



2. Please ensure the crew is properly edging around all planting beds to clearly distinguish them from the turf areas. In some spots, edging was done, but the encroaching grass was not removed from within the beds. (Pic 2a>, 2b>)



3. For the next mowing event, please place a strong emphasis on detailed bed and site work. At this point, I recommend assigning a few crew members specifically to focus on detailing, while the remaining team continues with the standard mowing and maintenance tasks. This will help bring the property back to a well-maintained standard.

Skylark Dr, Merilee Pl, Boyette Rd

5. Throughout the planting beds along the Merilee entrance, there is a clear need for major detailing work. This area should be addressed before the crew even exits the gates, as it sets the first impression upon entering the community.

6. On the south side of Pond NW, there are 2 circular irrigation valve box on site that is missing the lids. Next mowing visit please bring 2 replacement lids to the site.

7. Please ensure that the crews are properly edging around all irrigation boxes on site.



8. At the west entrance on Merilee Pl, there appears to be an irrigation leak. Please send a technician to investigate the source of the break and complete the necessary repairs as soon as possible. (Pic 8>)

9. On the outside of the west entrance, the planting beds are heavily filled with various weedy materials. Please ensure the team understands that, at this point, these areas must be hand-pulled to effectively clean up the beds and prevent further weed spread.

10. Along the west side of Pond NW, the turf appears significantly taller than the surrounding areas. Are the crews still mowing this section? It looks like it may have been missed during the last mowing cycle.

11. The planting beds along Boyette Rd appear to have gone several weeks without maintenance, as indicated by the numerous seed heads on the weedy material. Please ensure this area receives immediate attention and is brought back to standard. (Pic 11)



Marquette Ave, Skylark Dr

12. The community walkway between Marquette and Skylark is currently a tight fit, with Muhly grasses encroaching 12–16" onto the path from both sides. Please lightly trim back the Muhly grasses to open the walkway and hand-pull any unwanted plant material in the surrounding beds. (Pic 12)



13. Also, within the Muhly grass beds along the community walkway between Marquette and Skylark, please clean out any dead material and thoroughly blow out the beds. I noticed turf grass and Muhly grass stalks scattered throughout.

14. On S. Skylark Dr, the CDD strip that runs north and south, both beds are heavily infested with weeds, and the mulch is nearly depleted. When it's time to mulch again, please ensure the crew digs a small trench along the street edge to help keep the mulch in place longer and maintain a clean, defined boundary. (Pic 14a>, 14b>)

15. This entire area appears to have been unattended for several weeks. The weed stalks are approximately 2 feet tall, and there is viny growth spreading over the top of the shrubs, nearly covering the entire bed. Please address this area with detailed cleanup and ensure it is brought back to a maintained standard.

16. On the next visit, please have the crew trim back this shrub, as it is encroaching over the sidewalk and reducing the usable walking space. Pruning it back will help maintain a safe and accessible pathway. (Pic 16)



Marquette Ave, Skylark Dr, Dutton Dr

17. At Pond C, begin alternating the direction of mowing rows, as the current pattern is starting to create noticeable ruts. If left unaddressed, this will eventually lead to deep rutting and long-term turf damage. Rotating the mowing pattern will help preserve turf health and appearance. (Pic 17)



20. The planting beds along the community walkway appear to have been sprayed with herbicide, rather than being hand-pulled as required by the contract. This practice must stop immediately. If an herbicide was used, not only does this method fail to eliminate the weeds effectively—since the roots could remain intact—but it also contributes to failed intended plant material and leaves unsightly debris throughout the mulch. Additionally, this is a clear violation of contract standards and negatively impacts the overall appearance and health of the landscape. (Pic 20)



18. Similar to the Skylark Dr. beds, the Marquette Ave. beds running north and south are also showing signs of neglect. These areas need immediate attention, including weed removal, debris cleanup, and overall detailing to bring them back to standard.

19. Along the large community walkway between Marquette Ave and Dutton Dr, there are three Magnolia trees that need to be re-staked. Please address this on the next visit to ensure proper support and healthy establishment of the trees. (Pic 19a, 19b>)



21. On a positive note, the annuals look fantastic! I really appreciate the choice of using coleus—they're thriving, especially in this heat. Great selection and placement!



Proposals

17. Juniper, please provide a proposal for replacement plantings for the dead Muhly grasses along the 2 community walkways. The proposal should include a total of five (5) full 3-gallon pots of Muhly grasses *Muhlenbergia capillaris*, along with one bag of pine bark mulch for each planting area to ensure proper coverage and a clean finish. (Pic 1a, 1b, 1c>)



Tab 9

Irrigation Inspection

Job Details

Date:
07/01/2025

Controller Make and Model:
Hunter ACC

Property Name from Inspection:
Wesbridge CDD - Maintenance

Controller Location:
Exit side by pond

Controller Name:
Clock 2 Back Entrance

POC:
Reclaim

Weather Sensor Operational:
WORKING

Account Manager:
LAURALEE BISHOP

Are repairs included in Contractual Agreement:
Yes

Zone Information

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
5-Spray at the controller	No					
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
6-Spray entry & exit side	No					
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
7-Bubbler exit side	No					
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
8-Drip exit side	No					
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
9-Annuals median island	No					
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
10-MP exit side at Boyette Rd	No					Yes

Zone Assessment:

10-MP exit side at Boyette Rd
Looks like they're gonna start some construction took off runtime for zone 10.



Irrigation Inspection

Zone Information						
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
11-Drip median & entry side by Boyette Rd	No					
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
12-Bubbler entry side & down by Boyette Rd	No					
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
13-MP Entry side by Boyette Rd	No					
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
14-Drip entry side by Boyette Rd to Corner of fence	No					
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
15-Bubbler behind fence of 30096 Skylark Dr	Yes	Bubblers	1	Yes		
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
16-Drip valve behind fence of 30096 Skylark Dr	No					Yes

Zone Assessment:

16-Drip valve behind fence of 30096 Skylark Dr
Found the valve, but not sure where it runs.

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
17-Bubbler behind fence of 30152 Skylark Dr	Yes	Bubblers	5	Yes		
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
18-Bubbler behind 30214 Skylark Dr by lake bank	No					Yes

Zone Assessment:

18-Bubbler behind 30214 Skylark Dr by lake bank
Loss water pressure.

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
19-Bubbler behind 30214 Skylark Dr by lake bank	No					Yes

Zone Assessment:

19-Bubbler behind 30214 Skylark Dr by lake bank
Loss water pressure.

Irrigation Inspection

Zone Information						
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
Battery clock 1 - Lake bank after zone 19	No					Yes

Zone Assessment:
Battery clock 1 - Lake bank after zone 19 Loss pressure.

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
Battery clock 2- Lake bank after zone 19	No					Yes

Zone Assessment:
Battery clock 2- Lake bank after zone 19 Loss pressure.

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
Battery clock 3- Lake bank after zone 19	No					Yes

Zone Assessment:
Battery clock 3- Lake bank after zone 19 Loss water pressure.

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
1-MP Right side of 30169 Marquette Ave	No					Yes

Zone Assessment:
1-MP Right side of 30169 Marquette Ave Loss water pressure.

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
2-Drip Right side of 30169 Marquette Ave	No					Yes

Zone Assessment:
2-Drip Right side of 30169 Marquette Ave Loss water pressure.

Irrigation Inspection

Zone Information

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
3-Spray Right side of 30127 Merilee Pl	No					Yes

Zone Assessment:

3-Spray Right side of 30127 Merilee Pl
Loss water pressure.

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
4-Drip Right side of 30127 Merilee Pl	No					Yes

Zone Assessment:

4-Drip Right side of 30127 Merilee Pl
Loss water pressure.

Inspection Details

Any Repairs, Assessments and/or Diagnostics required? Yes

Last few zones completely lost water pressure.

Controller Wet Check Finished: Yes

Technician Name: Crescencio Barranda

Is Property fully Inspected: Yes

Supervisor Name: Crescencio Barranda

Irrigation Inspection

Job Details

Date:
07/15/2025

Controller Make and Model:
Hunter ACC

Property Name from Inspection:
Wesbridge CDD - Maintenance

Controller Location:
Exit side by the pond

Controller Name:
Clock #1

POC:
Reclaim

Weather Sensor Operational:
WORKING

Account Manager:
LAURALEE BISHOP

Are repairs included in Contractual Agreement:
Yes

Zone Information						
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
1- Drip exit side & median island	Yes	Drip Line Fittings	4	Yes		
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
2-Spray Annuals island & exit side	No					
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
3-Bubblers exit side by clock	No					
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
4-Spray exit side at entrance	No					
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
5- Spray entrance entry side	No					
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
6-Spray Entrance entry side	Yes	Nozzles	1	Yes		
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
7- Bubblers Entrance side by Pond	No					
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
8- Spray Entrance entry side	No					
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
9-Drip Entrance entry side by Pond	Yes	Drip Line Fittings	3	Yes		
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
10- Spray Marquette Ave across CH	No					
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
11- Rotors infront Club house	No					

Irrigation Inspection

Zone Information						
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
12- Spray Marquette Ave / Dutton DR	Yes	Nozzles	1	Yes		
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
13- Drip Marquette Ave in-front of CH	Yes	Drip Line Fittings	2	Yes		

Inspection Details

Any Repairs, Assessments and/or Diagnostics required? Yes

NO Proposal Needed. Everything under 2 inch is included.

Controller Wet Check Finished: Yes

Technician Name: Crescencio Barranda

Is Property fully Inspected: Yes

Supervisor Name: Elias Avila

Tab 10



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** September 15, 2025 at 5:30pm
- **FY 2024-2025 Audit Completion Deadline:** June 30, 2026

District Manager's Report

August 18

2025

W
E
S
B
R
I
D
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)**

July 31, 2025

Prepared by: Rizzetta & Company, Inc.

wesbridgecdd.org
rizzetta.com

Wesbridge Community Development District

Balance Sheet

As of 07/31/2025

(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	71,720	0	0	0	71,720	0	0
Investments	43,846	63,281	519,680	19,042	645,849	0	0
Prepaid Expenses	673	0	0	0	673	0	0
Refundable Deposits	162,751	0	0	0	162,752	0	0
Fixed Assets	0	0	0	0	0	3,624,279	0
Amount Available in Debt Service	0	0	0	0	0	0	519,680
Amount To Be Provided Debt Service	0	0	0	0	0	0	5,410,320
Total Assets	278,990	63,281	519,680	19,042	880,994	3,624,279	5,930,000
Liabilities							
Accounts Payable	13,942	2,202	0	0	16,144	0	0
Accrued Expenses	27,948	0	0	0	27,948	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	201,499	2,202	0	0	203,701	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	50,151	1,602	18,551	7,660	77,964	0	0
Total Fund Equity & Other Credits	77,491	61,079	519,680	19,042	677,292	3,624,279	0
Total Liabilities & Fund Equity	278,990	63,281	519,680	19,042	880,994	3,624,279	5,930,000

Wesbridge Community Development District

Statement of Revenues and Expenditures

As of 07/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 07/31/2025 YTD Budget	Year To Date 07/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	584	584
Special Assessments				
Tax Roll	362,453	362,453	365,487	3,034
Other Misc. Revenues				
Miscellaneous Revenue	0	0	280	280
Total Revenues	362,453	362,453	366,351	3,898
Expenditures				
Legislative				
Supervisor Fees	12,000	10,000	7,600	2,400
Total Legislative	12,000	10,000	7,600	2,400
Financial & Administrative				
ADA Website Compliance	1,538	1,538	1,538	0
Accounting Services	20,257	16,881	16,880	0
Administrative Services	5,065	4,221	4,221	1
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	4,167	4,167	0
District Engineer	13,000	10,833	13,642	(2,810)
District Management	22,621	18,851	18,851	1
Dues, Licenses & Fees	210	210	175	35
Financial & Revenue Collections	4,051	3,376	3,376	0
Legal Advertising	1,720	1,433	2,725	(1,292)
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	2,000	2,000	0
Total Financial & Administrative	94,961	82,609	84,064	(1,455)
Legal Counsel				
District Counsel	9,000	7,500	7,550	(50)
Total Legal Counsel	9,000	7,500	7,550	(50)
Electric Utility Services				
Utility - Street Lights	48,235	40,196	44,531	(4,335)
Utility Services	10,527	8,773	8,132	640
Total Electric Utility Services	58,762	48,969	52,663	(3,695)
Water-Sewer Combination Services				
Utility Services	8,823	7,352	1,835	5,518
Total Water-Sewer Combination Services	8,823	7,352	1,835	5,518
Stormwater Control				
Aquatic Maintenance	8,196	6,830	7,270	(440)

See Notes to Unaudited Financial Statements

Wesbridge Community Development District

Statement of Revenues and Expenditures

As of 07/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025	Through 07/31/2025	Year To Date 07/31/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Aquatic Plant Replacement	3,100	2,583	3,037	(454)
Total Stormwater Control	11,296	9,413	10,307	(894)
Other Physical Environment				
Gate Cameras	2,150	1,792	887	905
General Liability Insurance	3,710	3,710	3,609	101
Holiday Decorations	2,000	2,000	2,000	0
Irrigation Maintenance & Repair	4,500	3,750	2,934	816
Landscape - Annuals/Flowers	6,000	5,000	3,586	1,414
Landscape - Mulch	19,800	16,500	0	16,500
Landscape Inspection Services	8,400	7,000	7,000	0
Landscape Maintenance	75,000	62,500	78,216	(15,716)
Landscape Replacement Plants, Shrubs, Tr	4,300	3,584	13,525	(9,942)
Property Insurance	6,351	6,351	5,791	560
Total Other Physical Environment	132,211	112,187	117,548	(5,362)
Parks & Recreation				
Fountain Service Repair & Maintenance	3,100	2,583	9,637	(7,053)
Gate Maintenance & Repair	10,800	9,000	22,775	(13,775)
Pressure Washing	3,000	2,500	2,307	193
Telephone, Internet, Cable	3,000	2,500	2,592	(92)
Total Parks & Recreation	19,900	16,583	37,311	(20,727)
Contingency				
Crosswalk Maintenance	1,000	833	150	683
Miscellaneous Contingency	14,500	12,084	40,661	(28,578)
Total Contingency	15,500	12,917	40,811	(27,895)
Total Expenditures	362,453	307,530	359,689	(52,160)
Total Excess of Revenues Over(Under) Ex- penditures	0	54,923	6,662	(48,262)
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	43,489	43,490
Total Other Financing Sources(Uses)	0	0	43,489	43,490
Fund Balance, Beginning of Period	0	0	27,340	27,340
Total Fund Balance, End of Period	0	54,923	77,491	22,568

Wesbridge Community Development District

Statement of Revenues and Expenditures

As of 07/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 07/31/2025 YTD Budget	Year To Date 07/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	2,214	2,214
Special Assessments				
Tax Roll	61,705	61,705	61,705	0
Total Revenues	<u>61,705</u>	<u>61,705</u>	<u>63,919</u>	<u>2,214</u>
Expenditures				
Contingency				
Capital Reserve	61,705	61,705	18,828	42,877
Total Contingency	<u>61,705</u>	<u>61,705</u>	<u>18,828</u>	<u>42,877</u>
Total Expenditures	<u>61,705</u>	<u>61,705</u>	<u>18,828</u>	<u>42,877</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>45,091</u>	<u>45,091</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>61,079</u>	<u>61,079</u>

Wesbridge Community Development District

Statement of Revenues and Expenditures

As of 07/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 07/31/2025 YTD Budget	Year To Date 07/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	18,862	18,862
Special Assessments				
Tax Roll	388,326	388,326	391,103	2,777
Total Revenues	<u>388,326</u>	<u>388,326</u>	<u>409,965</u>	<u>21,639</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) Expenditures	<u>0</u>	<u>0</u>	<u>25,671</u>	<u>25,671</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(7,119)	(7,119)
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>(7,119)</u>	<u>(7,119)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>501,128</u>	<u>501,128</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>519,680</u>	<u>519,680</u>

See Notes to Unaudited Financial Statements

Wesbridge Community Development District

Statement of Revenues and Expenditures

As of 07/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 07/31/2025 YTD Budget	Year To Date 07/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	541	541
Total Revenues	<u>0</u>	<u>0</u>	<u>541</u>	<u>541</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>541</u>	<u>541</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	7,120	7,120
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>7,120</u>	<u>7,120</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>11,381</u>	<u>11,381</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>19,042</u>	<u>19,042</u>

Wesbridge CDD
Investment Summary
July 31, 2025

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>July 31, 2025</u>
Valley National Operating	Governmental Checking	\$ 11,743
FLCLASS Operating	Average Monthly Yield 4.3481%	\$ 32,103
Total General Fund Investments		<u><u>\$ 43,846</u></u>
FLCLASS Reserve	Average Monthly Yield 4.3481%	\$ 63,281
Total Reserve Fund Investments		<u><u>\$ 63,281</u></u>
US Bank Series 2019 Revenue	US Bank Money Market 5 - Ct	\$ 325,517
US Bank Series 2019 Reserve	US Bank Money Market 5 - Ct	194,163
Total Debt Service Fund Investments		<u><u>\$ 519,680</u></u>
US Bank Series 2019 Construction	US Bank Money Market 5 - Ct	\$ 19,042
Total Capital Projects Fund Investments		<u><u>\$ 19,042</u></u>

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 07/01/2025 to 07/31/2025

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
282, 2334						
	282 General Fund	07/24/2025	Advanced Aquatic Services, Inc.	10559698	Extra trash pickup 07/25	220.00
	282 General Fund	07/07/2025	Juniper Landscaping of Florida, LLC	344573	Irrigation Repairs 07/25	389.57
	282 General Fund	07/10/2025	Juniper Landscaping of Florida, LLC	344849	Annual flowers install 07/25	3,269.91
	282 General Fund	07/11/2025	Juniper Landscaping of Florida, LLC	344870	Fertilize Shrub and insect and Disease Control 07/25	750.11
	282 General Fund	07/22/2025	Pasco County Utilities	22742799	06/25 ACH 30032 Marquette Avenue 06/25	20.25
	282 General Fund	07/22/2025	Pasco County Utilities	2274818	06/25 ACH 6612 Boyette Road 06/25	46.17
	282 General Fund	07/22/2025	Pasco County Utilities	22742800	07/25 ACH 29966 Marquette Plance 07/25	4.05
	282 General Fund	07/22/2025	Pasco County Utilities	22742437	06/25 ACH 6554 Ryestone Way 06/25	25.92
	282 General Fund	07/22/2025	Pasco County Utilities	22742436	06/25 ACH 6697 Dutton Irrigation DR 06/25	157.14
	282 General Fund	07/01/2025	Romaner Graphics	22569A, 22569B and 22569C	Fixed Signs and Fence 02/25	5,329.00
	282 General Fund	07/01/2025	Romaner Graphics	22478 A and 22478 B	Additional hurricane damage - Signs 11/24	1,775.00
	282 General Fund	07/01/2025	Romaner Graphics	22455	Hurricane damage - Traffic Light, Signs and Fence 11/24	1,955.00
Sum for 282, 2334						13,942.12
282, 2335						
	282 Reserve Fund	07/23/2025	Tampa Fence	3412	50% deposit for Fence 07/25	2,202.00
Sum for 282, 2335						2,202.00
Sum for 282						16,144.12
Sum Total						16,144.12

Wesbridge Community Development District
Notes to Unaudited Financial Statements
July 31, 2025

Balance Sheet

1. Trust statement activity has been recorded through 07/31/2025.
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 11



Quarterly Compliance Audit Report

Wesbridge

Date: July 2025 - 2nd Quarter

Prepared for: Matthew Huber

Developer: Rizzetta

Insurance agency:



Preparer:

Susan Morgan - *SchoolStatus Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

Table of Contents

Compliance Audit

Overview	2
<i>Compliance Criteria</i>	2
<i>ADA Accessibility</i>	2
Florida Statute Compliance	3
Audit Process	3

Audit results

ADA Website Accessibility Requirements	4
Florida F.S. 189.069 Requirements	5

Helpful information:

Accessibility overview	6
ADA Compliance Categories	7
Web Accessibility Glossary	11

Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

Passed	Description
Passed	Website errors* 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	Keyboard navigation The ability to navigate website without using a mouse
Passed	Website accessibility policy A published policy and a vehicle to submit issues and resolve issues
Passed	Color contrast Colors provide enough contrast between elements
Passed	Video captioning Closed-captioning and detailed descriptions
Passed	PDF accessibility Formatting PDFs including embedded images and non-text elements
Passed	Site map Alternate methods of navigating the website

*Errors represent less than 5% of the page count are considered passing

**Error reporting details are available in your Campus Suite Website Accessibility dashboard



Florida F.S. 189.069 Requirements

Result: **PASSED**

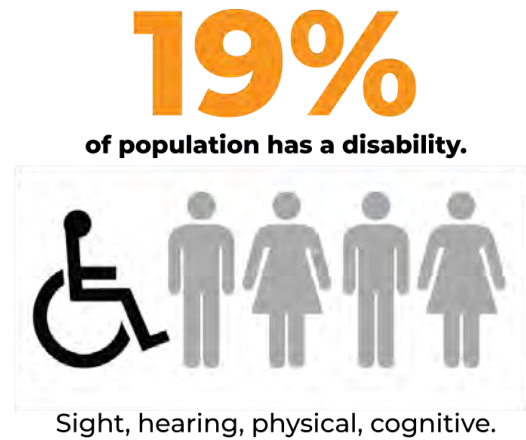
Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
Passed	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

Accessibility overview

Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

Contract checker: <http://webaim.org/resources/contrastchecker>



Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

Helpful article: <http://webaim.org/techniques/alttext>



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: www.nngroup.com/articles/keyboard-accessibility

Helpful article: <http://webaim.org/techniques/skipnav>



Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

Helpful article: <http://webaim.org/techniques/sitetools/>



Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

Helpful article: <http://webaim.org/techniques/tables/data>



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: <http://webaim.org/techniques/acrobat/acrobat>



Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

Helpful article: <http://webaim.org/techniques/captions>



Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

Helpful article: <http://webaim.org/techniques/forms>



Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

Timers

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

Fly-out menus

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

No pop-ups

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web

Tab 12

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, 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.

Present and constituting a quorum were:

Eladio Izquierdo	Chairman
Scott Petersen	Assistant Secretary
David Covert	Assistant Secretary
Bob Schnaydman	Assistant Secretary

Also present:

Darryl Adams	District Manager, Rizzetta
Leslie Green	Vice-Chairman <i>(Via Conference Call)</i>
Jerry Whited	Project Manager, BDI Engineering <i>(Via Conference Call)</i>
Doug Agnew	Representative, Advance Aquatics <i>(Via Conference Call)</i>
Scott Steady	District Counsel, Burr Forman <i>(Via Conference Call)</i>
Amiee Brodeen	Landscape Inspection Analyst, Rizzetta
Laurelee 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 5:30 p.m.

SECOND ORDER OF BUSINESS

Audience Comments

There were no audience questions or comments.

THIRD ORDER OF BUSINESS

BUSINESS ITEMS

BUSINESS ITEMS

A. Discussion of FY 2025-2026 Budget

Mr. Adams discussed the Budget process with the Board.

B. Discussion of FY 2024-2025 Goals & Objectives Report

The Board tabled this item.

C. Consideration of the 2023-2024 Audit Report

Mr. Adams reviewed the Audit Report and noted there were no issues.

On a motion from Mr. Schnaydman, seconded by Mr. Petersen, with all in favor, the Board of Supervisors accepted the 2023-2024 Audit Report, for the Wesbridge Community Development District.

FOURTH ORDER OF BUSINESS

STAFF REPORT

A. District Engineer

The District Engineer reviewed his report and discussed the Street Sign report.

The Board discussed the Traffic Enforcement agreement.

The Board requested proposals for the removal or trimming of two trees obstructing street signs. A letter will also be sent to the respective residents advising them to maintain the trees.

B. Aquatics Report

1. Review of Waterway Inspection Report

Mr. Agnew reviewed his report and informed the Board that multiple pieces of trash were collected during his inspection.

C. Landscape Inspection Manager

1. Review of Landscape Inspection Report

Ms. Brodeen will be taking over the Landscape Inspection duties. She reviewed the report, and the Board requested that she focus on weed control.

The Board also directed staff to request permission from the HOA to use the water.

D. District Counsel

1. Consideration of Temporary Access Agreement

The Board requested to put in 6 months deadline for the agreement.

On a motion from Mr. Green, seconded by Mr. Petersen, with all in favor, the Board of Supervisors accepted the Temporary Access Agreement with a six-month deadline., for the Wesbridge Community Development District.

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 June 16, 2025**

On a motion from Mr. Petersen, seconded by Mr. Covert, with all in favor, the Board of Supervisors accepted and adopted the Minutes of the Board of Supervisors' Landowners' Election Meeting held on June 16, 2025, for Wesbridge Community Development District.

**B. Consideration of Operation & Maintenance Operation & Maintenance
Expenditures May 2025**

On a motion from Mr. Izquierdo, seconded by Mr. Covert, with all in favor, the Board of Supervisors accepted the Operation & Maintenance Expenditures for May 2025 (\$25,484.83), for the Wesbridge Community Development District.

**C. Consideration of Operation & Maintenance Operation & Maintenance
Expenditures June 2025**

On a motion from Mr. Izquierdo, seconded by Mr. Green, with all in favor, the Board of Supervisors accepted the Operation & Maintenance Expenditures for June 2025 (\$19,228.93), for the Wesbridge Community Development District.

SIXTH ORDER OF BUSINESS

Audience and Supervisor Requests

A resident raised concerns about the sidewalk near the park. The District Engineer will look into the issue.

A resident also requested the removal of a street sign located near their residence.

EIGHTH ORDER OF BUSINESS

Adjournment

On a motion from Mr. Izquierdo, seconded by Mr. Schnaydman, with all in favor, the Board of Supervisors adjourned the meeting at 6:24 p.m. for Wesbridge Community Development District.

Secretary/Assistant Secretary

Chairman/ Vice Chairman

DRAFT

Tab 13

Wesbridge Community Development District

District Office · Riverview, Florida

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

Operations and Maintenance Expenditures July 2025 For Board Approval

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

The total items being presented: **\$50,777.82**

Approval of Expenditures:

_____Chairperson

_____Vice Chairperson

_____Assistant Secretary

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

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Advanced Aquatic Services, Inc.	300096	10559148	Monthly Lake Maintenance 06/25	\$683.00
Advanced Aquatic Services, Inc.	300101	10559578	Monthly Lake Maintenance 07/25	\$683.00
Alarm Engineers, Inc.	300097	78529	50% Installation of Video Surveillance System 06/25	\$5,826.00
Architectural Fountains, Inc	300115	01232403E	Service Call - Lights on Fountain 1 01/24	\$125.00
Asphalt & Concrete Parking Lot Maintenance	300109	2025874	Signs and Posts installation 07/25	\$5,670.00
Bob Schnaydman	300116	BS072125	Board of Supervisors Meeting 07/21/25	\$200.00
Brletic Dvorak, Inc.	300107	2025	Engineering Services 06/25	\$810.00
Burr & Forman, LLP	300102	1570336	Legal Services 05/25	\$937.47
Burr & Forman, LLP	300112	1577462	Legal Services 06/25	\$487.50
David Covert	300117	DC072125	Board of Supervisors Meeting 07/21/25	\$200.00
DoorKing, Inc.	20250723-1	2549111 ACH	Cell System Services 07/25	\$55.95
DoorKing, Inc.	20250728-1	2551574 ACH	Cell System Services 07/25	\$43.95
Eladio Izquierdo	300118	EI072125	Board of Supervisors Meeting 07/21/25	\$200.00
Fountain Design Group, Inc.	300122	36117A	MOTOR for Fountain - Foutain Repair 05/25	\$3,146.00
Fountain Design Group, Inc.	300122	36810A	Pump and Cable - Fountain Repair 05/25	\$4,686.10

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

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Juniper Landscaping of Florida, LLC	300098	337536	Landscape Maintenance 06/25	\$5,332.90
Juniper Landscaping of Florida, LLC	300108	340390	Insect and Disease Control 06/25	\$150.11
Juniper Landscaping of Florida, LLC	300111	342691	Landscape Maintenance 07/25	\$5,332.91
Leslie J Green	300119	LG072125	Board of Supervisors Meeting 07/21/25	\$200.00
Pasco County Utilities	20250709-1	22575512 05/25 ACH	6697 Dutton Irrigation DR 05/25	\$159.57
Pasco County Utilities	20250709-2	22575514 05/25 ACH	6554 Ryestone Way 05/25	\$42.93
Pasco County Utilities	20250709-3	22575876 05/25 ACH	30032 Marquette Avenue 05/25	\$14.58
Pasco County Utilities	20250709-4	22575877 05/25 ACH	29966 Marquette Plance 05/25	\$4.86
Pasco County Utilities	20250709-5	22575895 05/25 ACH	6612 Boyette Road 05/25	\$45.36
Rizzetta & Company, Inc.	300100	INV0000100471	District Management Services 07/25	\$5,649.49
Rizzetta & Company, Inc.	300110	INV0000100657	Mass Mailing - Budget Notice 07/25	\$577.44
Romaner Graphics	300103	22757	Signage and repaint Post 06/25	\$440.00
SafeTouch, LLC	300099	20296	Quarterly Gate Maintenance 06/25	\$349.98
Scott Petersen	300120	SP072125	Board of Supervisors Meeting 07/21/25	\$200.00
Southern Automated Access Services, LLC	300113	16694	Gate Repair 07/25	\$1,335.60

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

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Spectrum	20250710-1	1303841062125 07/25 ACH	5678 Dutton Drive 07/25	\$160.00
Spectrum	20250728-2	1307909070925 07/25 ACH	6612 Boyette Road 07/25	\$100.00
Times Publishing Company	300114	46170-072025	Account #TB187596 Legal Advertising 07/25	\$1,556.00
Times Publishing Company	300121	46171-072725	Account #TB187596 Legal Advertising 07/25	\$170.00
Withlacoochee River Electric Cooperative, Inc.	20250725-1	2127372 06/25 ACH	6612 Boyette Road 07/25	\$292.51
Withlacoochee River Electric Cooperative, Inc.	20250725-2	2087102 06/25 ACH	5678 Dutton Drive 06/25	\$769.48
Withlacoochee River Electric Cooperative, Inc.	20250725-3	2078246 06/25 ACH	Public Lighting 06/25	<u>\$4,140.13</u>
Report Total				<u>\$ 50,777.82</u>

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

6/1/2025
10559148
\$683.00

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

Due Date
Net 30
7/1/2025

Monthly Lake Maintenance.
***THE INVOICE DATE ABOVE INDICATES MONTH SERVICES WILL BE
PERFORMED***

RECEIVED
05/21/25

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

7/1/2025
10559578
\$683.00

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

Due Date
Net 30
7/31/2025

RECEIVED
06/24/25

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



ALARM ENGINEERS, INC.
P.O. BOX 305
CLAY, AL 35048-0305
(205) 836-8131
ALABAMA LICENSE 068
FLORIDA LICENSE EF20001471

Invoice

DATE	INVOICE #
6/17/2025	78529

BILL TO:

Wesbridge CDD-Wesbridge Gates
3434 Colwell Ave
Ste 200
Tampa, FL 33614

SHIP TO:

P.O. NUMBER	TERMS	REP	SHIP	VIA	F.O.B.	PROJECT
SYSTEM	Due on receipt	RM				

QUANTITY	ITEM CODE	Description	DESCRIPTION Qty	Rate	PRICE EACH	Amount
----------	-----------	-------------	-----------------	------	------------	--------

TURING VIDEO SURVEILLANCE SYSTEM INSTALLATION
AS PER ENCLOSED ESTIMATE #706:

RECEIVED
06/18/25

TOTAL INSTALLED PRICE	11,653.00	11,653.00
LESS HOLDBACK UNTIL COMPLETION TOTAL	-5,827.00	-5,827.00

Total	\$5,826.00
Payments/Credits	\$0.00
TOTAL Balance Due	\$5,826.00



296791

Estimate #706



ALARM ENGINEERS INC.
AUDIO/VIDEO · CCTV · FIRE · SECURITY · ACCESS CONTROL

Billing Address

Wesbridge CDD - Wesbridge
Gates
3434 Colwell Ave
Suite 200
Tampa Florida 33614
darryla@rizzetta.com
+1 813 994 1001

Contact: Daryl Adams
+18139941001

Service Address

Wesbridge CDD - Wesbridge
Gates
6723 Dutton Drive
Wesley Chapel FL 33545
United States
darryla@rizzetta.com
+1 813 994 1001

Contact: Daryl Adams
+18139941001

Send Payment To

Alarm Engineers Inc.
PO Box 305
Clay Alabama 35048
+18002342327
service@alarmengineersinc.com

Total	\$11,653.00
Payments	\$0.00
Balance	\$11,653.00

Scope of Work

Scope of Work:

1. Equipment to be Installed:

◦ Dutton Dr Entry:

- 1 x Turing Video TR-MRP082G2-B SMART Series IP NVR Bundle with Bridge 8-Channel, 8-POE, 2 SATA, 2TB HDD
- 2 x U6 Mesh Pro - Indoor/outdoor WiFi 6 AP with 4 spatial streams, an integrated super antenna, and a gigabit passthrough port
- 1 x UniFi Express - Cloud Gateway
- 1 x U6 Flex with Utility Power - Flexible 5-port, Layer 2 PoE switch for indoor and outdoor use
- 1 x (Over All Entry) Turing Video TP-MED8M28 SMART Series 8MP IR Turret IP Camera, 2.8mm Lens, White
- 1 x (Over All Exit) Turing Video TP-MED8M28 SMART Series 8MP IR Turret IP Camera, 2.8mm Lens, White
- 1 x (Entry Tag) Turing Video TP-MMB4AV8L 5MP Smart Bullet Camera, 8-32mm Lens (LPR Camera)
- 1 x (Exit Tag) Turing Video TP-MMB4AV8L 5MP Smart Bullet Camera, 8-32mm Lens (LPR Camera)

◦ Merilee PI Entry:

- 1 x Turing Video TR-MRP082G2-B SMART Series IP NVR Bundle with Bridge 8-Channel, 8-POE, 2 SATA, 2TB HDD
- 1 x (Over All Entry) Turing Video TP-MED8M28 SMART Series 8MP IR Turret IP Camera, 2.8mm Lens, White
- 1 x (Over All Exit) Turing Video TP-MED8M28 SMART Series 8MP IR Turret IP Camera, 2.8mm Lens, White
- 1 x (Entry Tag) Turing Video TP-MMB4AV8L 5MP Smart Bullet Camera, 8-32mm Lens (LPR Camera)
- 1 x (Exit Tag) Turing Video TP-MMB4AV8L 5MP Smart Bullet Camera, 8-32mm Lens (LPR Camera)

2. Installation:

◦ Dutton Dr Entry:

- Remove the existing camera system components as necessary.
- Install and configure the new Turing Video NVR bundle, WiFi mesh access points, UniFi Express Cloud Gateway, and U6 Flex switch.
- Install and position the new Turing Video IR turret and bullet cameras at specified locations (over all entry, over all exit, entry tag, and exit tag).
- Utilize existing wiring, piping, and NEMA boxes for the installation.

◦ Merilee PI Entry:

- Remove the existing analog camera system components.
- Install new wiring to replace the existing analog camera wiring.
- Install and configure the new Turing Video NVR bundle.
- Install and position the new Turing Video IR turret and bullet cameras at specified locations (over all entry, over all exit, entry tag, and exit tag).

3. Configuration and Testing:

- Configure the NVR and cameras for optimal performance and remote viewing capability.
- Test the system to ensure proper functionality and connectivity.
- Adjust camera angles and settings for maximum coverage and image quality.

Charges

Item	Description	Unit Cost	Tax	Quantity	Line Total
Turing AI Base NVR with Remote Stations	Dutton Dr Entry - Main NVR and WIF MESH 1 x Turing Video TR-MRP082G2-B SMART Series IP NVR Bundle with Bridge 8-Channel, 8-POE, 2 SATA, 2TB HDD 2 x U6 Mesh Pro - Indoor/outdoor WiFi 6 AP with 4 spatial streams, an integrated super antenna, and a gigabit passthrough port. 1 x UniFi Express - Cloud Gateway 1 x U6 Flex with Utility Power - Flexible 5-port, Layer 2 PoE switch for indoor and outdoor use 1 x (Over All Entry) Turing Video TP-MED8M28 SMART Series 8MP IR Turret IP Camera, 2.8mm Lens, White 1 x (Over All Exit) Turing Video TP-MED8M28 SMART Series 8MP IR Turret IP Camera, 2.8mm Lens, White 1 x (Entry Tag) Turing Video TP-MMB4AV8L 5MP Smart Bullet Camera, 8-32mm Lens (LPR Camera) 1 x (Exit Tag) Turing Video TP-MMB4AV8L 5MP Smart Bullet Camera, 8-32mm Lens (LPR Camera) 1 x Includes Labor and Material for Turnkey Install and Remote Viewing Programming <ul style="list-style-type: none"> • Turing Video TV-CORE1Y Vision VSaaS Core License Year/Camera VMS per camera (Including Third Party) • REQUIRED FOR VMS CLOUD SUPPORT • BILLED ANNUALLY AT A RATE OF \$78 PER CAMERA PER YEAR DUE AT BEGGINING OF EACH YEAR UNTIL CANCELED • Includes 1 LPR TAG CORE license for Turing Vision cloud VMS per tag camera (Including Third Party) • REQUIRED FOR VMS CLOUD SUPPORT • BILLED ANNUALLY AT A RATE OF \$150 PER TAG CAMERA PER YEAR DUE AT BEGGINING OF EACH YEAR UNTIL CANCELED 	\$6,500.0	%	1.0	\$6,500.00
Turing AI Base NVR with Remote Stations	Merilee Pl Entry - Main NVR and WIF MESH (Analog) 1 x Turing Video TR-MRP082G2-B SMART Series IP NVR Bundle with Bridge 8-Channel, 8-POE, 2 SATA, 2TB HDD 1 x (Over All Entry) Turing Video TP-MED8M28 SMART Series 8MP IR Turret IP Camera, 2.8mm Lens, White 1 x (Over All Exit) Turing Video TP-MED8M28 SMART Series 8MP IR Turret IP Camera, 2.8mm Lens, White 1 x (Entry Tag) Turing Video TP-MMB4AV8L 5MP Smart Bullet Camera, 8-32mm Lens (LPR Camera) 1 x (Exit Tag) Turing Video TP-MMB4AV8L 5MP Smart Bullet Camera, 8-32mm Lens (LPR Camera) 1 x Includes Labor and Material for Turnkey Install and Remote Viewing Programming <ul style="list-style-type: none"> • Turing Video TV-CORE1Y Vision VSaaS Core License Year/Camera VMS per camera (Including Third Party) • REQUIRED FOR VMS CLOUD SUPPORT • BILLED ANNUALLY AT A RATE OF \$78 PER CAMERA PER YEAR DUE AT BEGGINING OF EACH YEAR UNTIL CANCELED • Includes 1 LPR TAG CORE license for Turing Vision cloud VMS per tag camera (Including Third Party) • REQUIRED FOR VMS CLOUD SUPPORT • BILLED ANNUALLY AT A RATE OF \$150 PER TAG CAMERA PER YEAR DUE AT BEGGINING OF EACH YEAR UNTIL CANCELED 	\$5,153.0	%	1.0	\$5,153.00
Internet	As part of the scope of work for the installation of the Unifi and Turing	\$0.0	%	1.0	\$0.00

Requirement Disclosure

As part of the scope of work for the installation of the Unifi and Turing AI wireless camera system, the following internet requirement disclosure is provided:

1. **Internet Connectivity Coordination:**

- Alarm Engineers will collaborate with **Wesbridge Community Development District (CDD)** in-house team to ensure all necessary internet connections are established at the head-end areas for remote viewing purposes.
- Coordination will include scheduling, planning, and execution of internet setup tasks to meet project timelines and requirements.

2. **Head-End Areas:**

- Reliable and high-speed internet connectivity is required at the head-end areas to facilitate remote viewing and management of the camera system.
- **Wesbridge Community Development District (CDD)** designated team will manage the installation and configuration of internet services at the head-end areas.

3. **Remote Viewing:**

- The camera system's remote viewing capabilities depend on stable and secure internet connections at the head-end areas.
- Alarm Engineers will provide technical guidance and support to ensure proper integration of the camera system with the internet infrastructure.

4. **Compliance and Safety:**

- All internet setup work will adhere to relevant safety standards and regulations.
- Proper safety measures and protocols will be followed throughout the installation process to ensure the safety of personnel and equipment.

Electrical Disclosure

Electrical Disclosure

\$0.0



1.0

\$0.00

As part of the scope of work for the installation of the Unifi and Turing AI wireless camera system, the following electrical disclosure is provided:

1. **Electrical Work Coordination:**

- Alarm Engineers will collaborate with **Wesbridge Community Development District (CDD)** in-house electrician to ensure all necessary electrical work is completed for the remote sites and the head-end area.
- Coordination will include scheduling, planning, and execution of electrical tasks to meet project timelines and requirements.

2. **Remote Sites:**

- Electrical wiring and connections for the camera system at all remote sites will be handled by **Wesbridge Community Development District (CDD)** designated electrical team.
- Alarm Engineers will provide technical guidance and support to ensure proper installation and integration of the camera system with the electrical infrastructure.

3. **Head-End Area:**

- Electrical work required for the head-end area, including power supply and network connections, will be managed by Rifai Properties' in-house electrician.
- Alarm Engineers will work closely with the electrical team to guarantee seamless integration and operation of the camera system.

4. **Compliance and Safety:**

- All electrical work will adhere to relevant safety standards and regulations.
- Proper safety measures and protocols will be followed throughout the installation process to ensure the safety of personnel and equipment.

Turing Annual

1. **Dutton Gate:**

\$0.0



1.0

\$0.00

Cloud Renewal

- 2 x TV-CORE1Y Vision VSaaS Core License (1-Year per Camera) **\$78 per year per camera**
- 2 x LPR TAG CORE licenses for cloud VMS (1 per tag camera) **\$150 per year per camera**

2. Merilee Gate:

- 2 x TV-CORE1Y Vision VSaaS Core License (1-Year per Camera) **\$78 per year per camera**
- 2 x LPR TAG CORE licenses for cloud VMS (1 per tag camera) **\$150 per year per camera**

Total per year \$912.00

Subtotal	\$11,653.00
Tax	\$0.00
Total	\$11,653.00

Payments

Date	Type	Amount
No payments		

Notes

Warranty Parts and Labor:

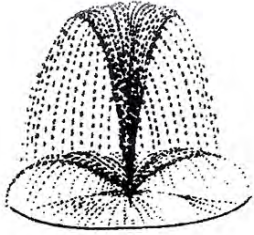
Parts: 1 years on electronics.

Labor: 1 Year on workmanship.

The Company warrants that the system(s) shall be installed in a good and workmanlike manner and the equipment shall be free from defects in material and workmanship for a period of one year from the date of completion of the installation. During such one-year period, service and replacement of equipment or parts shall be without charge to the Purchaser. The Company does not represent nor warrant the fire alarm equipment and central monitoring will prevent any loss, damage, or injury to person or property, by reason of burglary, theft, holdup, fire, or other causes or that the Fire Alarm equipment will in all cases provide the protection for which it is installed or intended. Purchaser acknowledges that the Company has made no representations or warranties, and hereby disclaims any warranty of merchant ability or fitness for any particular use. Purchaser's exclusive remedy for the Company's default here-under is to require the Company to repair or replace, at the Company's option, any equipment or part of the security equipment which is non-operational.

The Company shall service the alarm equipment as promptly as is possible within a reasonable time after notice from Purchaser the system or part thereof is inoperable, provided, however, that the Company shall not be obligated to service such equipment on weekends or holidays. Service calls for which notification is received on holidays and/or weekends will be made within 24 hours after the beginning of next business day after such holiday or weekend. Service during the period of warranty shall be made without cost to Purchaser so long as the malfunction of the system resulted from some defect in material, equipment, or workmanship. In the event of damage caused by events beyond Company's control e.g. lightning damage, theft, or physical damage charges will be made in accordance with the Company's standard service charge. After expiration of the warranty period, as hereinafter provided, the Company further agrees to service the said system(s) for the remainder of a one-year period from the date installation and will repair or replace defective equipment at the Company's cost for material or equipment plus a reasonable service charge. After the one-year period, service charges will include the Company's normal charges for service calls and replacement equipment.

Terms



Architectural Fountains, Inc

- Commercial • Residential
- Floating Fountains • Aeration Systems

2010 28th Street North • St. Petersburg, FL 33713
Toll Free 800-323-6068 • Phone (727) 323-6068 • Fax: (727) 323-1480

SOLD TO: Wesbridge CDD

Customer: Wesbridge CDD
Address: 3434 Colwell Avenue, Suite 200

City: Tampa,
State, Zip FL 33614
Phone: 813 994 1001

Invoice Number: 01232403E
Contract/P.O. #
Job Name: WESBRIDGE

DATE: 1/23/2024

DESCRIPTION

- Item 1. **SERVICE CALL TO CHECK LIGHTS ON FOUNTAIN #1**
****WE HAVE LOOKED AT THIS MATTER SEVERAL TIMES AND PROPOSALS HAVE**
- Item 2. **BEEN PROVIDED BUT NEVER APPROVED TO FIX**
- Item 3.
- Item 4.
- Item 5.
- Item 6.

Items	Price Each	Quantity	Ext. Price
1.	\$125.00	1	\$125.00
2.			
3.			
4.			
5.			
6.			

Subtotal	\$125.00
Labor	X
Deposit Received	X
Total Due	\$125.00

RECEIVED
07/02/2025

PAYMENT DUE UPON RECEIPT OF INVOICE
1.5 % Service Charge After 30 Days.

Thank You for Your Business



2010 S. 51st Street
Tampa, FL 33619
813-633-0548

Invoice

Date	Invoice #
7/8/2025	2025874

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

Method of payment: Checks, Cashiers Check, and Money Order ONLY. ACPLM does not accept Credit Cards.	Customer's P.O. #	Terms	ACPLM's Proposal #	Rep
		Net Due Upon Completion	18249425	JS

Description	U/M	Amount
Signs and Posts installation		5,670.00
<div>Returned Checks Will Incur a \$35 Fee! All payments later than 30 days after the due date shall bear interest at 18% per annum.</div>		

We appreciate your prompt payment.	RECEIVED 07/17/25	Total \$5,670.00
------------------------------------	-----------------------------	-------------------------

WESBRIDGE CDD
SUPERVISOR PAY REQUEST
Meeting Date: July 21, 2025

<u>Name of Board Supervisor</u>	<u>Check if paid</u>	
David Covert	Yes	DC072125
Eladio Izquierdo	Yes	EI072125
Leslie Green	Yes	LG072125
Bob Schanydman	Yes	BS072125
Scott Petersen	Yes	SP072125

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

RECEIVED
07/24/2025

EXTENDED MEETING TIMECARD

Meeting Start Time:	5:30pm
Meeting End Time:	6:24pm
Total Meeting Time:	56 mins

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: Darryl Adams

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 2025
DATE 06/27/2025
TERMS Net 30
DUE DATE 07/27/2025

PROJECT NAME
Wesbridge CDD

DESCRIPTION		QTY	RATE	AMOUNT
Project Manager II	[June 11 - June 27]	4:30	180.00	810.00

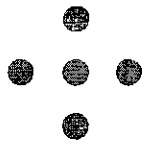
RECEIVED
07/01/25

BALANCE DUE **\$810.00**



WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT
Jun-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	1.50	\$180	J. Whited	\$270.00
Sign Installation Project Management.	3.00	\$180	J. Whited	\$540.00
INVOICE TOTAL	4.50			\$810.00



**BURR &
FORMAN**

JUN 26 2025

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

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

23 Jun 2025
Invoice # 1570336
Bill Atty: S. Steady
As of 05/31/25

0032649 WESBRIDGE CDD
0000001 General CDD

BILL SUMMARY THROUGH MAY 31, 2025

Professional Services	\$972.50
Disbursements	\$0.97
TOTAL DUE THIS BILL	\$973.47

WIRING INSTRUCTIONS:

**Burr & Forman LLP Operating Account Wiring Instructions
Fees and Expenses Only**

Account Name: Burr & Forman LLP
420 North 20th Street, Suite 3400

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)
at ehirneisen@burr.com or BFReceivables@burr.com

BURR & FORMAN LLP

0032649 WESBRIDGE CDD
0000001 General CDD

23 Jun 2025
Invoice # 1570336
Page 2

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

23 Jun 2025
Invoice # 1570336
Bill Atty: S. Steady
As of 05/31/25

EMPLOYER I.D. #63-0322727

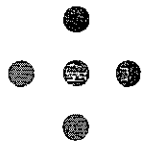
0032649 WESBRIDGE CDD
0000001 General CDD

Date	Description	Tkpr	Hours	Value
05/09/25	Draft Audit Letter	CEH G	0.20	\$35.00
05/19/25	Attend Board meeting.	SIS	2.50	\$937.50
	Total Services		2.70	\$972.50

Date	Disbursements	Value
05/12/25	Postage – VENDOR: Postage (Import) INVOICE#: MAY-25 DATE: 5/30/2025 - Postage Import	0.97
	Total Disbursements	\$0.97
	Total Services and Disbursements	\$973.47
	TOTAL NOW DUE	\$973.47

SUMMARY OF SERVICES

Name	Rate	Hours	Amount
Scott I. Steady	\$375.00	2.50	\$937.50
Chrissie E. Goldman	\$175.00	0.20	\$35.00
TOTALS		2.70	\$972.50



**BURR &
FORMAN**

RECEIVED
JUL 21 2025

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

BY:

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

18 Jul 2025
Invoice # 1577462
Bill Atty: S. Steady
As of 06/30/25

0032649 WESBRIDGE CDD
0000001 General CDD

BILL SUMMARY THROUGH JUNE 30, 2025

Professional Services	\$487.50
TOTAL DUE THIS BILL	\$487.50

WIRING INSTRUCTIONS:

**Burr & Forman LLP Operating Account Wiring Instructions
Fees and Expenses Only**

Account Name: Burr & Forman LLP
420 North 20th Street, Suite 3400

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)
at ehirneisen@burr.com or BFRreceivables@burr.com

BURR & FORMAN LLP

0032649 WESBRIDGE CDD
0000001 General CDD

18 Jul 2025
Invoice # 1577462
Page 2

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

18 Jul 2025
Invoice # 1577462
Bill Atty: S. Steady
As of 06/30/25

EMPLOYER I.D. #63-0322727

0032649 WESBRIDGE CDD
0000001 General CDD

Date	Description	Tkpr	Hours	Value
06/05/25	Draft three notices and two resolutions regarding assessments and budget.	SIS	1.00	\$375.00
06/09/25	Revise documents and send to Natasha for assessments.	SIS	0.30	\$112.50
Total Services			1.30	\$487.50
Total Services and Disbursements				\$487.50
TOTAL NOW DUE				\$487.50

SUMMARY OF SERVICES

Name	Rate	Hours	Amount
Scott I. Steady	\$375.00	1.30	\$487.50
TOTALS		1.30	\$487.50

[Back](#)

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

DKS Cellular Subscription

STATEMENT

STATEMENT #

2549111

STATEMENT DATE

July 20, 2025

SUBSCRIBER

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

User ID: **dmeelon**

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

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

RECEIVED
07/20/25

Payments

Date	Details	Amount
6/20/2025	Credit: Autopay	(\$55.95)
6/20/2025	Credit: Autopay	(\$2.00)

Cell Systems

From	To	Name	Phone	MC	Min	Transfer	Amount
6/20/2025	7/19/2025	WesBridge	813 652 9978	7775	98	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 account

[Back](#)

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

DKS Cellular Subscription

STATEMENT

STATEMENT #

2551574

STATEMENT DATE

July 23, 2025

SUBSCRIBER

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

User ID: **WesbridgePh2**

Period Starts: June 23, 2025

Period Ends: July 22, 2025

Previous Balance: \$45.95
Payment Received: (\$45.95)
New Charges: \$45.95
Total Amount Due: \$45.95 USD

Note: All \$ amounts are in US

RECEIVED
07/23/25

Payments

Date	Details	Amount
6/23/2025	Credit: Autopay	(\$43.95)
6/23/2025	Credit: Autopay	(\$2.00)

Cell Systems

From	To	Name	Phone	MC	Min	Transfer	Amount
6/23/2025	7/22/2025	Wesbridge Ph. 2 Entry	813 576 9664	9999	12	6	\$45.95

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

Vendor gives a -2.00 Credit so entering the Invoice for 43.95

7628 NW 6TH AVENUE
BOCA RATON, FL 33487
561-994-3939

Date	Invoice #
5/6/2025	36117A

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

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

P.O. No.	Terms	Rep	Ship Date	Ship Via	FOB	Project
	Due on receipt	RP	5/6/2025		TW - MR	
Qty	Description				Rate	Amount
1	FOUNTAIN OFF OF BOYETTE ROAD: INSTALLATION OF A NEW 5HP 230V 1PH 6" MOTOR ON THE LAKE FOUNTAIN SALES TAX				3,146.00 7.00%	3,146.00 0.00
					<div>RECEIVED 07/29/25</div>	
					Balance Due	\$3,146.00

FOUNTAIN DESIGN GROUP, INC.

DBA CASCADE FOUNTAINS

7628 NW 6TH AVENUE
BOCA RATON, FL 33487
561-994-3939

Invoice

Date	Invoice #
5/6/2025	36810A

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

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

P.O. No.	Terms	Rep	Ship Date	Ship Via	FOB	Project
	Due on receipt	RP	5/6/2025		TW - MR	
Qty	Description				Rate	Amount
1	INSTALLATION OF A NEW 5HP PUMP END ON FOUNTAIN OFF OF BAYETTE ROAD				2,860.00	2,860.00
140	8/4 SOWA CABLE INSTALLED ON FOUNTAIN				6.34	887.60
1	82-A2 SPLICE KIT				153.50	153.50
	LABOR TO REPLACE DAMAGED POWER CABLE AND INSTALL NEW MOORING LINES ON FOUNTAIN				785.00	785.00
	SALES TAX				7.00%	0.00

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

Please Remit Payment to:

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



Invoice 340390

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

Date	Due Date
06/20/25	7/20/2025
Account Owner	PO#
LAURALEE BISHOP	

Item	Amount
#337970 - Wesbridge CDD 2025-2026 Maintenance Renewal	
<i>Insect and Disease Control - 06/06/2025</i>	<i>\$150.11</i>

RECEIVED
06/20/25

Grand Total \$150.11

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$5,483.01	\$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

Please Remit Payment to:

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



Invoice 342691

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

Date	Due Date
07/01/25	7/31/2025
Account Owner	PO#
LAURALEE BISHOP	

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

Grand Total **\$5,332.91**

RECEIVED
07/01/25

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$10,815.92	\$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



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: 22575512

Billing Date: 6/20/2025

Billing Period: 5/9/2025 to 6/9/2025

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	5/9/2025	20738	6/9/2025	20935	31	197

Usage History

Water

June 2025	197
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

Transactions

Previous Bill	159.57
Payment 06/09/25	-159.57 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 7/7/2025

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

**The Total Due will be electronically
transferred on 07/07/2025.**

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
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: **6554 RYESTONE WAY**

Bill Number: 22575514

Billing Date: 6/20/2025

Billing Period: 5/9/2025 to 6/9/2025

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	5/9/2025	8083	6/9/2025	8136	31	53

Usage History

Water

June 2025	53
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

Transactions

Previous Bill	47.79
Payment 06/09/25	-47.79 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	53 Thousand Gals X \$0.81 42.93
Total Current Transactions	42.93
TOTAL BALANCE DUE	\$42.93

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 # 1024400
Customer # 01391962
Balance Forward 0.00
Current Transactions 42.93

Total Balance Due \$42.93
Due Date 7/7/2025

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

**The Total Due will be electronically
transferred on 07/07/2025.**

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
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: **30032 MARQUETTE AVENUE**

Bill Number: 22575876

Billing Date: 6/20/2025

Billing Period: 5/9/2025 to 6/9/2025

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	5/9/2025	1932	6/9/2025	1950	31	18

Usage History

Water

June 2025	18
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



Transactions

Previous Bill	4.05
Payment 06/09/25	-4.05 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	18 Thousand Gals X \$0.81
	14.58
Total Current Transactions	14.58
TOTAL BALANCE DUE	\$14.58

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 # 1077180
Customer # 01415679
Balance Forward 0.00
Current Transactions 14.58

Total Balance Due \$14.58
Due Date 7/7/2025

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

**The Total Due will be electronically
transferred on 07/07/2025.**

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
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: **29966 MARQUETTE PLACE**

Bill Number: 22575877

Billing Date: 6/20/2025

Billing Period: 5/9/2025 to 6/9/2025

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	5/9/2025	517	6/9/2025	523	31	6

Usage History

Water

June 2025	6
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

RECEIVED
06/23/25

Transactions

Previous Bill	4.05
Payment 06/09/25	-4.05 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	6 Thousand Gals X \$0.81
	4.86
Adjustments	
Adjustment	35.11
Adjustment	-35.11 CR
Total Current Transactions	4.86
TOTAL BALANCE DUE	\$4.86

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 4.86

Total Balance Due \$4.86
Due Date 7/7/2025

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

**The Total Due will be electronically
transferred on 07/07/2025.**

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: 22575895

Billing Date: 6/20/2025

Billing Period: 5/9/2025 to 6/9/2025

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	5/9/2025	9973	6/9/2025	10029	31	56

Usage History

Water

June 2025	56
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

Transactions

Previous Bill	53.46
Payment 06/09/25	-53.46 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	56 Thousand Gals X \$0.81 45.36
Total Current Transactions	45.36
TOTAL BALANCE DUE	\$45.36

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 45.36

Total Balance Due \$45.36
Due Date 7/7/2025

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

**The Total Due will be electronically
transferred on 07/07/2025.**

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 #
7/2/2025	INV0000100471

Bill To:

Wesbridge CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33626

RECEIVED
06/27/25

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

[illegible]

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

Invoice

Date	Invoice #
7/11/2025	INV0000100657

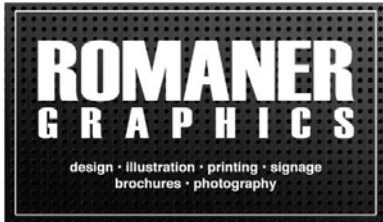
Bill To:

Wesbridge CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33626

RECEIVED
07/11/25

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

[illegible]



20108 Pond Spring Way
Tampa, FL 33647
813-991-6069
romanergraphics@gmail.com

INVOICE # 22757

TO: Wesbridge
COMPANY NAME: _____
DATE: 6/28/25

Drive Slowly Children at Play signs, 26"x30"
removed old damaged signs, installed new signs,
mounted on maxmetal, repaint posts.
2 @ \$220.00 each

RECEIVED
07/02/25

Total: \$440.00

ROMANER
GRAPHICS
Thank You,



13745 N. Nebraska Ave
Tampa, FL 33613
813.909.7775
AR165@Safetouch.com

Invoice

Bill To
Wesbridge C/O Rizzetta & Co 5844 Old Pasco Road Suite 100 Wesley Chapel, FL 33544

Installation Address
Wesbridge 6723 Dutton Drive Wesley Chapel, FL 33545

P.O. No.	Date	Invoice #	Due Date	Acct #
	06/01/2025	20296	07/01/2025	

Qty	Description
3	Gate Maintenance Program
	Billed Quarterly
	Your quarterly invoice are billed as follows: 07/01- 09/31: Invoice sent 06/01 10/01-12/31: Invoice sent 09/01 01/01- 03/31: Invoice sent 12/01 04/01-06/30: Invoice sent 03/01

RECEIVED
06/04/2025

	Subtotal	\$349.98
	Sales Tax (0.0%)	\$0.00
	Total	\$349.98
	Balance Due	\$349.98

Securiteam is now a part of Safetouch!



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
7/18/2025	16694

Bill To
Wesbridge CDD

			Job Name	Terms
			BOYETTE	Due on receipt
Quantity	Description	Rate	Serviced	Amount
	Replaced a bad cellular circuit board at the Boyette Rd gate. Tested successfully.			
1	Door King Cellular control board.	1,220.60		1,220.60
1	Hourly Tech Charge	115.00		115.00
	Sales Tax	6.00%		0.00
<div>RECEIVED 07/18/25</div>				
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			Total	\$1,335.60
<p>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.</p>			Payments/Credits	\$0.00
			Balance Due	\$1,335.60

RECEIVED
MAY 30 2025

Auto Pay Notice

May 21, 2025
Invoice Number: 1303841052125
Account Number: 8337 13 001 1303841
Security Code:
Service At: 5678 DUTTON DR
WESLEY CHAPEL FL 33545

BY:

NEWS AND INFORMATION

Contact Us

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

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.

Summary

Service from 05/21/25 through 06/20/25
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 06/08/25	
Total Due by Auto Pay	\$160.00

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 33578-8852
8833 2390 NO RP 21 05222025 NNNNNNNN 01 001141 0004

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

May 21, 2025

WESTBRIDGE CDD

Invoice Number: 1303841052125
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
 Account Number: 1303841052125
 Security Code: 8337 13 001 1303841

**Contact Us**

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

8633 2390 NO RP 21 05222025 NNNNNNNN 01 001141 0004

Charge Details

Previous Balance		160.00
EFT Payment	05/08	-160.00
Remaining Balance		\$0.00

Payments received after 05/21/25 will appear on your next bill.

Service from 05/21/25 through 06/20/25

Spectrum Business™ Internet

Spectrum Business	130.00
Internet	
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**.



May 21, 2025



Invoice Number: WESTBRIDGE CDD
1303841052125
Account Number: 8337 13 001 1303841
Security Code:

Contact Us

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

8833 2390 NO RP 21 05222025 NNNNNNNN 01 001141 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.



May 21, 2025

Invoice Number:
Account Number:
Security Code:

WESTBRIDGE CDD
1303841052125
8337 13 001 1303841



Contact Us

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

8833 2390 NO RP 21 05222025 NNNNNNNN 01 001141 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)



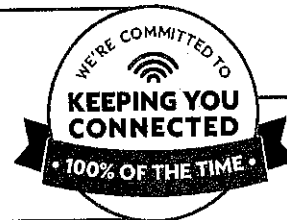
Nationwide 5G
included



**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.

July 9, 2025

Invoice Number: 1307909070925

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.netOr, call us at **855-252-0675****Summary**Service from 07/09/25 through 08/08/25
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 07/26/25	
Total Due by Auto Pay	\$100.00

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.

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.

RECEIVED
07/29/25**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 DY RP 09 07102025 NNNNNNNN 01 996289Wesbridge CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

July 9, 2025

Wesbridge CDD

Invoice Number: 1307909070925

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: 1307909070925
 Account Number: 8337 13 001 1307909
 Security Code:

Wesbridge CDD

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

8633 2390 DY RP 09 07102025 NNNNNNNN 01 996289

Charge Details

Previous Balance		100.00
EFT Payment	06/26	-100.00
Remaining Balance		\$0.00

Payments received after 07/09/25 will appear on your next bill.

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

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: 1307909070925
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 DY RP 09 07102025 NNNNNNNN 01 996289

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: [Wesbridge CDD](#)
1307909070925
Account Number:: 8337 13 001 1307909
Security Code:



Contact Us

Visit us at SpectrumBusiness.net

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

8633 2390 DY RP 09 07102025 NNNNNNNN 01 996289





Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone 1 (877) 321-7355
Fed Tax ID 59-0482470

DVERTISING INVOICE

vertising Run Dates		Advertiser Name	
7/20/25-7/20/25		WESBRIDGE CDD	
Billing Date	Sales Rep	Customer Account	
7/20/2025	Deirdre Bonett	TB187596	
Total Amount Due		Invoice Number	
\$1,556.00		46170-072025	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	et Amount
7/20/25	7/20/25	46170	Tampa Bay Times , tampabay.com	B Section	Budget Assessments	1	3.00x14.00 IN	\$1,554.00
					Affidavit Fee			\$2.00
7/20/25	7/20/25	46170	Tampa Bay Times , tampabay.com	B Section	Budget Assessments	1	3.00x14.00 IN	\$0.00

RECEIVED
07/21/25

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone 1 (877) 321-7355

Advertising Run Dates	A vertiser Name	
7/20/25-7/20/25	WESBRIDGE CDD	
Billing Date	Sales Rep	Customer Account
7/20/2025	Deirdre Bonett	TB187596
Total Amount Due		Invoice Number
\$1,556.00		46170-072025

DO OT SE D CASH BY M IL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

WESBRIDGE CDD
3434 Colwell Ave Ste 200
C/O Rizetta & Company # C/O Rizetta & Co
Tampa, FL 33614-8390

REMIT TO:

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396


Tampa Bay Times

Published Daily

STATE OF FLORIDA } ss
COUNTY OF HERNANDO, CITRUS, PASCO,
PINELLAS, HILLSBOROUGH County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter Budget Assessments was published in said newspaper by print in the issues of 07/20/25 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

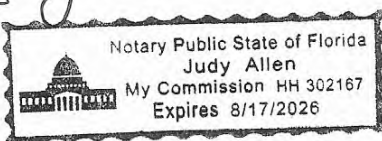
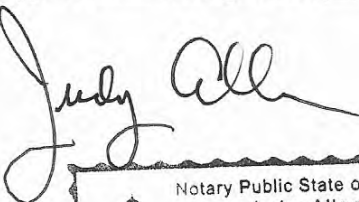
Signature of Affiant 

Sworn to and subscribed before me this 07/20/2025

Signature of Notary of Public

Personally known ☒ or produced identification.

Type of identification produced _____



Notice of Public Hearing and Board of Supervisors meeting of the Wesbridge Community Development District

The Board of Supervisors (the “**Board**”) of the Wesbridge Community Development District (the “**District**”) will hold a public hearing and a meeting on August 18, 2025, at 5:30 p.m. at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District’s fiscal year 2025-2026 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the “**O&M Assessments**”).

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District’s website at least 2 days before the meeting (<https://www.wesbridgecdd.org>), or may be obtained by contacting the District Manager’s office via email at darryla@rizzetta.com or via phone at (813) 933-5571.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT
Table of Proposed FY 2025/2026 O&M Assessments

TOTAL O&M BUDGET	\$479,409.00
COLLECTION COSTS @ 2.0%	\$10,200.19
EARLY PAYMENT DISCOUNT@ 4%	\$20,400.38
TOTAL O&M ASSESSMENT	\$510,099.57

LOT SIZE	EAU FACTOR ¹	TOTAL NUMBER OF LOTS	PER LOT O&M 2025/2026	2025/26 INCREASE
PLATTED LOTS				
Single Family 40’	.80	148	\$1,234.14	\$142.23
Single Family 50’	1.0	157	\$1,542.68	\$177.79
Single Family 60’	1.20	46	\$1,851.21	\$213.34

¹ Equivalent Assessment Unit (“EAU”)

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2025 Pasco County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

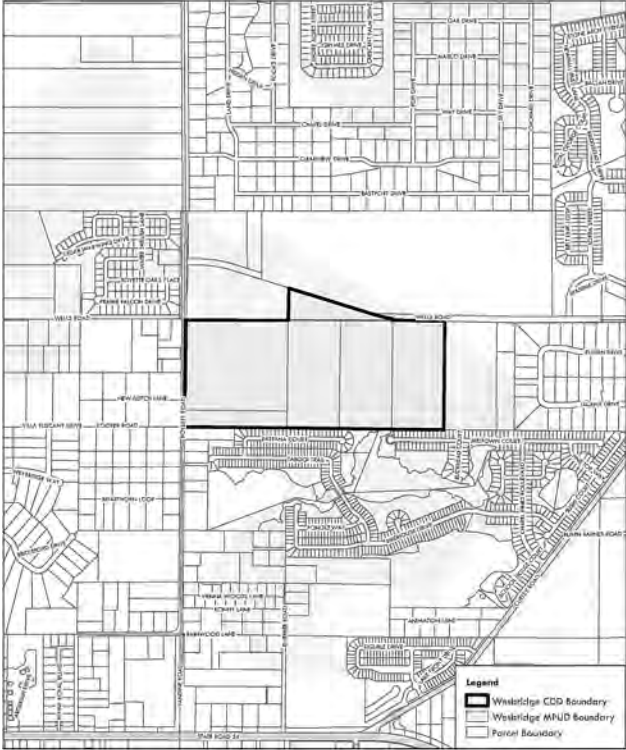
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District’s assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager’s office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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 such appeal is to be based.

Darryl Adams
District Manager





Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone 1 (877) 321-7355
Fed Tax ID 59-0482470

VERTISING INVOICE

Advertising Run Dates	Advertiser Name	
7/27/25-7/27/25	WESBRIDGE CDD	
Billing Date	Sales Rep	Customer Account
7/27/2025	Deirdre Bonett	TB187596
Total Amount Due		Invoice Number
\$170.00		46171-072725

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
7/27/25	7/27/25	46171	Baylink Pasco , tampabay.com	Legal-CLS 2 col	Budget Hearing Affidavit Fee	2	1.00x50.00 L	\$168.00 \$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone 1 (877) 321-7355

Advertising Run Dates	Advertiser Name	
7/27/25-7/27/25	WESBRIDGE CDD	
Billing Date	Sales Rep	Customer Account
7/27/2025	Deirdre Bonett	TB187596
Total Amount Due		Invoice Number
\$170.00		46171-072725

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

WESBRIDGE CDD
3434 Colwell Ave Ste 200
C/O Rizetta & Company # C/O Rizetta & Co
Tampa, FL 33614-8390

REMIT TO:

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

Tampa Bay Times

Published Daily

STATE OF FLORIDA} ss

COUNTY OF PASCO County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pasco County, Florida that the attached copy of advertisement being a Legal Notice in the matter Budget Hearing was published in said newspaper by print in the issues of 07/27/25 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Pasco County, Florida and that the said newspaper has heretofore been continuously published in said Pasco County, Florida each day and has been entered as a second class mail matter at the post office in said Pasco County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

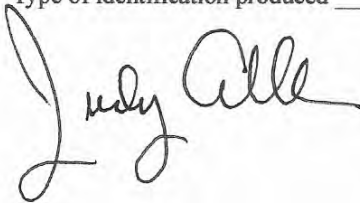
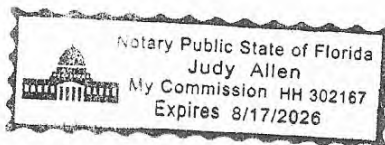
Signature of Affiant

Sworn to and subscribed before me this 07/27/2025

Signature of Notary of Public

Personally known ☒ or produced identification.

Type of identification produced _____


**Notice of Public Hearing and Board of Supervisors Meeting of the Wesbridge Community Development District**

The Board of Supervisors (the "Board") of the Wesbridge Community Development District (the "District") will hold a public hearing and a meeting on August 18, 2025, at 5:30 p.m. at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting, or may be obtained by contacting the District Manager's office via email at darryla@rizzetta.com or via phone at (813) 933-5571.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone. For additional information, please check the District's website at <https://www.wesbridgecdd.org>.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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 such appeal is to be based.

Darryl Adams
District Manager
July 27, 2025

46171



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 **07/09/2025**
Amount Due **292.51**
Current Charges Due **07/31/2025**

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
06/04	17268	07/03	19425				2157

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jul 2025	29	74
Jun 2025	30	74
Jul 2024	28	9

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 **300.72**
Payment **300.72CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 2,157 KWH @ 0.06090 **131.36**
Fuel Adjustment 2,157 KWH @ 0.04400 **94.91**
FL Gross Receipts Tax **6.80**
State Tax **18.92**
Hernando County Tax **1.36**

Total Current Charges **292.51**
Total Due **292.51** **E.F.T.**

RECEIVED
07/23/25

DO NOT PAY

Total amount will be electronically transferred on or after 07/25/2025.



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: 07/09/2025

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 07/25/2025
TOTAL CHARGES DUE 292.51
DO NOT PAY

000212737200002925100002925106



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 **07/09/2025**
Amount Due **769.48**
Current Charges Due **07/31/2025**

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
06/04	4506	07/03	10758		12.18	12	6252

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jul 2025	29	216
Jun 2025	30	240
Jul 2024	28	183

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 **879.47**
Payment **879.47CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 6,252 KWH @ 0.06090 **380.75**
Fuel Adjustment 6,252 KWH @ 0.04400 **275.09**
FL Gross Receipts Tax **17.81**
State Tax **49.54**
Pasco County Tax **7.13**

Total Current Charges **769.48**
Total Due **769.48** E.F.T.

RECEIVED
07/23/25

DO NOT PAY

Total amount will be electronically transferred on or after 07/25/2025.



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: 07/09/2025

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 07/25/2025
TOTAL CHARGES DUE 769.48
DO NOT PAY

000208710200007694800007694804



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 **07/09/2025**
Amount Due **4,140.13**
Current Charges Due **07/31/2025**

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 E.F.T. 4,140.13

RECEIVED
07/23/25

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

DO NOT PAY

Total amount will be electronically transferred on or after 07/25/2025.



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: 07/09/2025

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	07/25/2025
TOTAL CHARGES DUE	4,140.13
DO NOT PAY	

000207824600041401300041401306