



Rizzetta & Company

Wesbridge Community Development District

Board of Supervisor's Regular Meeting

September 15, 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.

September 8, 2025

**Board of Supervisors
Wesbridge Community
Development District**

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Wesbridge Community Development District will be held on **Monday, September 15, 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. Consideration of District Management Services Addendum..... Tab 1
 - B. Consideration of Arbitrage Engagement Letter Tab 2
- 4. STAFF REPORTS**
 - A. District Engineer
 1. Review of District Engineer Report (under separate cover)
 - B. Aquatics Report
 1. Review of Waterway Inspection Report..... Tab 3
 2. Discussion of Native Aquatic Plantings Tab 4
 - C. Landscape Inspection Manager
 1. Review of Landscape Inspection Report Tab 5
 2. Review of Juniper Contractor Response Tab 6
 3. Review of Juniper Irrigation Report Tab 7
 4. Consideration of Irrigation Proposals Tab 8
 - D. District Counsel
 - E. District Manager
 1. Presentation of District Manager Report and
Monthly Financial Statements Tab 9
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors
Meeting held on August 18, 2025..... Tab 10
 - B. Consideration of Operation & Maintenance Expenditures
for August 2025 Tab 11
- 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

THIRD ADDENDUM TO THE CONTRACT FOR PROFESSIONAL DISTRICT SERVICES

This Third Addendum to the Contract for Professional District Services (this “**Addendum**”), is made and entered into as of the 1st day of October, 2025 (the “**Effective Date**”), by and between **Wesbridge Community Development District**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Pasco County, Florida (the “**District**”), and **Rizzetta & Company, Inc.**, a Florida corporation (the “**Consultant**”).

RECITALS

WHEREAS, the District and the Consultant entered into the Contract for Professional District Services dated October 1, 2018 (the “**Contract**”), incorporated by reference herein; and

WHEREAS, the District and the Consultant desire to amend **Exhibit B** - Schedule of Fees of the Fees and Expenses, section of the Contract as further described in this Addendum; and

WHEREAS, the District and the Consultant desire to add **Exhibit E** – Human Anti-trafficking Affidavit, section of the Contract as further described in this Addendum; and

WHEREAS, the District and the Consultant each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Consultant agree to the changes to amend **Exhibit B** - Schedule of Fees attached and add **Exhibit E** – Human Anti-trafficking Affidavit attached.

The amended **Exhibit B** - Schedule of Fees and add **Exhibit E** – Human Anti-trafficking Affidavit are hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

IN WITNESS WHEREOF the undersigned have executed this Addendum as of the Effective Date.

Therefore, the Consultant and the District each intend to enter this Contract, understand the terms set forth herein, and hereby agree to those terms.

ACCEPTED BY:

RIZZETTA & COMPANY, INC.

BY: William J. Rizzetta
 PRINTED NAME: William J. Rizzetta
 TITLE: President
 DATE: Aug 15, 2025

WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT

BY: _____
 PRINTED NAME: _____
 TITLE: Chairman/Vice Chairman
 DATE: _____

ATTEST:

 Vice Chairman/Assistant Secretary
 Board of Supervisors

 Print Name

Exhibit B – Schedule of Fees
Exhibit E – Human Trafficking Affidavit

EXHIBIT B
Schedule of Fees

STANDARD ON-GOING SERVICES:

Standard On-Going Services will be billed in advance monthly pursuant to the following schedule:

	MONTHLY	ANNUALLY
Management:	\$1,960.50	\$23,526
Administrative:	\$439.00	\$5,268
Accounting:	\$1,755.58	\$21,067
Financial & Revenue Collections:	\$351.08	\$4,213
Assessment Roll: ⁽¹⁾		\$5,682
Total Standard On-Going Services:	<u>\$4,506.17</u>	<u>\$59,756</u>

(1) Assessment Roll is to paid in one lump-sum upon completion.

ADDITIONAL SERVICES:	FREQUENCY	RATE
Extended and Continued Meetings	Hourly	\$ 400
Additional Meetings (includes meeting prep, attendance and drafting of minutes)	Hourly	\$ 400
Estoppel Requests (billed to requestor):		
One Lot (on tax roll)	Per Occurrence	\$ 125
Two+ Lots (on tax roll)	Per Occurrence	\$ 150
One Lot (direct billed by the District)	Per Occurrence	\$ 150
Two–Five Lots (direct billed by the District)	Per Occurrence	\$ 200
Six-Ten Lots (direct billed by the District)	Per Occurrence	\$ 250
Elevent+ Lots (direct billed by the District)	Per Occurrence	\$ 300
Long Term Bond Debt Payoff Requests	Per Occurrence	\$ 150/Lot
Two+ Lots	Per Occurrence	Upon Request
Short Term Bond Debt Payoff Requests &		
Long Term Bond Debt Partial Payoff Requests		
One Lot	Per Occurrence	\$ 150
Two – Five Lots	Per Occurrence	\$ 200
Six – Ten Lots	Per Occurrence	\$ 300
Eleven – Fifteen Lots	Per Occurrence	\$ 400
Sixteen+ Lots	Per Occurrence	\$ 500
Bond Amortization Schedules	Per Occurrence	\$ 600
Special Assessment Allocation Report	Per Occurrence	Upon Request
True-Up Analysis/Report	Per Occurrence	Upon Request
Re-Financing Analysis	Per Occurrence	Upon Request
Bond Validation Testimony	Per Occurrence	Upon Request
Bond Issue Certifications/Closing Documents	Per Occurrence	Upon Request
Electronic communications/E-blasts	Per Occurrence	Upon Request
Special Information Requests	Hourly	Upon Request
Amendment to District Boundary	Hourly	Upon Request
Grant Applications	Hourly	Upon Request
Escrow Agent	Hourly	Upon Request
Continuing Disclosure/Representative/Agent	Annually	Upon Request
Community Mailings	Per Occurrence	Upon Request
Response to Extensive Public Records Requests	Hourly	Upon Request
Litigation Support Services	Hourly	Upon Request

PUBLIC RECORDS REQUESTS FEES:

Public Records Requests will be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
Regional Manager	\$ 52.00
District Manager	\$ 40.00
Accounting & Finance Staff	\$ 28.00
Administrative Support Staff	\$ 21.00

LITIGATION SUPPORT SERVICES:

Litigation Support Services shall be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
President	\$ 500.00
Chief Financial Officer	\$ 450.00
Vice President	\$ 400.00
Controller	\$ 350.00
Regional District Manager	\$ 300.00
Accounting Director	\$ 300.00
Finance Manager	\$ 300.00
Senior District Manager	\$ 275.00
District Manager	\$ 250.00
Amenity Services Manager	\$ 250.00
Business Development Manager	\$ 250.00
Landscape Inspection Services Manager	\$ 250.00
Financial Analyst	\$ 250.00
Senior Accountant	\$ 225.00
Landscape Specialist	\$ 200.00
Administrative Support Manager	\$ 200.00
Senior Financial Associate	\$ 200.00
Senior Administrative Assistant	\$ 200.00
Staff Accountant II	\$ 200.00
District Coordinator	\$ 175.00
Administrative Assistant II	\$ 150.00
District Compliance Associate	\$ 150.00
Staff Accountant	\$ 150.00
Financial Associate	\$ 150.00
Administrative Assistant	\$ 100.00
Accounting Clerk	\$ 100.00
Client Relations Specialist	\$ 100.00

EXHIBIT E

Nongovernmental Entity
Human Trafficking Affidavit
Section 787.06(13), Florida Statutes

I, the undersigned, am an officer or representative of Rizzetta & Company, Incorporated and attest that Rizzetta & Company, Incorporated does not use coercion for labor or services as defined in Section 787.06, Florida Statutes. Under penalty of perjury, I hereby declare and affirm that the above stated facts are true and correct.

FURTHER AFFIANT SAYETH NOT.

Rizzetta & Company, Incorporated, a
Florida Corporation

By: William J. Rizzetta
Name: William J. Rizzetta
Title: President






2025-10-01 - Wesbridge - Third Addendum - Contract for Professional District Services

Final Audit Report

2025-08-15

Created:	2025-08-15
By:	Scott Brizendine (sbrizendine@rizzetta.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAzkqczP0UKFJHsfyNPNCUfKvO-ne634yo

"2025-10-01 - Wesbridge - Third Addendum - Contract for Professional District Services" History

-  Document created by Scott Brizendine (sbrizendine@rizzetta.com)
2025-08-15 - 6:26:39 PM GMT
-  Document emailed to Bill Rizzetta (brizzetta@rizzetta.com) for signature
2025-08-15 - 6:26:43 PM GMT
-  Email viewed by Bill Rizzetta (brizzetta@rizzetta.com)
2025-08-15 - 6:27:28 PM GMT
-  Document e-signed by Bill Rizzetta (brizzetta@rizzetta.com)
Signature Date: 2025-08-15 - 6:27:50 PM GMT - Time Source: server
-  Agreement completed.
2025-08-15 - 6:27:50 PM GMT

Tab 2

**Arbitrage Rebate Computation
Proposal For
\$6,585,000
Wesbridge
Community Development District
(Pasco County, Florida)
Special Assessment Bonds, Series 2019
(2019 Project)**





AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
Avon, CT 06001
(T) 860-321-7521
(F) 860-321-7581

www.amteccorp.com

May 5, 2025

Wesbridge Community Development District
c/o Ms. Shandra Torres
District Compliance Associate
Rizzetta & Company
3434 Colwell Ave, Ste 200
Tampa, FL 33614

Re: Arbitrage Rebate Computation Proposal for \$6,585,000 Wesbridge Community Development District (Pasco County, Florida), Special Assessment Bonds, Series 2019 (2019 Project)

To Whom It May Concern:

We have prepared our Arbitrage Rebate Computation proposal for Wesbridge Community Development District (the "District") bond issue (the "Bonds"). AMTEC is an independent consulting firm that specializes in arbitrage rebate calculations. We have the ability to complete rebate computations for the above-referenced Bonds. We do not sell investments or seek an underwriting role. As a result of our specialization, we offer very competitive pricing for rebate computations. Our typical fee averages less than \$1,000 per year, per issue and includes up to five years of annual rebate liability reporting.

Firm History

AMTEC was incorporated in 1990 and maintains a prominent client base of community development districts, colleges and universities, school districts, hospitals, cities, state agencies and small-town bond issuers throughout the United States. We currently compute rebate for more than 6,300 bond issues and have delivered thousands of rebate reports. The IRS has never challenged our findings.

Southeast Client Base

We provide arbitrage rebate services to over 350 bond issues aggregating more than \$9.1 billion of tax-exempt debt in the southeastern United States. In Florida, we are exclusive rebate consultant to the City of Palm Beach and Broward County, in addition to working on nearly 100 separate CDD bond issuances throughout the State. Nationally, we are rebate consultants for the City of Tulsa (OK), the City of Lubbock (TX) and the States of Connecticut, New Jersey, Montana, Mississippi, Alaska and West Virginia.

Proposal

We are proposing rebate computation services based on the following:

- \$6,585,000 Special Assessment Bonds, Series 2019 (2019 Project)
- Acquisition and Construction, Reserve and Debt Service Funds.

Should the Tax Agreement require rebate computations for any other accounts, computations will be extended to include those accounts at no additional cost to the District.

Our guaranteed fee for rebate computations for the Bonds is \$450 per year and will encompass all activity from the date of closing through the second five-year period ending on August 12, 2029. The fee is based upon the size as well as the complexity of the Bonds. Our fee is payable upon your acceptance of our rebate reports, which will be delivered shortly after the report dates specified in the following table.

AMTEC's Professional Fee

Report Date	Type of Report	Period Covered	Fee
July 31, 2025	Rebate and Opinion	Closing – July 31, 2025	\$ 450
July 31, 2026	Rebate and Opinion	Closing – July 31, 2026	450
July 31, 2027	Rebate and Opinion	Closing – July 31, 2027	450
July 31, 2028	Rebate and Opinion	Closing – July 31, 2028	450
August 12, 2029	Rebate and Opinion	Closing – August 12, 2029*	450

* IRS required reporting date.

AMTEC's Scope of Services

Our standard engagement includes the following services:

- Review of all bond documents and account statements for possible rebate exceptions;
- Computation of the rebate liability and/or the yield restricted amount, in accordance with Section 148 of the Internal Revenue Code, commencing with the date of the closing through each report date;
- Independent calculation of the yield on the Bonds to ensure the correct basis for any rebate liability. This effort provides the basis for our unqualified opinion;
- Reconciliation of the sources and uses of funds from the bond documentation;
- Calculation and analysis of the yield on all investments, subject to the Regulations, for each computation period;
- Production of rebate reports, indicating the above stated information, and the issuance of the AMTEC Opinion;
- Recommendations for proactive rebate management;
- Commingled funds, transferred proceeds and yield restriction analyses, if necessary;

- Preparation of IRS Form 8038-T and any accompanying documentation, should a rebate payment be required;
- We will discuss the results of our Reports with you, your auditors, and our continued support in the event of an IRS inquiry; and
- We guarantee the completeness and accuracy of our work.

Thank you for considering AMTEC for this assignment and should you have any questions, please do not hesitate to contact us.

Wesbridge Community Development District

Consultant: American Municipal Tax-Exempt
Compliance Corporation



By: _____

By: _____
Michael J. Scarfo
Senior Vice President

Tab 3



Wesbridge Community Development District Waterway Inspection Report

Reason for Inspection:
Quality Assurance

Inspection Date:
8/21/2025

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



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Site Assessments

Pond B1

Comments:

Normal Growth Observed

Continue spot spraying invasive Primrose, Torpedograss, Alligator Weed, and Pennywort within and around the very healthy native aquatic plants and around the ponds edge.

Minimal algae present and treated on 8/21/25.



Pond B2

Comments:

Normal Growth Observed

Continue spot spraying invasive Primrose, Torpedograss, Alligator Weed, and Pennywort within and around the very healthy native aquatic plants and around the ponds edge.

Minimal algae present and treated on 8/21/25.



www.AdvancedAquatic.com
lakes@advancedaquatic.com

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Site Assessments

Pond SE

Comments:

Normal Growth Observed

Minimal growth of Primrose and Torpedograss around the edges of the pond and treated on 8/21/25.

Native aquatic plants are healthy and can be seen slowly spreading to other portions of the pond shoreline.



Pond C

Comments:

Treatment In Progress

Slender Spikerush, Baby Tears, and algae was observed and treated around the ponds edge on 8/21/25.



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Site Assessments

Pond N

Comments:

Site Looks Good

Very minimal Torpedograss along the edge of the pond.

Native aquatic plants are healthy and slowly developing.



Pond NW

Comments:

Site Looks Good

Native aquatic plants are healthy and slowly developing. The B.O.S. requested at the August meeting a recommendation for additional native aquatic plant installation. Accordingly, AAS recommends installing an additional 1,300 native aquatic plants along selected areas of this pond (map attached). The cost will be \$1,950 for these additional native aquatic plants.



www.AdvancedAquatic.com
lakes@advancedaquatic.com

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Site Assessments

Pond NE

Comments:

Normal Growth Observed

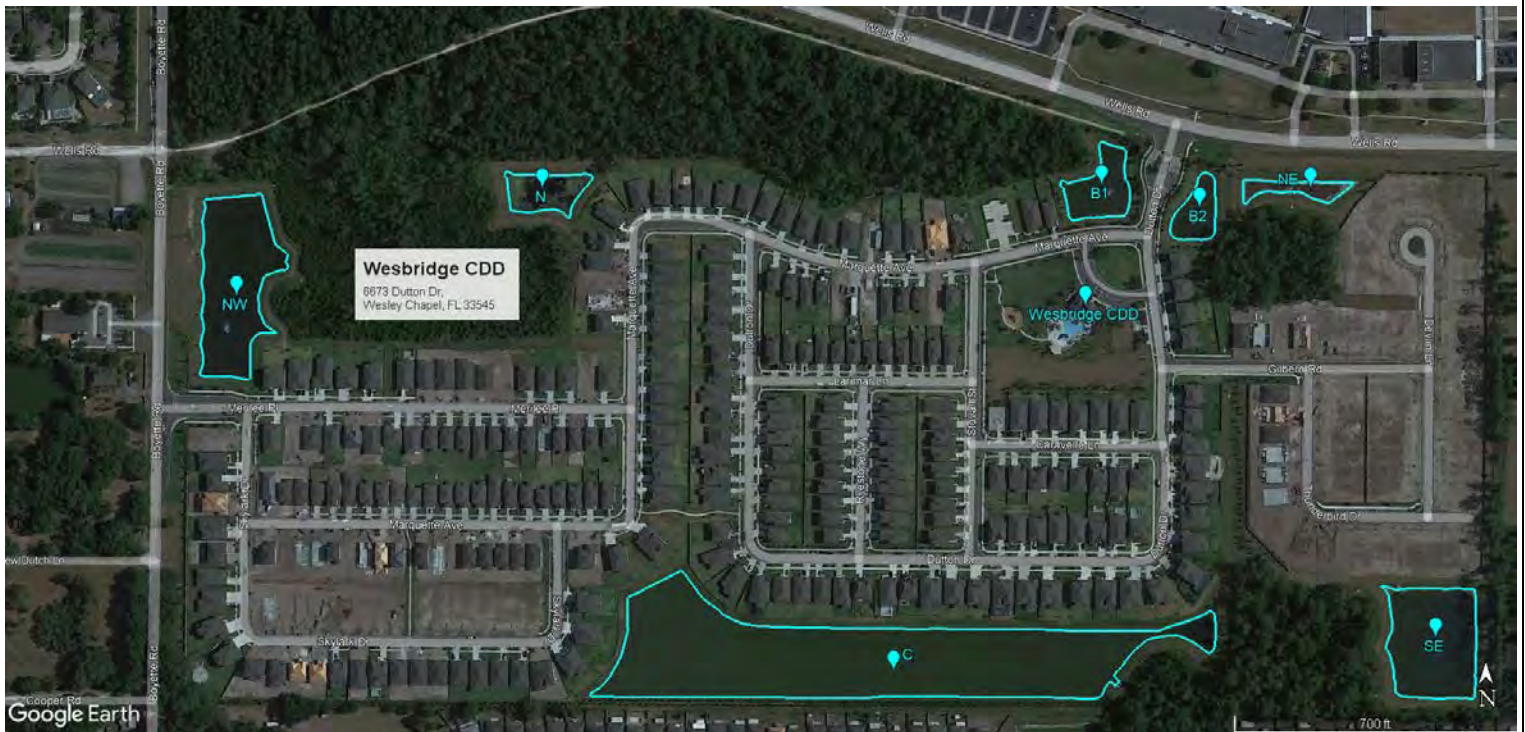
Pre-emergent aquatic herbicide has been applied to the exposed bank.

Minimal algae present and treated on 8/21/25.





Map



www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442

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

Tab 4



Boyette Rd

Boyette Rd

100' of shoreline

100' of shoreline

Boyette Road (NW Pond)

100' of shoreline

150' of shoreline

100' of shoreline

100' of shoreline

143 ft

Image © 2025 Airbus

Tab 5

WESBRIDGE

LANDSCAPE INSPECTION REPORT



August 19, 2025

Rizzetta & Company

Matthew Mironchik - Landscape Specialist

Landscape Inspection Services



Rizzetta & Company
Professionals in Community Management

Summary/Dutton Dr. and Wells Rd. Entrance

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. Turf area, on East side of Dutton Entrance, has active Chinch Bug. I immediately email Account Manager, and they have AG team on it. Monitor closely.(pic.1)



5. Browning branches in Junipers should be pruned out during next detail event.
6. Annual bed in entrance median looks to have a hot spot. Irrigation should be checked and annuals filled in.(pic 6>>)



2. Firebush Hedge on pond side of fence at Wells Rd. entrance is growing through fence and should be trimmed back.(pic.2>)
3. Any Firebushes growing through Viburnum hedge should be removed before they take over the hedge and cause die back.(pic 3>)
4. In the ornamental grass beds, near the Dutton Dr. entrance, there are several grasses that did not come back and should be removed at next detail event.



Dutton Dr. Entrance/Wells Rd./Eastern Perimeter



11. Much of the Thryallis beds along the East side fence are weak/dying/dead. Dead plant material should be removed and beds weeded.

12. Along the Eastern property line there is a Souther Magnolia that has fallen and needs to be righted and staked. This looks like it has been down for a while and mowed around. Crews should be instructed to report things like this to their supervisor immediately to be proactive.(pic.12)



7. Grass clippings should be blown away from beds, and when necessary, blown out of beds.

8. Heading East along Wells Rd., near irrigation clock #13, beds are full of weeds. Oak suckers need to be trimmed out of the Firebush before they take over.(pic. 8)



13. Continuing South along the fence line, the bed and plant material disappear. This area needs to be cleaned and redefined.(pic.13>>)



9. Along East side border, heading South from Wells Rd., there is a large Consumption Weed/Groundsel Tree approx. 30' from corner that needs to be removed.(pic.9>)

10. The entire bed along the East Side of property needs to be weeded, and edge redefined.



Tract 'B-3' Drainage Area

14. As we edge beds, we need to be cleaning weeds from beds as well. Just edging and leaving weeds in the beds will not prevent weeds from taking over beds.

15. Pine trees along South side of Tract 'B-3' drainage area should be line trimmed.(pic.15)



16. Fallen Pine trees need to be picked up and removed or reported, not mowed around.(pic16)



17. In same line of Pine trees, there is a tree that is leaning towards the residence of the neighborhood to the South. This tree should be removed before it causes damage.(pic.17>)

18. All Pine tree canopies along South side of Tract 'B-3' Drainage area should be elevated for safety and ease of maintenance.(pic.18)



19. All inlets and outlets of retention ponds need to be lined trimmed at each moving event to keep clear of debris and weeds.

20. South side border of property, parallel with Skylark Drive, has weeds taller than I am. Check maintenance schedule for last mow event.(pic.20>>)

21. Canopies of Pine trees along South side fence should be elevated to prevent limbs from breaking border fence line.(pic.21>>)



Southern Perimeter/Boyette Road

22. All vines should be removed from Pine trees along South side border fence.

23. Along the South border, there is a flagged valve box that needs a cover to prevent debris from filling box.(pic.23)



24. Tree rings around mature Oak trees on Boyette Rd. should have heavy weed pressure despite being edged.(pic.24)



25. Old lodge poles should be removed from Cedars on Boyette Rd.(pic.25)



26. There is active Chinch Bug in the turf just East of the Merilee Place entrance. AG team has been notified. Continue to monitor area.

27. CDD bed area along first residence, bordering Tract 'B-2' drainage pond has debris from pruning and should be tidied up.(pic.27>>)



Boyette Road/Merilee Place

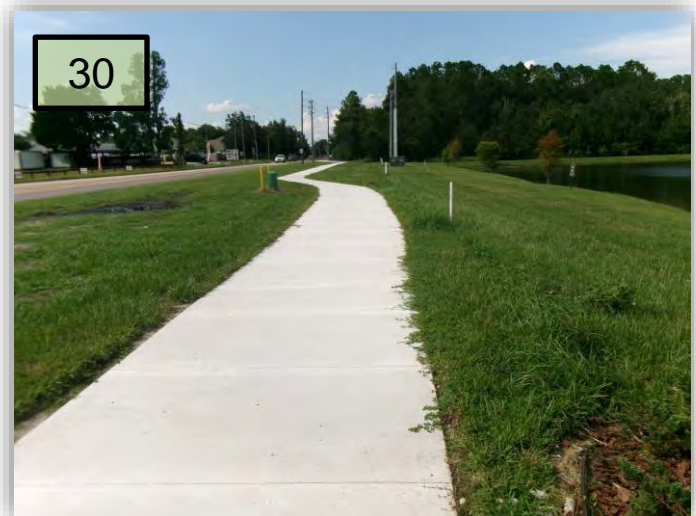
28. Interior fence line at Merilee Place, on drainage area side needs to be weeded not just edged to prevent grass from entering backside of bed.(pic.28a,28b)



29. There is an open valve box along the same fence line.(pic29)



30. Areas that are under construction that cannot be mowed should still be hard edged and line trimmed.(pic.30)



31. There is a dead tree along Marquette Avenue that should be removed and a proposal made to replace.(pic.31>>)

32. Tree ring in Amenity area are edged but still need to be weeded.

33. Ornamental grasses along sidewalk areas should be trimmed back for clearance.



Amenity Center Area

34. The bed line along the South border of the Amenity area field needs to be redefined and weeded.(pic.34)



29. Turf inside pool area fence at Amenity Center is discolored and weedy. Check with AG team to see fertilizer and weed control schedule.(pic.38)

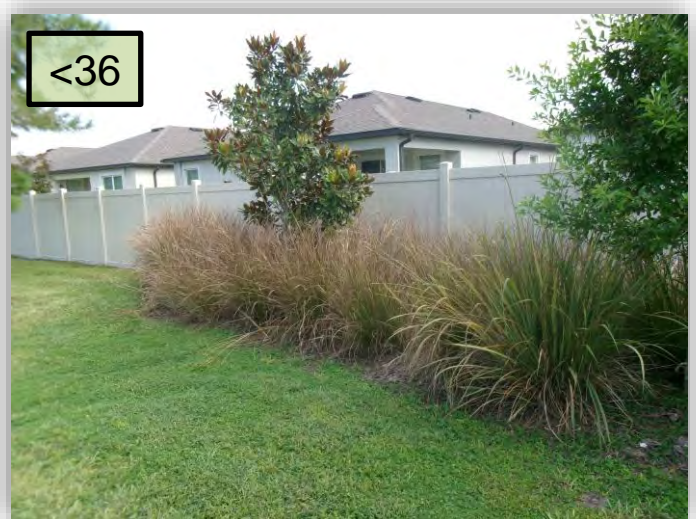


35. All drainage grates should be hard edged to prevent weeds and grass from covering them.(pic.35>)



36. Fakahatchee grass along South border of Amenity area field look to have Spider Mite damage. Check IPM schedule to see if they have been treated.(pic.36>)

37. Remove sucker growth from all Crape Myrtles and Oaks in CDD maintained areas.



Amenity Center/Marquette and Dutton Cut-Through

39. Weeds growing through hedges inside pool area should be hand pulled.(pic.39)



40. There is a 'rogue' Firebush that is growing in the Trinette hedge inside the pool area that should be cut out before it takes over the hedge.(pic.40)



41. Hedges along the East side of the Amenity Center are getting out of control and should be trimmed back.(pic.41>)

42. Crack weeds in the pool area should be sprayed and removed.(pic.42>)

43. Turf area around cut through path between Marquette Avenue and Dutton Dr. has heavy weed pressure. Check treatment schedule with AG team.(pic.43>)



Proposals

39. Proposal for removal and replanting of tree
near Amenity Center of Marquette
Avenue.(pic.1)



Tab 6

WESBRIDGE

LANDSCAPE INSPECTION REPORT



August 19, 2025

Rizzetta & Company

Matthew Mironchik - Landscape Specialist

Landscape Inspection Services



Rizzetta & Company
Professionals in Community Management

Summary/Dutton Dr. and Wells Rd. Entrance

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6. Annual bed in entrance median looks to have a hot spot. Irrigation should be checked and annuals filled in.(pic 6>>)



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3. Any Firebushes growing through Viburnum hedge should be removed before they take over the hedge and cause die back.(pic 3>)
4. In the ornamental grass beds, near the Dutton Dr. entrance, there are several grasses that did not come back and should be removed at next detail event.

#2 - #5 will put on the schedule for this week



Dutton Dr. Entrance/Wells Rd./Eastern Perimeter



11. Much of the Thryallis beds along the East side fence are weak/dying/dead. Dead plant material should be removed and beds weeded.

12. Along the Eastern property line there is a Souther Magnolia that has fallen and needs to be righted and staked. This looks like it has been down for a while and mowed around. Crews should be instructed to report things like this to their supervisor immediately to be proactive.(pic.12)



7. Grass clippings should be blown away from beds, and when necessary, blown out of beds.

8. Heading East along Wells Rd., near irrigation clock #13, beds are full of weeds. Oak suckers need to be trimmed out of the Firebush before they take over.(pic. 8)



13. Continuing South along the fence line, the bed and plant material disappear. This area needs to be cleaned and redefined.(pic.13>>)



9. Along East side border, heading South from Wells Rd., there is a large Consumption Weed/Groundsel Tree approx. 30' from corner that needs to be removed.(pic.9>)

10. The entire bed along the East Side of property needs to be weeded, and edge redefined.



Tract 'B-3' Drainage Area

14. As we edge beds, we need to be cleaning weeds from beds as well. Just edging and leaving weeds in the beds will not prevent weeds from taking over beds. ✓

15. Pine trees along South side of Tract 'B-3' drainage area should be line trimmed. ✓ (pic.15)



16. Fallen Pine trees need to be picked up and removed or reported, not mowed around. ✓ (pic.16)



17. In same line of Pine trees, there is a tree that is leaning towards the residence of the neighborhood to the South. This tree should be removed before it causes damage. (pic.17>)

18. All Pine tree canopies along South side of Tract 'B-3' Drainage area should be elevated for safety and ease of maintenance. (pic.18)



19. All inlets and outlets of retention ponds need to be lined trimmed at each moving event to keep clear of debris and weeds.

20. South side border of property, parallel with Skylark Drive, has weeds taller than I am. Check maintenance schedule for last mow event. (pic.20>>)

Are you talking about inside the fence or outside?

21. Canopies of Pine trees along South side fence should be elevated to prevent limbs from breaking border fence line. (pic.21>>)



Southern Perimeter/Boyette Road

22. All vines should be removed from Pine trees along South side border fence.

23. Along the South border, there is a flagged valve box that needs a cover to prevent debris from filling box.(pic.23)



24. Tree rings around mature Oak trees on Boyette Rd. should have heavy weed pressure despite being edged.(pic.24)



25. Old lodge poles should be removed from Cedars on Boyette Rd.(pic.25)



26. There is active Chinch Bug in the turf just East of the Merilee Place entrance. AG team has been notified. Continue to monitor area.

27. CDD bed area along first residence, bordering Tract 'B-2' drainage pond has debris from pruning and should be tidied up.(pic.27>>)



Boyette Road/Merilee Place

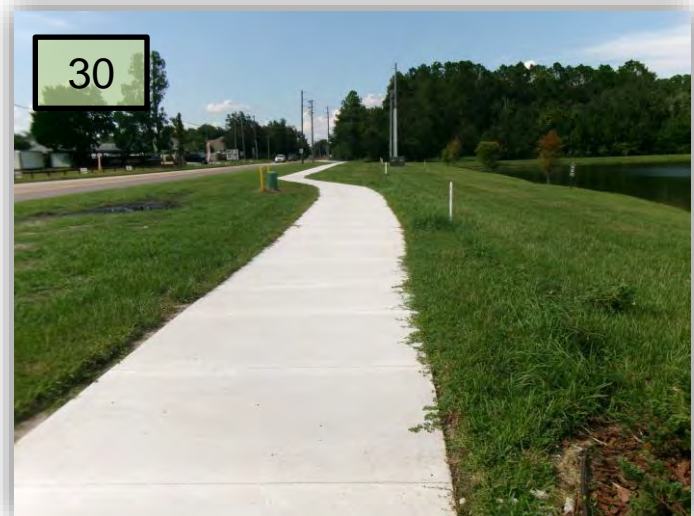
28. Interior fence line at Merilee Place, on drainage area side needs to be weeded not just edged to prevent grass from entering backside of bed.(pic.28a,28b)



29. There is an open valve box along the same fence line.(pic29)



30. Areas that are under construction that cannot be mowed should still be hard edged and line trimmed.(pic.30)



31. There is a dead tree ~~along~~ Marquette Avenue that should be removed and a proposal made to replace.(pic.31>>)

32. Tree ring in Amenity ~~area~~ are edged but still need to be weeded.

33. Ornamental grasses ~~along~~ sidewalk areas should be trimmed back for clearance.

X = NOT CDD/NOT US



Amenity Center Area

34. The bed line along the South border of the Amenity area field needs to be redefined and weeded.(pic.34)



29. Turf inside pool area fence at Amenity Center is discolored and weedy. Check with AG team to see fertilizer and weed control schedule.(pic.38)



35. All drainage grates should be hard edged to prevent weeds and grass from covering them.(pic.35>)



36. Fakahatchee grass along South border of Amenity area field look to have Spider Mite damage. Check IPM schedule to see if they have been treated.(pic.36>)

37. Remove sucker growth from all Crape Myrtles and Oaks in CDD maintained areas.



Amenity Center/Marquette and Dutton Cut-Through

39. Weeds growing through hedges inside pool area should be hand pulled.(pic.39)



40. There is a 'rogue' Firebush that is growing in the Trinette hedge inside the pool area that should be cut out before it takes over the hedge.(pic.40)



41. Hedges along the East side of the Amenity Center are getting out of control and should be trimmed back.(pic.41>)

42. Crack weeds in the pool area should be sprayed and removed.(pic.42>)

43. Turf area around cut through path between Marquette Avenue and Dutton Dr. has heavy weed pressure. Check treatment schedule with AG team.(pic.43>)



Proposals

39. Proposal for removal and replanting of tree
near Amenity Center of Marquette
Avenue.(pic.1)



Tab 7

Irrigation Inspection

Job Details

Date:
08/12/2025

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
1-MP Right side of 30169 Marquette Ave	No					
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
2-Drip Right side of 30169 Marquette Ave	Yes	Drip Line Fittings	2	Yes		
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
3-Spray Right side of 30127 Merilee Pl	No					
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
4-Drip Right side of 30127 Merilee Pl	No					
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
5-Spray at the controller	Yes	6" Pop-Up	1	Yes		

Irrigation Inspection

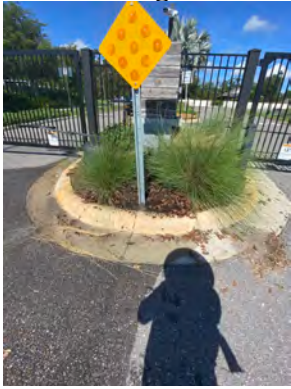
Zone Information

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
6-Spray entry & exit side	Yes	Nozzles	2	Yes		Yes

Zone Assessment:

6-Spray entry & exit side

There is a big lateral line break by sign. Pending repairs.



Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
7-Bubbler exit side	Yes	Bubblers	1	Yes		

Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
8-Drip exit side	Yes	Drip Line Fittings	4	Yes		

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	Yes			No		Yes

Zone Assessment:

10-MP exit side at Boyette Rd

Big lateral line under new sidewalk.



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					No
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
13-MP Entry side by Boyette Rd	Yes	6" Pop-Up	1	Yes		
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
14-Drip entry side by Boyette Rd to Corner of fence	Yes			Yes		Yes

Zone Assessment:

14-Drip entry side by Boyette Rd to Corner of fence

Remove dripline



Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
15-Bubbler behind fence of 30096 Skylark Dr	Yes	Bubblers	2	Yes		
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
17-Bubbler behind fence of 30152 Skylark Dr	Yes	Bubblers	2	Yes		
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
18-Bubbler behind 30214 Skylark Dr by lake bank	No					
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
19-Bubbler behind 30214 Skylark Dr by lake bank	Yes	Bubblers	1	Yes		
Zone #, Type and Location	Repairs	Parts	Qty	Repairs Completed	Zone Faults	Assessments
Battery clock 1 - Lake bank after zone 19	Yes	Bubblers	1	Yes		

Irrigation Inspection

Zone Information						
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
Dead need battery



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

Inspection Details

Any Repairs, Assessments and/or Diagnostics required? No

Controller Wet Check Finished: Yes

Technician Name: Crescencio Barranda

Is Property fully Inspected: No

Supervisor Name: Elias Avila

Tab 8

Juniper

Proposal

Proposal No.: 357205

Proposed Date: 08/15/25

PROPERTY:	FOR:
Wesbridge CDD - Maintenance Darryl Adams 30411Marquette Avenue Wesley Chapel , FL 33545	Needed Irrigation Repairs - Mounting Pole Replacements (Controller 2)

Needed Irrigation Repairs - Mounting Pole Replacement (Controller 2)

During the wet check, irrigation controller #2 by the school was found on the ground— support replacement needed





ITEM	QTY	UOM	TOTAL
Irrigation Renovation			
Lateral Components			\$360.00
Irrigation Tech Labor	4.00	HR	
Lumber - Wood Stakes	1.00	EA	
Total:			\$360.00

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damage caused by others. Failure of water or power source not caused by Juniper will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. Juniper is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date

Juniper

Proposal

Proposal No.: 357174

Proposed Date: 08/15/25

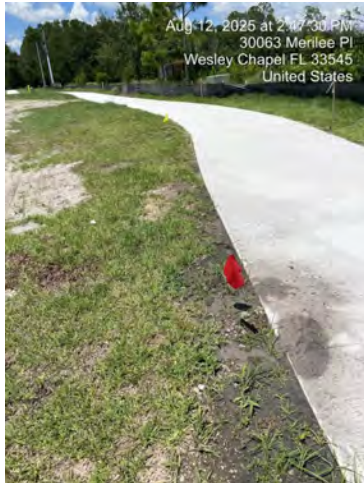
PROPERTY:	FOR:
Wesbridge CDD - Maintenance Darryl Adams 30411 Marquette Avenue Wesley Chapel, FL 33545	Needed Irrigation Repairs - Lateral Line Repair (Controller 2: Zone 6 & 10)

Needed Irrigation Repairs - Lateral Line Repair (Controller 2: Zone 6 & 10)

Scope of work:

Controller 2, back entrance Zone 6 had a lateral line where the new sign was installed, and it needs to be dug up and repaired. The sign will need to be removed. In Zone 10, after the new sidewalk construction, we found a lateral line under the sidewalk that needs digging up, repairing, and retesting to make sure there are no more breaks.





ITEM	QTY	UOM	TOTAL
Irrigation Renovation			
Lateral Components			\$996.06
Irrigation Tech Labor	10.00	HR	
1" - 1.5" Misc Fittings	6.00	EA	
1/2" - 3/4" Misc Fittings	6.00	EA	
Expansion Coupling 1.25"	2.00	EA	
Expansion Coupling 1.25"	2.00	EA	
PVC Pipe 1" - 1.5" - sch 40 by the foot	5.00	FT	
Total:			\$996.06

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

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Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date

Tab 9



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** October 20, 2025 at 5:30pm
- **FY 2024-2025 Audit Completion Deadline:** June 30, 2026

District Manager's Report

September 15

2025

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District Manager Updates

<u>FINANCIAL SUMMARY</u>		<u>7/31/2025</u>
General Fund Cash & Investment Balance:		\$115,566
Reserve Fund Cash & Investment Balance:		\$63,281
Debt Service Fund Investment Balance:		<u>\$519,680</u>
Total Cash and Investment Balances:		\$698,527
General Fund Expense Variance: \$52,160		Over 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	61,705	61,705	18,828	42,877
Total Expenditures	<u>61,705</u>	<u>61,705</u>	<u>18,828</u>	<u>42,877</u>
Total Excess of Revenues Over(Under) Ex-	<u>0</u>	<u>0</u>	<u>45,091</u>	<u>45,091</u>
penditures				
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) Ex-	<u>0</u>	<u>0</u>	<u>25,671</u>	<u>25,671</u>
penditures				
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>

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
						13,942.12
Sum for 282, 2334						
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 10

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, 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.

Present and constituting a quorum were:

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

Also present:

Darryl Adams	District Manager, Rizzetta
Scott Steady	District counsel, Burr Furman <i>(Via Conference Call)</i>
Jerry Whited	Project Manager, BDI Engineering
Doug Agnew	Representative, Advance Aquatics
Amiee Brodeen	Landscape Inspection Analyst, Rizzetta
Laurelee Bishop	Account Manager, Juniper Landscaping

Audience	None
----------	------

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Mr. Adams called the meeting to order and performed roll call confirming a quorum for the meeting at approximately 5:30 p.m.

SECOND ORDER OF BUSINESS

Audience Comments

There were no audience members in attendance.

THIRD ORDER OF BUSINESS

BUSINESS ITEMS

A. Public Hearing on FY 2025-2026 Final Budget

On a motion from Mr. Schnaydman, seconded by Mr. Izquierdo, with all in favor, the Board of Supervisors opened the public hearing on fiscal year 2025/2026 final budget, for the Wesbridge Community Development District.

Mr. Adams reviewed the budget . There were no members of the general audience in attendance or any questions from the Board.

On a motion from Mr. Izquierdo, seconded by Ms. Green, with all in favor, the Board of Supervisors closed the public hearing on fiscal year 2025/2026 final budget, for the Wesbridge Community Development District.

i. Consideration of Resolution 2025-07; Adopting FY 2025/2026 Final Budget

On a motion from Mr. Izquierdo, seconded by Mr. Schnaydman, with all in favor, the Board of Supervisors adopted Resolution 2025-07, adopting fiscal year 2025/2026 final budget totaling \$867,734.66 (GF-\$377,161, RF-\$102,248, & DSF-\$388,325.66), for the Wesbridge Community Development District.

B. Public Hearing on FY 2025-2026 O & M Assessments

On a motion from Mr. Schnaydman, seconded by Mr. Izquierdo, with all in favor, the Board of Supervisors opened the public hearing on fiscal year 2025/2026 assessments, for the Wesbridge Community Development District.

Mr. Adams reviewed the assessment levels. There were no members of the general audience in attendance or any questions from the Board.

On a motion from Mr. Covert, seconded by Ms. Green, with all in favor, the Board of Supervisors closed the public hearing on fiscal year 2025/2026 assessments, for the Wesbridge Community Development District.

i. Consideration of Resolution 2025-08; Levying FY 2025/2026 O&M Assessments

On a motion from Mr. Izquierdo, seconded by Ms. Green, with all in favor, the Board of Supervisors adopted Resolution 2025-08, levying fiscal year 2025/2026 O & M assessments, for the Wesbridge Community Development District.

C. Consideration of Resolution 2025-09; Setting the FY 2025/2026 Meeting Schedule

Mr. Adams presented the resolution outlining the proposed meeting dates, time and location. A brief discussion was held regarding moving the January and February date to Tuesday at 5:30 p.m. as the regular Monday night falls on a holiday. All meetings

will commence at 5:30 p.m. and be held at the Rizzetta office located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544.

On a motion from Mr. Petersen, seconded by Mr. Covert, with all in favor, the Board of Supervisors adopted Resolution 2025-09, setting the fiscal year meeting schedule, as discussed, for the Wesbridge Community Development District.

D. Consideration of 2024/2025 Goals & Objectives Report & 2025/2026 Goals & Objectives

Mr. Adam provided a recap of the 2024/2025 goals & objectives, noting that all were met.

On a motion from Mr. Izquierdo, seconded by Mr. Schnaydman, with all in favor, the Board of Supervisors accepted the 2024/2025 goals & objectives report, for the Wesbridge Community Development District.

A brief discussion was held regarding keeping the same goals for fiscal year 2025/2026.

On a motion from Mr. Izquierdo, seconded by Mr. Schnaydman, with all in favor, the Board of Supervisors approved keeping the same goals & objectives for fiscal year 2025/2026, for the Wesbridge Community Development District.

E. Acceptance of 2024 Final Financial Audit

Mr. Adam presented the fiscal year 2023/2024 financial audit completed by Grau & Associates, noting that it was a clean audit.

On a motion from Mr. Izquierdo, seconded by Ms. Green, with all in favor, the Board of Supervisors accepted the fiscal year 2024 final financial audit and authorized its filing with the appropriate governmental entities, for the Wesbridge Community Development District.

F. Consideration of Draft Budget Explanation Letter

It was noted that this would be addressed during the District Manager's report.

FOURTH ORDER OF BUSINESS

STAFF REPORT

A. District Engineer

Mr. Whited informed the Board that he is waiting on the County regarding the traffic enforcement agreement and will forward it to district Counsel and Management as soon as he receives it.

B. Aquatics Report

1. Review of Waterway Inspection Report

Mr. Agnew reviewed his report and spoke regarding the advantages of aquatic plants in the ponds. The Board requested that he prepare a proposal for aquatic planting to the NW pond.

C. Landscape Inspection Manager

1. Review of Landscape Inspection Report

Ms. Brodeen reviewed the report.

D. District Counsel

Mr. Steady stated that he had nothing new to report.

E. District Manager

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

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

Discussion was held regarding the budget letter and the need to add the reserve study to the letter, as well as information on where the budget can be found. It was also stated that an audit needs to be completed to ensure that all the signage is complete, and that the gates and cameras be kept separate. Concerns were expressed regarding the camera vendor.

On a motion from Mr. Izquierdo, seconded by Ms. Green, with all in favor, the Board of Supervisors approved the cancellation contract with the camera vendor, for the Wesbridge Community Development District.

Mr. Adams discussed the Form 1 requirement and verified which Board Supervisors still need to file it.

FIFTH ORDER OF BUSINESS

BUSINESS ADMINISTRATION

**A. Consideration of Minutes of the Board of Supervisors' Regular Meeting
held on June 21, 2025**

On a motion from Mr. Schnaydman, seconded by Mr. Covert, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors meeting held on July 21, 2025, for Wesbridge Community Development District.

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

On a motion from Mr. Izquierdo, seconded by Mr. Covert, with all in favor, the Board of Supervisors ratified the Operation & Maintenance Expenditures for July 2025 (\$50,777.82), for the Wesbridge Community Development District.

SIXTH ORDER OF BUSINESS

Audience and Supervisor Requests

Mr. Schnaydman asked Mr. Adams to drive through the community occasionally as he has heard several complaints about parking.

Mr. Covert requested that Staff send a cease-and-desist letter to the resident, who is not cleaning up after his pet on CDD property,

SEVENTH ORDER OF BUSINESS

Adjournment

On a motion from Mr. Schnaydman, seconded by Mr. Covert, with all in favor, the Board of Supervisors adjourned the meeting at 6:37 p.m. for Wesbridge Community Development District.

Secretary/Assistant Secretary

Chairman/ Vice Chairman

Tab 11

Wesbridge Community Development District

District Office · Riverview, Florida

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

Operations and Maintenance Expenditures August 2025 For Board Approval

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

The total items being presented: **\$56,991.61**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

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

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Advanced Aquatic Services, Inc.	300129	10559698	Extra trash pickup 07/25	\$220.00
Advanced Aquatic Services, Inc.	300135	10559984	Monthly Lake Maintenance 08/25	\$725.00
Bob Schnaydman	300130	BS081825	Board of Supervisors Meeting 08/18/25	\$200.00
Brletic Dvorak, Inc.	300136	2066	Engineering Services 07/25	\$2,520.00
David Covert	300131	DC081825	Board of Supervisors Meeting 08/18/25	\$200.00
DoorKing, Inc.	20250825-1	2570381 ACH	Cell System Services 08/25	\$55.95
DoorKing, Inc.	20250826-1	2572800 ACH	Cell System Services 08/25	\$55.95
Eladio Izquierdo	300132	EI081825	Board of Supervisors Meeting 08/18/25	\$200.00
Juniper Landscaping of Florida, LLC	300124	344573	Irrigation Repairs 07/25	\$389.57
Juniper Landscaping of Florida, LLC	300124	344849	Annual flowers install 07/25	\$3,269.91
Juniper Landscaping of Florida, LLC	300124	344870	Fertilize Shrub and insect and Disease Control 07/25	\$750.11
Juniper Landscaping of Florida, LLC	300137	347582	Mulch Installed 07/25	\$19,800.00
Juniper Landscaping of Florida, LLC	300137	348102	Landscape Maintenance 08/25	\$5,332.90
Leslie J Green	300133	LG081825	Board of Supervisors Meeting 08/18/25	\$200.00

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

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Pasco County Utilities	20250812-1	2274818 06/25 ACH	6612 Boyette Road 06/25	\$46.17
Pasco County Utilities	20250812-2	22742800 07/25 ACH	29966 Marquette Plance 07/25	\$4.05
Pasco County Utilities	20250812-3	22742799 06/25 ACH	30032 Marquette Avenue 06/25	\$20.25
Pasco County Utilities	20250812-4	22742437 06/25 ACH	6554 Ryestone Way 06/25	\$25.92
Pasco County Utilities	20250812-5	22742436 06/25 ACH	6697 Dutton Irrigation DR 06/25	\$157.14
Rizzetta & Company, Inc.	300123	INV0000101199	District Management Services 08/25	\$5,649.49
Romaner Graphics	300126	22455	Hurricane damage - Traffic Light, Signs and Fence 11/24	\$1,955.00
Romaner Graphics	300126	22478 A and 22478 B	Additional hurricane damage - Signs 11/24	\$1,775.00
Romaner Graphics	300126	22569A, 22569B and 22569C	Fixed Signs and Fence 02/25	\$5,329.00
Scott Petersen	300134	SP081825	Board of Supervisors Meeting 08/18/25	\$200.00
Southern Automated Access Services, LLC	300128	16780	Entrance gates stuck open 08/25	\$115.00
Spectrum	20250811-1	1303841072125 08/25 ACH	5678 Dutton Drive 08/25	\$160.00
Spectrum	20250828-1	1307909080925 08/25 ACH	6612 Boyette Road 08/25	\$100.00
Tampa Fence	300127	3412	50% deposit for Fence 07/25	\$2,202.00
Withlacoochee River Electric Cooperative, Inc.	20250822-1	2078246 0725 ACH	Public Lighting 07/25	\$4,140.13

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

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Withlacoochee River Electric Cooperative, Inc.	20250822-2	2087102 07/25 ACH	5678 Dutton Drive 07/25	\$866.91
Withlacoochee River Electric Cooperative, Inc.	20250822-3	2127372 07/25 ACH	6612 Boyette Road 07/25	<u>\$326.16</u>
Report Total				<u>\$ 56,991.61</u>

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

7/24/2025
10559698
\$220.00

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

Due Date
Net 30
8/23/2025

RECEIVED

Extra trash pickup
Completed 1-17-25

107/24/25

220.00

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

\$220.00

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

8/1/2025
10559984
\$725.00

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

Due Date
Net 30
8/31/2025

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

725.00

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

RECEIVED
07/25/2025

\$725.00

WESBRIDGE CDD
SUPERVISOR PAY REQUEST
Meeting Date: August 18, 2025

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

David Covert	<input checked="" type="checkbox"/>
Eladio Izquierdo	<input checked="" type="checkbox"/>
Leslie Green	<input checked="" type="checkbox"/>
Bob Schanydman	<input checked="" type="checkbox"/>
Scott Petersen	<input checked="" type="checkbox"/>

DC 081825

EI 081825

LG 081825

BS 081825

SP 081825

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

RECEIVED

08/19/25

EXTENDED MEETING TIMECARD

Meeting Start Time:	5:30pm
Meeting End Time:	6:37pm
Total Meeting Time:	1.07

Time Over (3) Hours:

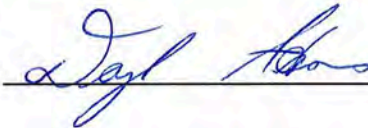
Total at \$175 per Hour:

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: _____



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 2066
DATE 07/31/2025
TERMS Net 30
DUE DATE 08/30/2025

PROJECT NAME
Wesbridge CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Project Manager II	[July 01 - July 31]	11:30	180.00	2,070.00
Inspector	[July 10]	3:00	80.00	240.00
Project Manager	[July 18]	1:00	210.00	210.00

BALANCE DUE

\$2,520.00
RECEIVED
08/06/2025

Pay invoice



WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT
Jul-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	3.00	\$180	J. Whited	\$540.00
Sign Installation PM, Inspection, Traffic	5.50	\$180	J. Whited	\$990.00
Enforcement Agreement Administrative Work.	3.00	\$80	S. Ferguson	\$240.00
Engineers Certificate of Completion for Trustee.	3.00	\$180	J. Whited	\$540.00
	1.00	\$210	S. Brletic	\$210.00
INVOICE TOTAL	15.50			\$2,520.00

[Back](#)

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

DKS Cellular Subscription

STATEMENT

STATEMENT #

2570381

STATEMENT DATE

August 20, 2025

SUBSCRIBER

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

User ID: **dmeloon**

Period Starts: July 20, 2025
Period Ends: August 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

Payments

Date	Details	Amount
7/20/2025	Credit: Autopay	(\$55.95)
7/20/2025	Credit: Autopay	(\$2.00)

Cell Systems

From	To	Name	Phone	MC	Min	Transfer	Amount
7/20/2025	8/19/2025	WesBridge	813 652 9978	7775	65	10	\$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

RECEIVED
08/20/2025

[Back](#)

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

DKS Cellular Subscription

STATEMENT

STATEMENT #
2572800
STATEMENT DATE
August 23, 2025

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

User ID:	WesbridgePh2
Period Starts:	July 23, 2025
Period Ends:	August 22, 2025

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

Payments

Date	Details	Amount
7/23/2025	Credit: Autopay	(\$43.95)
7/23/2025	Credit: Autopay	(\$2.00)

Cell Systems

From	To	Name	Phone	MC	Min	Transfer	Amount
7/23/2025	8/22/2025	Wesbridge Ph. 2 Entry	813 576 9664	9999	91	12	\$57.95

Summary	Total Amount Due
This amount will be charged to your credit card or echeck.	\$57.95 USD

08/23/25

Vendor gives \$2.00 autopay credit. Amount due is \$55.95

Please Remit Payment to:

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



Invoice 344573

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

Date	Due Date
07/07/25	8/6/2025
Account Owner	PO#
LAURALEE BISHOP	

Item	Qty/UOM	Rate	Ext. Price	Amount
#343131 - Needed Irrigation Repairs - Battery Clocks				\$389.57

Lateral Components - 07/01/2025

Hunter NODE Outdoor Controller 1 Station Battery Powered	2.00EA	\$141.69	\$283.38
Hunter Pro-Spray 6 in. Pop Up No Side Inlet	1.00EA	\$9.25	\$9.25
Irrigation Tech Labor	1.00HR	\$75.00	\$75.00
Nozzles Installed	3.00EA	\$7.31	\$21.94

Grand Total **\$389.57****RECEIVED**
07/07/25

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$5,872.59	\$5,332.90	\$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 344849

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

Date	Due Date
07/10/25	8/9/2025
Account Owner	PO#
LAURALEE BISHOP	

Item	Amount
#348586 - Annual flower install	\$3,269.91
<i>Plant Material - 07/04/2025</i>	
<i>Irrigation Enhancement - 07/02/2025</i>	



Purpose:

In Spring Annuals in marked areas on map below.

Process:

Juniper will install Spring Annuals in each of the marked beds

200- Front entrance next to the High School

300- at the entrance on Merilee Place

Top with Pine Fines/Nuggets

Thank you for allowing us to serve you.

JuniperLandscaping.com
(239) 561-5980



Grand Total \$3,269.91

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$9,142.50	\$5,332.90	\$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 344870

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

Date	Due Date
07/11/25	8/10/2025
Account Owner	PO#
LAURALEE BISHOP	

Item	Amount
#337970 - Wesbridge CDD 2025-2026 Maintenance Renewal	
<i>Fertilize Shrub June 2025 - 07/01/2025</i>	\$600.00
<i>Insect and Disease Control - 07/01/2025</i>	\$150.11

Grand Total **\$750.11**

RECEIVED
07/11/2025

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$9,892.61	\$5,332.90	\$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 347582

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

Date	Due Date
07/31/25	8/30/2025
Account Owner	PO#
LAURALEE BISHOP	

Item	Qty/UOM	Rate	Ext. Price	Amount
#328465 - Mulch Install 2025				\$19,800.00
Mulch - 07/31/2025				
Mulch Installed by Yard (Subcontractor)	240.00EA	\$65.00	\$15,600.00	

RECEIVED
07/31/25

Grand Total \$19,800.00

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$24,209.59	\$5,332.90	\$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 348102

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

Date	Due Date
08/01/25	8/31/2025
Account Owner	PO#
LAURALEE BISHOP	

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

RECEIVED
08/01/25

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)
\$29,542.49	\$0.00	\$5,332.90	\$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.

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(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 CDD

Service Address: **6612 BOYETTE ROAD**

Bill Number: 22742818

Billing Date: 7/22/2025

Billing Period: 6/9/2025 to 7/9/2025

**Pending Board of County Commissioners approval new rates, fees, and charges
take effect Oct. 1, 2025.**

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	6/9/2025	10029	7/9/2025	10086	30	57

Usage History

Water

July 2025	57
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

Transactions

Previous Bill	45.36
Payment 07/07/25	-45.36 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	57 Thousand Gals X \$0.81 46.17
Total Current Transactions	46.17
TOTAL BALANCE DUE	\$46.17

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07/23/25

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 46.17

Total Balance Due \$46.17
Due Date 8/8/2025

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

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

WESBRIDGE CDD
3434 COLWELL AVENUE Ste200
TAMPA FL 33614

PASCO COUNTY UTILITIES
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DADE CITY (352) 521-4285

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

1 0 1
11-70060

WESBRIDGE CDD

Service Address: **29966 MARQUETTE PLACE**
Bill Number: 22742800
Billing Date: 7/22/2025
Billing Period: 6/9/2025 to 7/9/2025

**Pending Board of County Commissioners approval new rates, fees, and charges
take effect Oct. 1, 2025.**

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	6/9/2025	523	7/9/2025	528	30	5

Usage History		
Water		
July 2025	5	
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	

Transactions		
Previous Bill		4.86
Payment 07/07/25		-4.86 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	5 Thousand Gals X \$0.81	4.05
Total Current Transactions		4.05
TOTAL BALANCE DUE		\$4.05

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7/24/25

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 # 1077185
Customer # 01415679
Balance Forward 0.00
Current Transactions 4.05

Total Balance Due \$4.05
Due Date 8/8/2025

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

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

WESBRIDGE CDD
3434 COLWELL AVENUE Ste200
TAMPA FL 33614

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
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NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285

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

1 0 1
11-70060

WESBRIDGE CDD

Service Address: **30032 MARQUETTE AVENUE**

Bill Number: 22742799

Billing Date: 7/22/2025

Billing Period: 6/9/2025 to 7/9/2025

**Pending Board of County Commissioners approval new rates, fees, and charges
take effect Oct. 1, 2025.**

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	6/9/2025	1950	7/9/2025	1975	30	25

Usage History

Water

July 2025	25
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

Transactions

Previous Bill	14.58
Payment 07/07/25	-14.58 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	25 Thousand Gals X \$0.81
	20.25
Total Current Transactions	20.25
TOTAL BALANCE DUE	\$20.25

RECEIVED
07/23/25

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 # 1077180
Customer # 01415679
Balance Forward 0.00
Current Transactions 20.25

Total Balance Due \$20.25
Due Date 8/8/2025

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

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

WESBRIDGE CDD
3434 COLWELL AVENUE Ste200
TAMPA FL 33614

PASCO COUNTY UTILITIES
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DADE CITY (352) 521-4285

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Pay By Phone: 1-855-786-5344

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11-70060

WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT

Service Address: **6554 RYESTONE WAY**

Bill Number: 22742437

Billing Date: 7/22/2025

Billing Period: 6/9/2025 to 7/9/2025

**Pending Board of County Commissioners approval new rates, fees, and charges
take effect Oct. 1, 2025.**

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	6/9/2025	8136	7/9/2025	8168	30	32

Usage History

Water

July 2025	32
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

Transactions

Previous Bill	42.93
Payment 07/07/25	-42.93 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	32 Thousand Gals X \$0.81
	25.92
Total Current Transactions	25.92
TOTAL BALANCE DUE	\$25.92

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07/23/25

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.

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Account # 1024400
Customer # 01391962
Balance Forward 0.00
Current Transactions 25.92

Total Balance Due \$25.92
Due Date 8/8/2025

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

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

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

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
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NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285

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

1 0 1
11-70060

WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT

Service Address: **6697 DUTTON IRRIGATION DR**

Bill Number: 22742436

Billing Date: 7/22/2025

Billing Period: 6/9/2025 to 7/9/2025

**Pending Board of County Commissioners approval new rates, fees, and charges
take effect Oct. 1, 2025.**

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	6/9/2025	20935	7/9/2025	21129	30	194

Usage History		
Water		
July 2025	194	
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	

Transactions		
Previous Bill		159.57
Payment 07/07/25		-159.57 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	194 Thousand Gals X \$0.81	157.14
Total Current Transactions		157.14
TOTAL BALANCE DUE		\$157.14

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07/23/25

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

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Account # 1024395
Customer # 01391962
Balance Forward 0.00
Current Transactions 157.14

Total Balance Due \$157.14
Due Date 8/8/2025

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

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

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

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

Invoice

Date	Invoice #
8/2/2025	INV0000101199

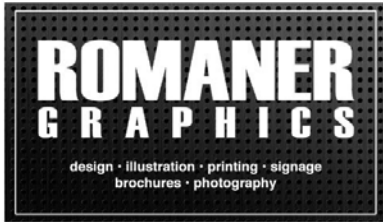
Bill To:

Wesbridge CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33626

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07/30/25

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

[illegible]



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

INVOICE # 22455

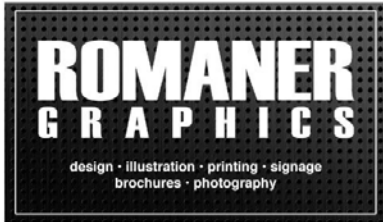
TO: Wesbridge
COMPANY NAME: _____
DATE: 11/13/24

Hurricane damage:	
Straighten (4) leaning traffic signs	
Straighten and reinstall Wells Rd. / Dutton Dr. street sign.	
Install Curve Sign with new lap splice kit.	
Replace fence panels.	\$950.00
Fabricate Street Name Signs	
Merilee / Skylark, Merilee / Marquette, Marquette / Skylark	
Includes hardware and mounting brackets.	
3 @ \$335.00 each	\$1,005.00

RECEIVED
03/30/25

Total \$1,955.00

ROMANER
GRAPHICS
Thank You,



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

INVOICE # 22478 A

TO: Wesbridge
COMPANY NAME: _____
DATE: 11/20/24

Additional hurricane damage:

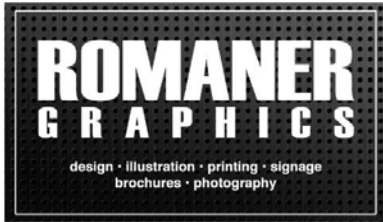
Replace 10' u-channel post and lap splice kit on	
Curve sign on Thunderbird Dr.	\$185.00

Replace lap splice kit and breakaway stub on	
"Right Lane Must Turn Right" sign on Merilee Pl. on	
the exit side of the Boyette entry	\$145.00

Merilee/Skylark straighten two Pedestrian Crossing	
signs, straighten median sign at entry,	
Skylark straighten two Pedestrian Crossing signs,	
Skylark straighten Left Curve sign,	
Skylark straighten Right Curve sign,	
Marquette straighten two Pedestrian Crossing signs,	

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09/30/25

ROMANER
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Thank You,



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

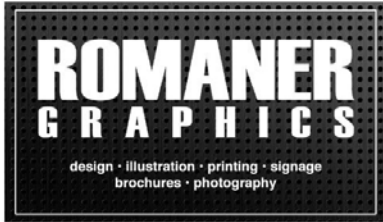
INVOICE # 22478 B

TO: Wesbridge
COMPANY NAME: _____
DATE: 11/20/24

Marquette straighten Left Curve sign,	
Marquette straighten Right Curve sign,	
Dutton/Caravelle straighten Stop sign,	
Gilbern/Thunderbird straighten Stop sign,	
Devlin/Thunderbird straighten Stop sign	
14 @ \$75.00 each	\$1,050.00
Street name signs fabricate and install:	
Boyette Rd - public street	
Merilee Pl - private street	
12" u-channel cap and 12" cross	\$335.00
Install existing Wells Rd/Dutton Dr street signs with	
new u-channel cap	\$60.00

RECEIVED 03/30/25 Total: \$1,775.00

ROMANER
GRAPHICS
Thank You,



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

INVOICE # 22569A

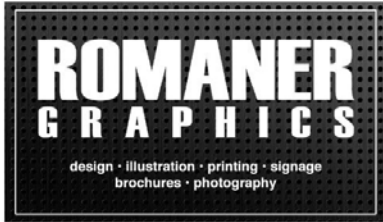
TO: Wesbridge
COMPANY NAME: _____
DATE: 2/12/25

Straighten Street Name Signs:

- | | |
|---|-------|
| 1. Marquette / Skylark | _____ |
| 2. Dutton / Marquette | _____ |
| 3. Stovall / Marquette | _____ |
| 4. Larimar / Dutton | _____ |
| 5. Devlin / Thunderbird | _____ |
| 6. Devlin / Gilbern | _____ |
| 7. Thunderbird / Gilbern | _____ |
| 8. Speed Limit Sign 25 mph | _____ |
| 9. Stop Sign at Wells / Dutton | _____ |
| 10. Stovall / Caravette | _____ |
| 11. Dutton / Ryestone 11 signs at \$65/each = \$715 | _____ |

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04/09/25

Thank You,
ROMANER
GRAPHICS



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Tampa, FL 33647
813-991-6069
romanergraphics@gmail.com

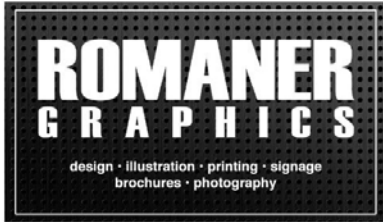
INVOICE # 22569B

TO: Wesbridge
COMPANY NAME: _____
DATE: 2/12/25

Aluminum picket fence at Wells Road entry side	
Replace broken brackets	\$110.00
Replace 1 post 2" square	\$220.00
Straighten and concrete 4 posts	\$320.00
Replace missing speed limit sign 25 mph	
Replace breakaway stub + lap splice kit & install	\$339.00
Repair entry gate at lift station	
Replace aluminum frame section & replace tan gate post	\$425.00

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04/09/25

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Thank You,



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

INVOICE # 22569C

TO: Wesbridge
COMPANY NAME: _____
DATE: 2/12/25

Pedestrian crossing sign at Larimar / Stovall	
Replace breakaway stub + lap splice kit & install	\$175.00
Aluminum picket fence at entry gate on Boyette Rd	
Replace 1 damaged 8' x 6' fence section - 3/4" pickets (commercial grade)	\$475.00
Repair 6' tan vinyl perimeter privacy fence - 2 areas / section each	
7 continuous sections, 7 posts (5" x 5" x 9'), 6 rails (6'), 6 damaged slats, concrete footers for posts	\$2,550.00
Total:	\$5,329.00

RECEIVED
04/09/25

ROMANER
GRAPHICS
Thank You,



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
8/5/2025	16780

Bill To
Wesbridge CDD

			Job Name	Terms
			WELLS RD	Due on receipt
Quantity	Description	Rate	Serviced	Amount
1	Entrance gates stuck open. Determined the photo eyes were out of alignment. Adjusted photo eyes, gates resumed normal operation. Hourly Tech Charge Sales Tax	115.00 6.00%		115.00 0.00
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			Total 115.00	
<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 115.00	

RECEIVED
08/06/2025

July 21, 2025
Invoice Number: 1303841072125
Account Number: **8337 13 001 1303841**
Security Code:
Service At: 5678 DUTTON DR
WESLEY CHAPEL FL 33545

Auto Pay Notice**Contact Us**

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

Summary *Service from 07/21/25 through 08/20/25
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
<i>YOUR AUTO PAY WILL BE PROCESSED 08/08/25</i>	
Total Due by Auto Pay	\$160.00

RECEIVED
09/03/25**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 21 07222025 NNNNNNNN 01 001050 0004

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



833713001130384100160002

NEWS AND INFORMATION

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

Telecommunications Relay Service (TRS).

The Federal Communications Commission (FCC) has adopted use of the 711 dialing code for access to Telecommunications Relay Services (TRS). TRS permits persons with a hearing or speech disability to use the telephone system via a text telephone (TTY) or other device to call persons with or without such disabilities.

For more information about the various types of TRS, see the FCC's consumer fact sheet at <https://www.fcc.gov/consumers/guides/telecommunications-relay-service-trs>. Please dial **711** to be connected to a TRS Center.

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

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

July 21, 2025

WESTBRIDGE CDD

Invoice Number: 1303841072125
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





Invoice Number: 1303841072125
 Account Number: 8337 13 001 1303841
 Security Code:

WESTBRIDGE CDD

Contact Us

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

8633 2390 DY RP 21 07222025 NNNNNNNN 01 001050 0004

Charge Details

Previous Balance		160.00
EFT Payment	07/08	-160.00
Remaining Balance		\$0.00

Payments received after 07/21/25 will appear on your next bill.

Service from 07/21/25 through 08/20/25

Spectrum Business™ Internet

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

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

Spectrum Business Voice	40.00
Voice Mail	0.00
	\$40.00

For additional call details,
 please visit SpectrumBusiness.net

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

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

Other Charges Continued

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

Billing Information

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

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

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

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

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

The following taxes, fees and surcharges are included in the price of the Spectrum Business Voice services - . FEES AND CHARGES:
 E911 Fee \$0.40, Federal USF \$2.36, 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**.





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 855-339-1448
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. Smartwatch 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.

SA4PF07N

BAP-2502-MOB



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 21 07222025 NNNNNNNN 01 001050 0004

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



833713001130384100160002

Invoice Number: 1303841072125
Account Number:: 8337 13 001 1303841
Security Code:

[Westbridge Cdd](#)



Contact Us

Visit us at SpectrumBusiness.net

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

8633 2390 DY RP 21 07222025 NNNNNNNN 01 001050 0004





Invoice Number: 1303841072125
Account Number: 8337 13 001 1303841
Security Code:

WESTBRIDGE CDD

Contact Us

Visit us at SpectrumBusiness.net

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

8633 2390 DY RP 21 07222025 NNNNNNNN 01 001050 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.



WESTBRIDGE CDD

Invoice Number: 1303841072125
Account Number:: 8337 13 001 1303841
Security Code:



Contact Us

Visit us at SpectrumBusiness.net

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

8633 2390 DY RP 21 07222025 NNNNNNNN 01 001050 0004



August 9, 2025
Invoice Number: 1307909080925
Account Number: **8337 13 001 1307909**
Security Code:
Service At: 6612 BOYETTE RD
WESLEY CHAPEL FL 33545

Auto Pay Notice**Contact Us**

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

Summary *Service from 08/09/25 through 09/08/25
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 08/26/25	
Total Due by Auto Pay	\$100.00

NEWS AND INFORMATION

Stay connected to your business and save big with multi-line mobile savings. Call **1-855-767-1766**.

Seamless communication solutions are available to keep your business connected. Add Business Voice or Spectrum Business Connect with RingCentral at our best prices. Call **1-833-584-1017** today.

Pick the right TV package for your business. Stream popular news, sports and entertainment channels! Call **1-844-927-0890** today.

**RECEIVED**
08/29/25**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 08102025 NNNNNNNN 01 994644

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

August 9, 2025

Wesbridge CDD

Invoice Number: 1307909080925
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: 1307909080925
 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 08102025 NNNNNNNN 01 994644

Charge Details

Previous Balance		100.00
EFT Payment	07/26	-100.00
Remaining Balance		\$0.00

Payments received after 08/09/25 will appear on your next bill.

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

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.

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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: 1307909080925
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 08102025 NNNNNNNN 01 994644

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.





Connect with Confidence with Spectrum Mobile

EXCLUSIVE LOYALTY OFFER

2 BUSINESS UNLIMITED MOBILE LINES

\$30 per month total.
Spectrum Business Internet
and Auto Pay required.

- Unlimited talk, text and data (reduced speeds after 30 GB)
- Reliable nationwide 5G
- No contracts or added taxes
- Exclusive multi-line discounts available with 4+ lines

Switch now, risk-free. Call 1-866-557-2232

Visit spectrum.com/business



"Spectrum makes it so I don't have to think about my connectivity. It's always there."

- Claire, Owner

Malibu Apothecary, Dallas, TX

Real Spectrum Business customer

Limited-time offer; subject to change. Qualified Spectrum Business customers only. Must not have subscribed to applicable services within the last 30 days and have no outstanding obligation to Charter Standard rates apply after promo period or if qualifying services not maintained. **BUSINESS UNLIMITED MOBILE:** Per line activation fee applies to paid Mobile lines. Spectrum Business Internet and Auto Pay required. Devices excluded from offer. **MOBILE OFFER:** First line is reflected with up to 12 months credit on bill statement; limited to one promotional line per account. Smartwatch does not qualify as a line. Reduced speeds after 30 GB of usage per line. Services subject to all applicable service terms & conditions, which are subject to change. Services & promo. offers not avail. in all areas. Pricing subject to change. Installation & other equipment charges, taxes & fees may apply. Restrictions apply. Call for details. ©2025 Charter Communications, all rights reserved. SA6PF00P

BAP-2507-NMOB



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 09 08102025 NNNNNNNN 01 994644

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

833713001130790900100008

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

8633 2390 DY RP 09 08102025 NNNNNNNN 01 994644



Connect your business, your way.

Choose the Voice solution that's best for your business:

Advanced Business Voice

\$20 per month per line
for one year with
Business Internet.

OR

Business Connect

\$20 per month per user
for two years.
2-user minimum.
Spectrum Business
Internet required.

- Spectrum is the **#1 Voice provider** in the nation
- Unlimited local and long-distance calling
- **35+** advanced calling features included

- Business Phone System with calling, messaging, video conferencing and more
- Easy to use, all-in-one app allows you to work from anywhere

Switch now, risk-free | Call 1-844-938-0738Visit spectrum.com/business

Limited-time offer; subject to change. Qualified Spectrum Business customers only. Must not have subscribed to applicable services w/ in the last 30 days & have no outstanding obligation to Charter. Standard rates apply after promo period or if qualifying services not maintained. A monthly \$5 Payment Processing Charge will be applied to customer accounts not enrolled in Auto Pay. **VOICE:** Offer requires bundled purchase with Business Internet. Includes unlimited local and long-distance calling to U.S., Puerto Rico and Canada plus 2,000 long-distance calling minutes to Mexico. **CONNECT:** Offer requires purchase of Business Connect (min of 2 users) w/ Business Internet. Not compatible with all desk phones. Phone equipment is not included with service. **#1 VOICE PROVIDER:** Based on earnings results of wired voice providers. Services subject to all applicable service terms & conditions, which are subject to change. Services & promo. offers not avail. in all areas. Pricing subject to change. Installation & other equipment charges, taxes & fees may apply. Restrictions apply. Call for details. ©2025 Charter Communications, all rights reserved.

BAP-2506-VOC

SA6PF00Q

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

8633 2390 DY RP 09 08102025 NNNNNNNN 01 994644



Get TV Designed for Your Business.

Choose the entertainment solution that fits your needs.

Business TV Stream

\$**40** per month
for one year

OR

Business TV

\$**40** per month
for one year

- **90+** HD channels of news and top entertainment
 - Ideal for businesses that don't need local channels
 - No cable box required
-
- **45+** HD channels, including CBS, ABC, NBC, ESPNNews and more
 - Customize your lineup with add-on packages
 - Use a cable box or stream on the Spectrum TV App

Switch now, risk-free | Call 1-833-551-2367Visit spectrum.com/business

Limited-time offer; subject to change. Qualified Spectrum Business customers only. Must not have subscribed to applicable services w/ in the last 30 days & have no outstanding obligation to Charter. Standard rates apply after promo period or if qualifying services not maintained. A monthly \$5 Payment Processing Charge will be applied to customer accounts not enrolled in Auto Pay. **BUSINESS TV STREAM:** Offer requires bundled purchase of Business TV Stream with Business Internet. Additional taxes/fees may apply. Spectrum TV App required. Spectrum Business streaming video service is only accessible through Spectrum Business Internet connection at business location. Account credentials may be required to stream some TV content online. Channel availability based on level of service and not all channels available in all markets or locations. **BUSINESS TV:** Offer requires bundled purchase of Business TV service with Business Internet. Taxes, fees and surcharges (bdcst surcharge up to \$28.00/mo.) extra and subject to change during and after the term; installation, equipment and additional services are extra. TV equipment may be required, charges apply. Channel availability based on level of service and not all channels available in all markets or locations. Additional equipment may be required to access PEG channels. Services subject to all applicable service terms & conditions, which are subject to change. Services & promo. offers not avail. in all areas. Pricing subject to change. Installation & other equipment charges, taxes & fees may apply. Restrictions apply. Call for details. ©2025 Charter Communications, all rights reserved.

INVOICE

Tampa Fence
P.O. Box 4806
Tampa, FL 33677
(813) 960-4300

Sales Representative
Matt Sherer
(813) 696-2696
matt@tampafence.com



Daryl Adams
Job #4122 - Wesbridge CDD
6673 Dutton Dr
Wesley Chapel, FL 33545
(813) 928-9099
Darryla@rizzetta.com

Bill to:
Wesbridge CDD
3434 Colwell Ave.
Suite 200
Wesley Chapel, FL 33545

Invoice #	3412
Date	7/23/2025
Amount Due	\$2,202.00
Due Date	Due on Receipt

Item	Description	Qty	Price	Amount
50% deposit	50% deposit on project. Remainder due upon completion.	1.00	\$2,202.00	\$2,202.00

PAYMENT OPTIONS

RECEIVED
08/04/25

- ACH (bank transfer): No fees.
- Credit/Debit Card Payments: A 3.2% fee may be added to the invoice amount.

Final payment is due on day of completion. Tune-ups will not delay final balance being paid. Past due payments shall be subject to a delinquency charge of \$25/day after one week of non-payment.

Sub Total	\$2,202.00
Total	\$2,202.00
Amount Paid	\$0.00
Balance Due	\$2,202.00

*Card payment may incur a surcharge which is calculated at checkout.

[Make a payment >](#)

Verified secure

SPECIAL INSTRUCTIONS



P.O. Box 4806
Tampa, FL 33677
(813) 960-4300
toddy@tampafence.com

Estimate Number:
4508

Estimate Prepared By:
Matt Sherer
7/22/2025

Estimate for:
Daryl Adams
Westbridge CDD
Job #4122 - Westbridge CDD
6673 Dutton Dr
Wesley Chapel, FL 33545
(813) 928-9099
Darryla@rizzetta.com

Sub-Total	\$4,404.00
Estimate Total	\$4,404.00

Estimate

Quote good for 7 days

Line Items

Product	Description	Price	Qty	Amount
FENCE INSTALL	Install 12' of new 6'H tan vinyl privacy fence. 5 X 5 posts and flat post caps included. *Fence to be cleared prior to installation for the 12' of new fence.* -Reset 180 existing tan 5 X 5 posts in concrete and straighten all existing leaning fence lines. *Limited access points for hauling materials to work site. Tampa Fence will bring a utility vehicle for material transport.* All posts set in 60lbs of concrete. Highest quality materials sourced. 50% deposit required for scheduling.	\$4,404.00	1.00	\$4,404.00

Payment Options

- ACH (bank transfer): No fees.
- Credit/Debit Card Payments: A 3.2% fee may be added to the invoice amount.

Terms and Conditions

All work to be completed as expeditiously as possible according to standard procedures. Any alteration or deviation from plans or specifications involving extra cost will be executed only upon written orders and will become an extra charge over and above the estimate. Estimates are based on prices in effect on the date of estimate and may be subject to adjustment to prices in effect on date of acceptance of proposal. Tampa Fence LLC (Seller) is not responsible for delays due to weather conditions; labor difficulties; accidents; availability of materials; acts of God or circumstances beyond our control. Therefore we cannot guarantee a particular installation date and no financial liability is assumed by Tampa Fence LLC for loss of wages if property owner elects to be present during installation and a delay occurs. Additional charges will be added if the customer requests changes that cause a delay while the crew is on site.

The company is obligated only by what is written in the contract. No verbal agreements shall be considered valid. Work will be done as per plans or specifications. PURCHASER ASSUMES FULL RESPONSIBILITY FOR THE LOCATION ON THE LINE UPON WHICH SAID FENCE MATERIALS ARE TO BE INSTALLED. Purchaser agrees to defend, hold harmless, and indemnify Tampa Fence LLC, its principals, officers and/or employees from and against: Any claims arising out of or caused by any delay in the completion of contract, all claims, liabilities, and expenses for injury, death, or damage to persons, property damage, trespass; all other damage or loss arising out of the installation or location of said fence materials. Property damage referred to in this section specifically includes but shall not be limited to: Underground electrical lines; gas lines; water lines; septic tanks; sprinkler systems; drain lines; building foundations. Exceptions for sprinkler systems is outlined in the Workmanship Warranty. Purchaser agrees that Tampa Fence LLC will not be responsible for the restoration of any part of the landscape that is disturbed during installation. There will be excess dirt when post holes are dug/drilled. Tampa Fence LLC will not be required to remove or reform soil excavated from post holes during fence installation. Tampa Fence LLC is not responsible for gaps under fence due to uneven ground. This is a landscape problem.

In consideration of the price herein quoted, the Purchaser agrees that the fence lines will be clear of all obstructions and that the lines will be properly marked by customer by stakes or otherwise. The price herein named does not contemplate the encountering of rock, concrete slabs, boulders, roots or other conditions that mandate the use of jackhammers or other coring equipment; if these conditions are encountered and if it is necessary to drill for the settling of the post or to furnish extra large or deep foundations for the posts or to perform any extra labor, an additional charge will be made to cover the additional expense involved. Contract price is for the agreed footage. Final footage may vary. Said variations will be billed on prorated basis. Access to water and electricity are required for most fence installations. Should it be necessary to utilize a generator, the Purchaser will be billed for the additional expense.

WARRANTY: Tampa Fence LLC offers a limited-lifetime Workmanship Warranty from the date of completion. Details of the Workmanship Warranty is provided separately. Tampa Fence uses the finest quality materials available, installed by qualified crews. Natural characteristics of wood, such as checking, shrinking, and warpage, as well as movement, can be expected.

CHECKING: This is a crack that can occur in the boards, rails or posts and is not considered to be a defect.

SHRINKING: All wood can be expected to shrink and is not considered to be a defect.

WARPAGE: This is the natural process of wood. It is impossible to foretell which piece of lumber may warp and is not considered a defect.

Purchaser has a legal right under federal law to cancel this transaction within three (3) days (excluding Saturday and Sunday) from date of acceptance of this proposal. Customer deposits for any non-stock or special order items are non-refundable after the order is placed.

In the event this proposal is not approved by Tampa Fence LLC, sales or credit departments, this proposal shall become null and void; any payment shall be refunded to the customer.

Purchaser agrees that: Seller shall retain a security interest in the fencing goods purchased hereunder; title thereto shall not pass and such security interest shall not terminate, until the cash price and all other charges have been fully paid. Purchaser agrees that the Seller may sell, transfer or assign this contract. No loss, damage, or destruction of said property, regardless of the cause, shall release the Purchaser from his/her obligation hereunder.

shall release the Purchaser from his/her obligation hereunder.

Price to installation, a 50% down payment is required. The final amount shall be immediately payable upon completion. Should default in payment occur, Purchaser agrees to allow Seller or his Agent access to the premises and possession of the goods subject to a security interest under the contract (provided such repossession may be accomplished lawfully and without breach of the peace). Upon taking possession of the goods the Seller shall then dispose of them and apply the proceeds in accordance with the provisions of the Uniform Commercial Code and other laws as applicable. The Purchaser shall pay any deficiency to which the Seller may be entitled in cash in full to the Seller upon demand. The Seller's acceptance, after the full amount may have become immediately due and payable as heretofore provided of any payment shall not be deemed to alter or affect the Purchaser's obligations and/or the Seller's rights hereunder with respect to any subsequent payments or default therein. If this order entails performance of services or leasing or rental of products, the same shall be deemed "the sale of goods" within the meaning of the Uniform Commercial Code as adopted by the State of Florida, except when doing so would result in an unreasonable consequence. This proposal constitutes the entire agreement between the Seller and Purchaser. All prior Purchaser negotiations and representations whether oral or written, are hereby superseded and merged into this Proposal. The Proposal cannot be modified or terminated except in writing signed by an authorized representative of Seller and Purchaser. The Proposal shall be binding upon and shall be enforceable by successors in interest of the Seller and Purchaser.

Final payment is due on day of completion. Tune-ups will not delay final balance being paid. Past due payments shall be subject to a delinquency charge of \$25/day after one week of non-payment.

Purchaser agrees to pay reasonable attorney fees owed and all costs of collection if, after default, this contract is placed for collection or for the enforcement of any of the Secured Party's remedies. This agreement and the account established by this agreement shall be construed and enforced according to the laws of the State of Florida.

Any controversy or claim arising out of or related to this Proposal, or the breach thereof, shall be settled by arbitration in accordance with the Construction Industry Rules of Southern Arbitration & Mediation, except as specifically excluded below. Judgment upon the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.

The locale of any arbitration between Seller and Purchaser shall be Tampa, Florida, unless Seller agrees to designate another locale to facilitate joinder of parties, consolidation of claims, or other interests of the Seller. Any locale designated by Seller shall be binding.

At Seller's sole election, this agreement to arbitrate shall not apply and cannot be enforced as to any claim, dispute, or other matter in controversy or question between Seller and Purchaser which Seller chooses to litigate. If Seller so elects to require Purchaser to litigate any claim, dispute, or other matter, such litigation shall take place in a court of competent jurisdiction located in Tampa, FL, if a State or Federal court action. If Seller in his sole discretion, elects to have dispute resolved through litigation, then Purchaser consents to the jurisdiction of the State and Federal Courts in Florida.

OTHER NOTES

Darryl Adams

7-23-25



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 **08/08/2025**
Amount Due **4,140.13**
Current Charges Due **09/02/2025**

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
08/20/25

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

DO NOT PAY

Total amount will be electronically transferred on or after 08/22/2025.



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: 08/08/2025

District: OP05

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after	08/22/2025
TOTAL CHARGES DUE	4,140.13
DO NOT PAY	

000207824600041401300041401306



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

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

Bill Date **08/08/2025**
Amount Due **866.91**
Current Charges Due **09/02/2025**

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
07/03	10758	08/05	17849		12.17	12	7091

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2025	33	215
Jul 2025	29	216
Aug 2024	33	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 **769.48**
Payment **769.48CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 7,091 KWH @ 0.06090 **431.84**
Fuel Adjustment 7,091 KWH @ 0.04400 **312.00**
FL Gross Receipts Tax **20.07**
State Tax **55.81**
Pasco County Tax **8.03**

Total Current Charges **866.91**
Total Due **E.F.T. 866.91**

RECEIVED
08/20/25

DO NOT PAY
Total amount will be electronically transferred on or after 08/22/2025.



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: 08/08/2025

District: OP05

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after 08/22/2025
TOTAL CHARGES DUE 866.91
DO NOT PAY

000208710200008669100008669108



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 **08/08/2025**
Amount Due **326.16**
Current Charges Due **09/02/2025**

District Office Serving You
One Pasco Center

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

See Reverse Side For More Information

ELECTRIC SERVICE

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
07/03	19425	08/05	21873				2448

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2025	33	74
Jul 2025	29	74
Aug 2024	33	30

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

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Previous Balance **292.51**
Payment **292.51CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 2,448 KWH @ 0.06090 **149.08**
Fuel Adjustment 2,448 KWH @ 0.04400 **107.71**
FL Gross Receipts Tax **7.59**
State Tax **21.10**
Hernando County Tax **1.52**

Total Current Charges **326.16**
Total Due **E.F.T. 326.16**

RECEIVED
08/20/25

DO NOT PAY

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Bill Date: 08/08/2025

District: OP05

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after 08/22/2025
TOTAL CHARGES DUE 326.16
DO NOT PAY

000212737200003261600003261604