



Rizzetta & Company

Wesbridge Community Development District

Board of Supervisor's Regular Meeting

November 17, 2025

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

www.wesbridgecdd.org

WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT

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

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

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE • 5844 OLD PASCO ROAD • SUITE 100 • WESLEY CHAPEL • FLORIDA • 33544
WWW.WESBRIDGECDD.ORG

November 14, 2025

**Board of Supervisors
Wesbridge Community
Development District**

Revised Agenda

Dear Board Members:

The regular meeting of the Board of Supervisors of the Wesbridge Community Development District will be held on **Monday, November 17, 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 the Grau & Associates Award Letter..... Tab 1
 - B. Consideration of Resolution 2026-01;
Amended Budget FY 2024-2025..... Tab 2
 - C. Consideration of Amended Budget FY 2024-2025 Tab 3
 - D. Consideration of Resolution 2026-02; RE Notice of
General Election Documents 2025..... Tab 4**
- 4. STAFF REPORTS**
 - A. District Engineer
 - B. Aquatics Report
 - 1. Review of Waterway Inspection Report..... Tab 5**
 - C. Landscape Inspection Manager**
 - 1. Review of Landscape Inspection Report Tab 6**
 - D. District Counsel**
 - 1. Consideration of Master Service Agreement..... Tab 7**
 - E. District Manager
 1. Presentation of District Manager Report
and Monthly Financial Statements Tab 8
 2. Presentation of 3rd Quarter Website Audit Tab 9
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors
Meeting held on October 17, 2025..... Tab 10
- 6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 994-1001.

Sincerely,
Daryl Adams
Daryl Adams
District Manager

Tab 1



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

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

August 11, 2025

To Board of Supervisors
Wesbridge Community Development District
12750 Citrus Park Lane, Suite 115
Tampa, Florida 33625

We are pleased to confirm our understanding of the services we are to provide Wesbridge Community Development District, Pasco County, Florida ("the District") for the fiscal year ended September 30, 2025. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Wesbridge Community Development District as of and for the fiscal year ended September 30, 2025. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2025 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Our fee for these services will not exceed \$3,500 for the September 30, 2025 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2022 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Wesbridge Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Wesbridge Community Development District.

By: _____

Title: _____

Date: _____



FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



Peer Review
Program

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

March 17, 2023

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791

Tab 2

RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT AMENDING THE FISCAL YEAR 2025 GENERAL FUND BUDGET; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Wesbridge Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the Pasco County, Florida; and

WHEREAS, the Board of Supervisors of the District (“**Board**”) previously adopted a final budget (“**Budget**”) for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (“**Fiscal Year 2025**”); and

WHEREAS, the Board desires to amend the Fiscal Year 2025 Budget to reflect changes to budgeted revenues and expenses approved during Fiscal Year 2025; and

WHEREAS, pursuant to Chapters 189 and 190, *Florida Statutes*, the Board is authorized to amend the Fiscal Year 2025 Budget within sixty (60) days following the end of Fiscal Year 2025; and

WHEREAS, the Board finds that it is in the best interest of the District and its landowners to amend the Fiscal Year 2025 Budget to reflect the actual appropriations.

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

SECTION 1. BUDGET AMENDMENT.

- a. The Board has reviewed the proposed amended Budget, copies of which are on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The amended Budget attached hereto as **Exhibit A** and incorporated herein by reference as further amended by the Board is hereby adopted in accordance with the provisions of sections 190.008(2)(a) and 189.016(6), *Florida Statutes*; provided, however, that the comparative figures contained in the amended Budget as adopted by the Board (together, “**Adopted Annual Budget**”) may be further revised as deemed necessary by the District Manager to further reflect actual revenues and expenditures for Fiscal Year 2025.
- c. The Adopted Annual Budget shall be maintained in the office of the District Manager and the District Records Office and identified as “The Adopted Budget for Wesbridge

Community Development District for the Fiscal Year Ending September 30, 2025, as amended and adopted by the Board of Supervisors effective November 17, 2025.”

SECTION 2. APPROPRIATIONS. There is hereby appropriated out of the revenues of the District, the fiscal year beginning October 1, 2024, and ending September 30, 2025, the sums set forth below, to be raised by special assessments or otherwise, which sums are deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

GENERAL FUND	_____
RESERVE FUND	_____
DEBT SERVICE FUND	_____
TOTAL ALL FUNDS	_____

SECTION 3. CONFLICTS. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

SECTION 4. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 5. EFFECTIVE DATE. This Resolution shall take effect upon adoption.

PASSED AND ADOPTED this ____ day of November, 2025.

ATTEST:

**WESBRIDGE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Amended Fiscal Year 2025 Budget

EXHIBIT A:
Amended Fiscal Year 2025 Budget

Tab 3

Amended Budget
Wesbridge Community Development District
General Fund
Fiscal Year 2024/2025

Chart of Accounts Classification	Annual Budget for 2024/2025	Amended Budget for 2024/2025	Budget Increase (Decrease) vs 2024/2025
REVENUES			
Special Assessments			
Tax Roll	\$ 362,453	\$ 362,453	\$ -
Carry Forward Fund Balance	\$ -	\$ 55,000	\$ 55,000
TOTAL REVENUES AND BALANCE FORWARD	\$ 362,453	\$ 417,453	\$ 55,000
EXPENDITURES - ADMINISTRATIVE			
Legislative			
Supervisor Fees	\$ 12,000	\$ 12,000	\$ -
Financial & Administrative			
Accounting Services	\$ 20,257	\$ 20,257	\$ -
ADA Website Compliance	\$ 1,538	\$ 1,538	\$ -
Administrative Services	\$ 5,065	\$ 5,065	\$ -
Arbitrage Rebate Calculation	\$ 450	\$ 450	\$ -
Assessment Roll	\$ 5,463	\$ 5,463	\$ -
Auditing Services	\$ 5,000	\$ 5,000	\$ -
Disclosure Report	\$ 5,000	\$ 5,000	\$ -
District Engineer	\$ 13,000	\$ 13,000	\$ -
District Management	\$ 22,621	\$ 22,621	\$ -
Dues, Licenses & Fees	\$ 210	\$ 210	\$ -
Financial & Revenue Collections	\$ 4,051	\$ 4,051	\$ -
Legal Advertising	\$ 1,720	\$ 1,720	\$ -
Miscellaneous Mailings	\$ -	\$ -	\$ -
Public Officials Liability Insurance	\$ 3,036	\$ 3,036	\$ -
Tax Collector /Property Appraiser Fees	\$ 150	\$ 150	\$ -
Trustees Fees	\$ 5,000	\$ 5,000	\$ -
Website Hosting, Maintenance, Backup & Email	\$ 2,400	\$ 2,400	\$ -
Legal Counsel			
District Counsel	\$ 9,000	\$ 9,000	\$ -
Administrative Subtotal	\$ 115,961	\$ 115,961	\$ -

EXPENDITURES - FIELD OPERATIONS			
Electric Utility Services			
Utility Services	\$ 10,527	\$ 10,527	\$ -
Street Lights	\$ 48,235	\$ 48,235	\$ -
Water-Sewer Combination Services			
Utility Services-Reclaimed Water	\$ 8,823	\$ 8,823	\$ -
Stormwater Control			\$ -
Aquatic Maintenance	\$ 8,196	\$ 8,196	\$ -
Aquatic Planting	\$ 3,100	\$ 3,100	\$ -
Other Physical Environment			
General Liability Insurance	\$ 3,710	\$ 3,710	\$ -
Gate- Cameras & Remotes	\$ 2,150	\$ 2,150	\$ -
Holiday Decorations	\$ 2,000	\$ 2,000	\$ -
Irrigation Repairs & Maintenance	\$ 4,500	\$ 4,500	\$ -
Landscape - Mulch	\$ 19,800	\$ 19,800	\$ -
Landscape- Annuals	\$ 6,000	\$ 6,000	\$ -
Landscape Inspection Services	\$ 8,400	\$ 8,400	\$ -
Landscape Maintenance	\$ 75,000	\$ 130,000	\$ 55,000
Landscape Replacement Plants, Shrubs, Trees	\$ 4,300	\$ 4,300	\$ -
Property Insurance	\$ 6,351	\$ 6,351	\$ -
Parks & Recreation			
Dog Waste	\$ -	\$ -	\$ -
Fountain Maintenance & Repairs	\$ 3,100	\$ 3,100	\$ -
Gate Internet	\$ -	\$ -	\$ -
Gate- Maintenance & Repairs	\$ 10,800	\$ 10,800	\$ -
Pressure Washing	\$ 3,000	\$ 3,000	\$ -
Telephone & Internet	\$ 3,000	\$ 3,000	\$ -
Contingency			
Crosswalk Repairs Project	\$ 1,000	\$ 1,000	\$ -
Miscellaneous Repairs	\$ 14,500	\$ 14,500	\$ -
Field Operations Subtotal	\$ 246,492	\$ 301,492	\$ 55,000
TOTAL EXPENDITURES	\$ 362,452	\$ 417,453	\$ 55,000

Amended Budget
Wesbridge Community Development District
Reserve Fund
Fiscal Year 2024/2025

Chart of Accounts Classification	Budget for 2024/2025
REVENUES	
Special Assessments	
Tax Roll	\$ 61,705
TOTAL REVENUES	\$ 61,705
EXPENDITURES	
Contingency	
Capital Reserves	\$ 61,705
Capital Outlay	\$ -
TOTAL EXPENDITURES	\$ 61,705

Tab 4

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), *FLORIDA STATUTES*, AND REQUESTING THAT THE PASCO COUNTY SUPERVISOR OF ELECTIONS BEGIN CONDUCTING THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Wesbridge Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Pasco County, Florida; and

WHEREAS, the Board of Supervisors of the District ("**Board**") seeks to implement Section 190.006(3), *Florida Statutes*, and to instruct the Pasco County Supervisor of Elections ("**Supervisor**") to conduct the District's elections by the qualified electors of the District at the general election ("**General Election**").

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

1. GENERAL ELECTION SEATS.

Seat 4, currently held by Eladio Izquierdo III

Length of term: Four years

Seat 5, currently held by Leslie Green

Length of term: Four years

are scheduled for the General Election beginning in November 2026. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year.

2. QUALIFICATION PROCESS. For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Pasco County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

3. COMPENSATION. Members of the Board receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

4. TERM OF OFFICE. The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November 2026, and for each subsequent General Election unless otherwise directed by the District's Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto at least two weeks prior to the start of the qualifying period.

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

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 17th day of November, 2025.

**WESBRIDGE COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRPERSON / VICE CHAIRPERSON

ATTEST:

SECRETARY / ASSISTANT SECRETARY

EXHIBIT A

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Wesbridge Community Development District (“District”) will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Pasco County Supervisor of Elections located at the Dade City, New Port Richey or Land O’Lakes offices, Phone number 800-851-8754 or cand@pascovotes.gov. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Pasco County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Wesbridge Community Development District has two (2) seats up for election, specifically seats 4 and 5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Pasco County Supervisor of Elections.

[NOTE TO DISTRICT MANAGER: PUBLISH AT LEAST TWO WEEKS PRIOR TO THE START OF THE QUALIFYING PERIOD (ON OR BEFORE MAY 22, 2026)]

Tab 5



CUSTOMER: WESBRIDGE
ACCOUNT #: 936
DATE: 10/16/25
TECH: STEVE
WEATHER CONDITIONS: SW
WATER LEVELS: NORMAL

ALGAE/AQUATIC WEED CONTROL

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

[illegible]

SITE OBSERVATIONS: TREATED AS NOTED ABOVE
PICTURES TAKEN FOR WATERWAY INSPECTION REPORT

RECOMMENDATIONS:

- Water Quality Analysis ☐
- Native Plantings ☐

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

- Native Fish Stocking ☐
- Triploid Grass Carp ☒

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

FISH/WILDLIFE OBSERVATIONS

SPORT FISH

BIOLOGICAL CONTROL FISH

OTHER WILDLIFE:

REMARKS:

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

PLATES + GRATES



Wesbridge Community Development District Waterway Inspection Report

Reason for Inspection:
Quality Assurance

Inspection Date:
9/18/2025

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

Site Map	6
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Site Assessments

Pond B1

Comments:

Normal Growth Observed

Continue carefully targeting invasive Alligator Weed, Primrose, and Torpedograss around the edge of the pond and between the healthy native aquatic plants.



Pond B2

Comments:

Normal Growth Observed

Continue carefully targeting invasive Alligator Weed, Primrose, and Torpedograss around the edge of the pond and between the healthy native aquatic plants.



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lakes@advancedaquatic.com

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Site Assessments

Pond SE

Comments:

Normal Growth Observed

Continue carefully targeting invasive Alligator Weed, Primrose, and Torpedograss around the edge of the pond and between the healthy native aquatic plants.



Pond C

Comments:

Site Looks Good

Slender Spikerush targeted in September. Treatment has been successful and the Slender Spikerush can be seen thinning out and decomposing.

Continue periodic treatments to maintain control over all aquatic invasive weeds.



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lakes@advancedaquatic.com

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Site Assessments

Pond N

Comments:

Site Looks Good

Targeting algal growth around the native aquatic plants.



Pond NW

Comments:

Site Looks Good

Targeting algal growth around the native aquatic plants.



www.AdvancedAquatic.com
lakes@advancedaquatic.com

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



Site Assessments

Pond NE

Comments:

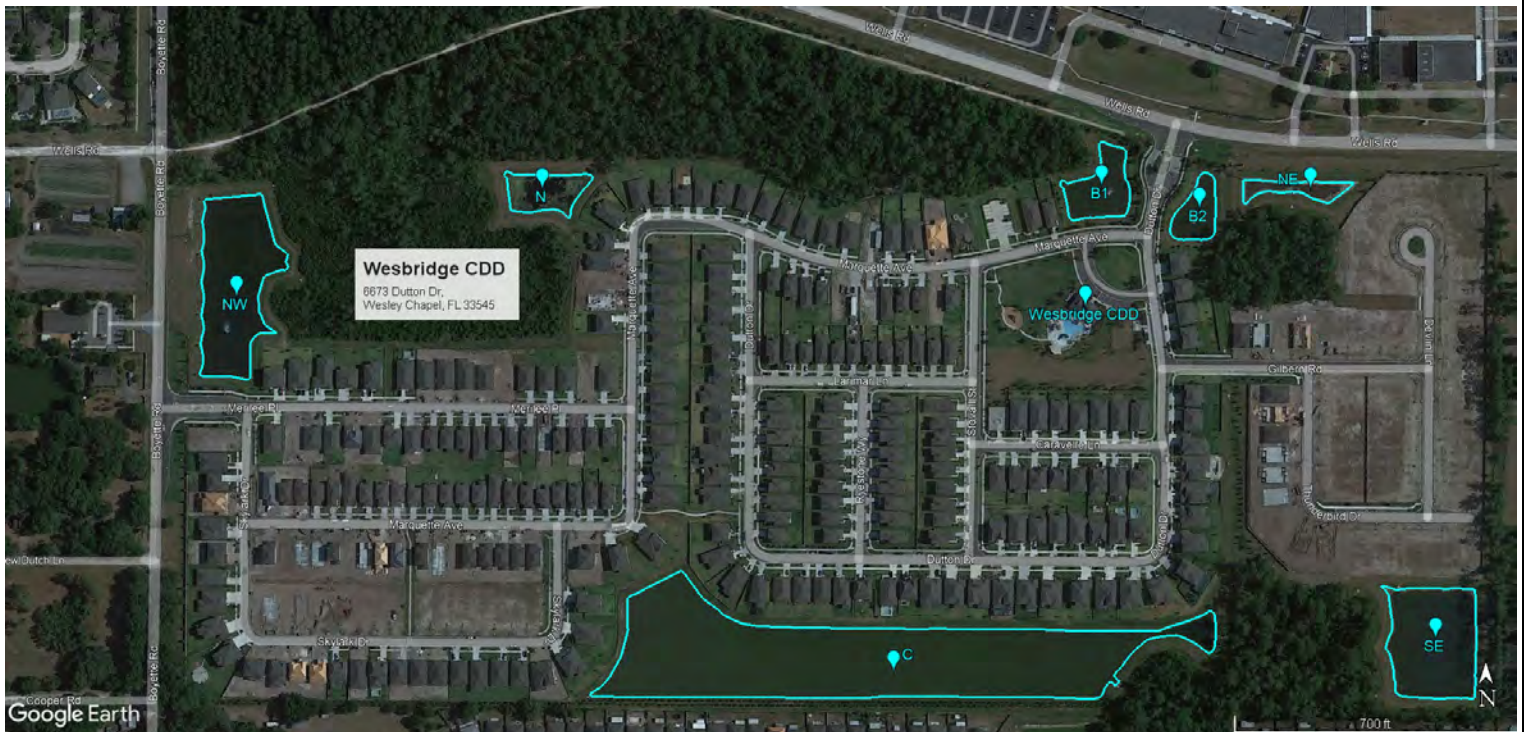
Site Looks Good

Targeting algal growth and Slender Spikerush along the pond perimeter.





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 6

WESBRIDGE

LANDSCAPE INSPECTION REPORT



October 24, 2025

Rizzetta & Company

Matthew Mironchik - Landscape Specialist

Landscape Inspection Services



Rizzetta & Company
Professionals in Community Management

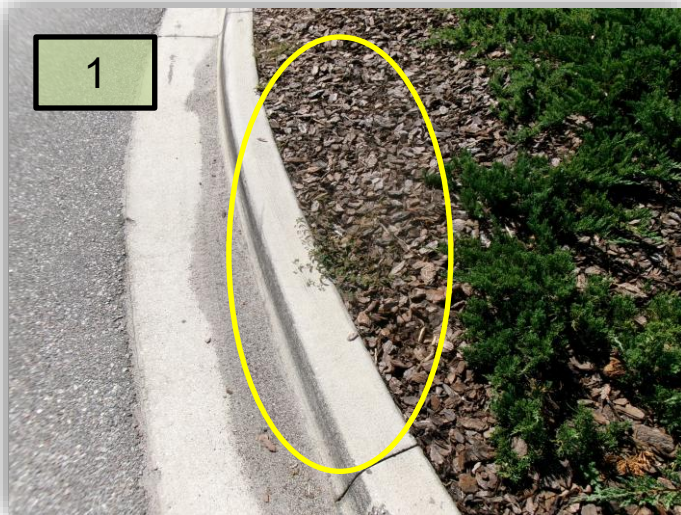
Summary/Dutton Dr. and Merilee Entrances

General Updates, Recent & Upcoming Maintenance Events

- Ensure the team is redefining the tree rings, edging around irrigation boxes.
- High Visibility areas such as Property Entrances and Walking Paths should be considered priority detail areas. Keeping shrubs and beds weeded will improve bed health and aesthetics.

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. Main entrance beds at Dutton and Wells Rd. have noticeable weed pressure along the curbs. High visibility areas should be monitored more frequently to keep appearance clean and tidy.(pic.1)



2. Bed lines at entrances need to be hard edge during each mow even to keep bed lines neat and tidy, as well as prevent turf from creeping into beds.(pic 2a> at Dutton and Wells Rd., pic.2b> at Merilee along fence line)
3. At the Northwest corner of the main entrance fence line along Wells Rd., the conservation area is starting to take over and should be trimmed back to prevent further encroachment. Debris was found on the ground and should be removed for ease of maintenance in the future.(pic.3>>)
4. Some taller weeds were found growing through Junipers at the main entrance on Dutton Dr. At next detail event, please make sure crews are pulling weeds from Junipers.





5. When pruning shrubs, please instruct crews to be sure to prune entire shrub. If the very top is missed, like the one near the entrance of Dutton and Wells Rd., you will have uneven growth and the shrub will need to be trimmed more often.(pic.5)



6. Open bed spaces need to be monitored for weeds and sprayed as needed. Once weeds turn brown, the dead weeds should be hand pulled during detail event. Detail crews should be instructed to report weed pressure in bed spaces to their manager as a proactive measure.(pic.6a> at Dutton and Wells Rd. entrance, pic.6b> along Wells Rd. heading East, pic. 6c> along Boyette)



Wells Rd./Eastern Perimeter

7. Tree rings around the Cypress along Wells Rd, heading East from Dutton Dr near retention pond, need to be reestablished by hard edging and spraying weeds inside tree ring. These rings need to be kept tidy moving forward.(pic.7)



10. Firebush, along Wells Rd and along Eastern perimeter privacy fence, should be pruned to prevent shrubs from growing over fence and spilling into residences.(pic.10a>>,10b>>)

11. Groundsel from August 19th Inspection report was not cut down to the ground as instructed. The result is a Groundsel shrub that still needs to be removed by being cut down to the ground.(pic.11>>)

12. Weeds growing in beds and through shrubs continues to be an issue along the Eastern perimeter privacy fence. These weeds need to be sprayed/hand pulled to bring beds back to check.(pic.12a>>,12b>>)

8. Bare lodge poles near the Cedars along Wells Rd. perimeter privacy fence are still present. The trees are too mature to straighten with straps, so these poles should be removed. To keep bed space neat and tidy.(pic.8)



9. Along the perimeter privacy fence beds, on Wells Rd., all sucker growth from Oak trees needs to be trimmed there is a new tree growing out of a bush as well that needs to be pruned out(pic.9a>,9b>)



Wells Rd./Eastern Perimeter



13. Southern Magnolia that was down along the Eastern perimeter privacy fence has been straightened and staked back up, however the weeds that were in that areas were only partially removed. Please instruct crews that all weeds in all beds need to be taken care of.(pic.13>>)

14. Storm drain grates and manhole covers need to be edged as needed to prevent debris and grass from clogging grates and ease of locating manhole covers. Crew leaders should be instructed to make sure this is done.(pic.14a>>,14b>>)



Eastern Perimeter/Tract 'B-1' Retention Pond Area



15. Areas behind the residences along retention pond Tract 'B-1', show signs of erosion from surface water running down the hill. Multiple areas have uneven grade running parallel with the hill, as well obvious sign of erosion at the top of the storm drain inlet.(pic.15a,15b)



16. Tree rings and bed spaces in the CDD maintained area behind the residences between Dutton Dr. and Thunderbird have not been maintained. This has resulted in tree rings either non-existent or completely filled with weeds. These areas need to be maintained along with all other areas behind the perimeter privacy fence. (pic.16a>>,16b>>)



Area Between Dutton and Thunderbird/Southern Perimeter

17. The perimeter privacy fence behind retention pond Tract 'B-3', has missing panels of fence(again), some of which was used to make a makeshift bridge to enter the neighborhood.(pic.17a>,17b>)

18. The concrete in the spillway area of retention pond Tract 'B-3' has cracked. An engineer should be sent out to inspect spillway and determine who is responsible for fixing it.(pic.18a>,18b>>)

19. Leaning Pine tree behind Tract 'B-3' should be removed to prevent damage to fence if it falls.(pic.19>>)



Tract 'B-3' Retention Pond/Southern Perimeter



<<18b

21. Areas along the farm fence, in the CDD maintained area, along the Southern perimeter behind Skylark, have been missed due to debris being left in the way and being mowed around. This area is now overgrown and should be reclaimed by removing debris and getting area back in check.(pic.21)



21



<<19

22. There are some areas along the farm fence in this same area, that are missing portions of farm fence, allowing access to CDD property.(pic.22)



22

20. Mow crews should be instructed to clip back vines growing over fence onto CDD maintained property.(pic.20)



20



Southern Perimeter/Boyette

23. There are multiple Oak trees along this stretch of the Southern perimeter that are either dead or in various stages of decline. These trees should be removed to prevent damage to CDD and/or residence's property.(pic.23a,23b)



24. Area where pool contractors used CDD property to access the resident at 30078 Skylark Dr., has still not been repaired.

25. Resident at 30074 Skylark Dr. has placed a security camera in a mature Oak, located on CDD property.(pic.25a>,25b>)

26. Plant material from the same property is growing past the privacy fence along Boyette, detail crews should be instructed to remove them.(pic.26>)



Boyette/Merilee/Visitor Parking Areas

27. Tree rings and beds along Boyette have heavy weed pressure. Please have crew member spray these areas as needed.

28. The dead grass behind the gate code entry pad at Merilee has been 'removed'. Please make sure crew members remove the rest of the dead grass and make sure the area is clean of debris before leaving area.(pic.28)



29. There is another dead grass in the bed to the right, just before the exit gate on Merilee. Please remove to keep area looking clean and tidy.(pic.29)



30. Bed along the sidewalk, heading North past Merilee, is filled with weeds. Please have crew member attend to this ASAP.(pic.30)



31. 'Cut-through' area on Merilee, between houses 30111 and 30127, is filled with weeds. Is this area supposed to be receiving treatments?

32. Bed space along the 'Visitor Parking' on Marquette Ave. are full of weeds and lack any defined edge. These beds near Visitor Parking are considered High Visibility and need to be maintained properly.(pic.32)



Walking Path Between Marquette and Skylark

33. Walking path area between Marquette Ave and Skylark is almost impassable due to the grasses being overgrown. Please trim back grasses so that foot traffic is not impeded.(pic.33)



30. Managers, please instruct mow crew to be wary of residences lawns where CDD property butts up against them. Deck heights shall be raised to match height of residential lawn to ensure no damage. Thank you.

34. Foot paths like this, are considered high visibility areas. The beds are overgrown and filled with weeds which need to be hand pulled to prevent overspray and possible damage to ornamental grasses.(pic.34a,34b>))



Proposals

1. Clearing of invasive plant material encroaching on CDD property in the Northwest corner of the fence line along Wells Rd.



2. Removal of leaning Pine tree along the backside of Retention Pond Tract 'B-3'



3. Inspection and removal of dead/dying Oak trees along farm fence on Southern perimeter behind Skylark.(pic.3a,3b)



Tab 7

ALARM ENGINEERS INC.

MASTER SERVICE AGREEMENT

Between Alarm Engineers Inc. and Wesbridge CDD (Rizzetta and Company)

1. Parties

This Master Service Agreement ("Agreement") is entered into by and between:

- **Alarm Engineers Inc.**, a Florida corporation with principal offices located at [Insert Address], and
- **Wesbridge CDD (Rizzetta and Company)**, located in Wesley Chapel, Florida.

2. Purpose

This Agreement outlines the terms under which Alarm Engineers Inc. will provide surveillance system licensing, equipment procurement, installation, and ongoing support services for **Wesbridge CDD (Rizzetta and Company)**.

3. Scope of Services

Alarm Engineers Inc. shall:

- Provide software licenses for surveillance cameras at \$120/year per camera.
- Procure and install Turing equipment, including NVRs, bridges, edge cameras, Site Shields, and solar shields. - Quoted services, materials, or labor not covered under this Agreement will be proposed on a case-by-case basis and executed only upon written client approval. Pricing and availability are subject to change based on site conditions, regulatory requirements, and scheduling needs.
- Assist with system maintenance, updates, and consultation as needed.

4. License Billing Terms

- Initial deployment: 8 Cameras – 4 x Core AI and 4 x LPR AI
- License Cost: **V-CORE1Y Vision VSaaS Core License** = \$120/year per camera
- License Cost **Turing LPR Core License** = \$250/year per camera
- License Cost: **Total Cost for this Initial Deployment** = \$1,480 Per year
- Billing begins on the date the first camera goes online – 07/30/2025

- Cameras added after that date will be prorated to align with the next annual billing cycle (e.g., July 30, 2026)
- Prorated license cost is included in the camera price at time of installation
- All licenses are billed annually in advance

5. Term & Renewal

- Initial term: One (1) year from the effective date
- This Agreement shall automatically renew annually unless terminated with thirty (30) days' written notice by either party

6. Payment Terms

- Invoices issued annually in advance
- Payment is due within thirty (30) days of invoice date unless otherwise agreed in writing

7. Liability & Indemnification

- Alarm Engineers Inc. shall not be liable for indirect, incidental, or consequential damages
- Total liability is limited to the amount paid under this Agreement in the preceding twelve (12) months
- Each party agrees to indemnify and hold harmless the other from claims arising from negligence or breach of this Agreement

8. Confidentiality

Both parties agree to maintain the confidentiality of proprietary or sensitive information disclosed during the term of this Agreement and for one (1) year thereafter.

9. Dispute Resolution

Any disputes arising under this Agreement shall first be resolved through good-faith negotiation. If unresolved, disputes shall be submitted to mediation in Pasco County, Florida, prior to any legal action.

10. Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the State of Florida.

11. Contacts

- **Alarm Engineers Inc.:**
Ron Mosley, Vice President – National Accounts
Ron@alarmengineersinc.com | (813) 293-2460
- **Wesbridge CDD (Rizzetta and Company)**
Darryl Adams - District Manager
Rizzetta & Company
813.994.1001
darryla@rizzetta.com

12. Signatures

Alarm Engineers Inc.

By: 

Name: Ron Mosley

Title: Vice President – National Accounts

Date: 11/11/2025

Wesbridge CDD (Rizzetta and Company)

By: _____

Name: Darryl Adams

Title: District Manager

Date: _____

Tab 8



Rizzetta & Company

UPCOMING DATES TO REMEMBER

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

District Manager's Report

November 17

2025

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District Manager Updates

<u>FINANCIAL SUMMARY</u>		<u>9/30/2025</u>
General Fund Cash & Investment Balance:		\$40,204
Reserve Fund Cash & Investment Balance:		\$55,402
Debt Service Fund Investment Balance:		<u>\$522,029</u>
Total Cash and Investment Balances:		\$617,635
General Fund Expense		Over
Variance: \$50,601		Budget



Rizzetta & Company

Wesbridge Community Development District

**Financial Statements
(Unaudited)**

September 30, 2025

Prepared by: Rizzetta & Company, Inc.

wesbridgecdd.org
rizzetta.com

Wesbridge Community Development District

Balance Sheet

As of 09/30/2025

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Capital Project Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets							
Cash In Bank	26,114	0	0	0	26,114	0	0
Investments	14,090	55,402	522,029	20,582	612,103	0	0
Prepaid Expenses	674	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	522,029
Amount To Be Provided Debt Service	0	0	0	0	0	0	5,407,971
Total Assets	203,629	55,402	522,029	20,582	801,642	3,624,279	5,930,000
Liabilities							
Accounts Payable	19,017	2,512	0	0	21,529	0	0
Accrued Expenses	96	0	0	0	96	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	178,722	2,512	0	0	181,234	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	(2,433)	(6,587)	20,900	9,200	21,080	0	0
Total Fund Equity & Other Credits	24,907	52,890	522,029	20,582	620,408	3,624,279	0
Total Liabilities & Fund Equity	203,629	55,402	522,029	20,582	801,642	3,624,279	5,930,000

Wesbridge Community Development District

Statement of Revenues and Expenditures

As of 09/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 09/30/2025 YTD Budget	Year To Date 09/30/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	835	835
Special Assessments				
Tax Roll	362,453	362,453	365,487	3,034
Other Misc. Revenues				
Miscellaneous Revenue	0	0	810	810
Total Revenues	362,453	362,453	367,132	4,679
Expenditures				
Legislative				
Supervisor Fees	12,000	12,000	9,600	2,400
Total Legislative	12,000	12,000	9,600	2,400
Financial & Administrative				
ADA Website Compliance	1,538	1,538	1,538	0
Accounting Services	20,257	20,257	20,257	0
Administrative Services	5,065	5,065	5,065	0
Arbitrage Rebate Calculation	450	450	450	0
Assessment Roll	5,463	5,463	5,463	0
Auditing Services	5,000	5,000	3,400	1,600
Bank Fees	0	0	15	(15)
Disclosure Report	5,000	5,000	5,000	0
District Engineer	13,000	13,000	17,072	(4,072)
District Management	22,621	22,621	22,621	0
Dues, Licenses & Fees	210	210	175	35
Financial & Revenue Collections	4,051	4,051	4,051	0
Legal Advertising	1,720	1,720	2,804	(1,084)
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	3,734	1,266
Website Hosting, Maintenance, Backup & E	2,400	2,400	2,400	0
Total Financial & Administrative	94,961	94,961	97,839	(2,878)
Legal Counsel				
District Counsel	9,000	9,000	9,300	(300)
Total Legal Counsel	9,000	9,000	9,300	(300)
Electric Utility Services				
Utility - Street Lights	48,235	48,235	52,811	(4,576)
Utility Services	10,527	10,527	11,394	(867)
Total Electric Utility Services	58,762	58,762	64,205	(5,443)
Water-Sewer Combination Services				
Utility Services	8,823	8,823	2,435	6,388
Total Water-Sewer Combination Services	8,823	8,823	2,435	6,388
Stormwater Control				
Aquatic Maintenance	8,196	8,196	8,720	(524)

See Notes to Unaudited Financial Statements

Wesbridge Community Development District

Statement of Revenues and Expenditures

As of 09/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025	Through 09/30/2025	Year To Date 09/30/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Aquatic Plant Replacement	3,100	3,100	3,037	63
Total Stormwater Control	11,296	11,296	11,757	(461)
Other Physical Environment				
Gate Cameras	2,150	2,150	1,111	1,039
General Liability Insurance	3,710	3,710	3,609	101
Holiday Decorations	2,000	2,000	3,000	(1,000)
Irrigation Maintenance & Repair	4,500	4,500	5,410	(910)
Landscape - Annuals/Flowers	6,000	6,000	3,586	2,414
Landscape - Mulch	19,800	19,800	19,800	0
Landscape Inspection Services	8,400	8,400	8,400	0
Landscape Maintenance	75,000	75,000	90,799	(15,799)
Landscape Replacement Plants, Shrubs, Tr	4,300	4,300	13,525	(9,225)
Property Insurance	6,351	6,351	5,791	560
Total Other Physical Environment	132,211	132,211	155,031	(22,820)
Parks & Recreation				
Fountain Service Repair & Maintenance	3,100	3,100	9,637	(6,537)
Gate Maintenance & Repair	10,800	10,800	24,450	(13,650)
Pressure Washing	3,000	3,000	2,306	694
Telephone, Internet, Cable	3,000	3,000	3,511	(511)
Total Parks & Recreation	19,900	19,900	39,904	(20,004)
Contingency				
Crosswalk Maintenance	1,000	1,000	150	850
Miscellaneous Contingency	14,500	14,500	22,833	(8,333)
Total Contingency	15,500	15,500	22,983	(7,483)
Total Expenditures	362,453	362,453	413,054	(50,601)
Total Excess of Revenues Over(Under) Ex- penditures	0	0	(45,922)	(45,922)
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	43,489	43,489
Total Other Financing Sources(Uses)	0	0	43,489	43,489
Fund Balance, Beginning of Period	0	0	27,340	27,340
Total Fund Balance, End of Period	0	0	24,907	24,907

Wesbridge Community Development District

Statement of Revenues and Expenditures

As of 09/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 09/30/2025 YTD Budget	Year To Date 09/30/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	2,663	2,663
Special Assessments				
Tax Roll	61,705	61,705	61,705	0
Total Revenues	<u>61,705</u>	<u>61,705</u>	<u>64,368</u>	<u>2,663</u>
Expenditures				
Contingency				
Capital Reserve	61,705	61,705	27,466	34,239
Total Contingency	<u>61,705</u>	<u>61,705</u>	<u>27,466</u>	<u>34,239</u>
Total Expenditures	<u>61,705</u>	<u>61,705</u>	<u>27,466</u>	<u>34,239</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>36,902</u>	<u>36,902</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(43,490)	(43,490)
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>(43,490)</u>	<u>(43,490)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>59,478</u>	<u>59,478</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>52,890</u>	<u>52,890</u>

Wesbridge Community Development District

Statement of Revenues and Expenditures

As of 09/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 09/30/2025 YTD Budget	Year To Date 09/30/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	22,611	22,611
Special Assessments				
Tax Roll	388,326	388,326	391,103	2,777
Total Revenues	<u>388,326</u>	<u>388,326</u>	<u>413,714</u>	<u>25,388</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>29,420</u>	<u>29,420</u>
penditures				
Total Other Financing Sources(Uses)				
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(8,520)	(8,520)
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>(8,520)</u>	<u>(8,520)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>501,129</u>	<u>501,129</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>522,029</u>	<u>522,029</u>

Wesbridge Community Development District

Statement of Revenues and Expenditures

As of 09/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 09/30/2025 YTD Budget	Year To Date 09/30/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	681	681
Total Revenues	<u>0</u>	<u>0</u>	<u>681</u>	<u>681</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>681</u>	<u>681</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	8,519	8,519
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>8,519</u>	<u>8,519</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>11,382</u>	<u>11,382</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>20,582</u>	<u>20,582</u>

Wesbridge CDD
Investment Summary
September 30, 2025

<u>Account</u>	<u>Investment</u>	<u>Balance as of September 30, 2025</u>
Valley National Operating	Governmental Checking	\$ 11,820
FLCLASS Operating	Average Monthly Yield 4.2990%	2,270
Total General Fund Investments		\$ 14,090
FLCLASS Reserve	Average Monthly Yield 4.2990%	\$ 55,402
Total Reserve Fund Investments		\$ 55,402
US Bank Series 2019 Revenue	US Bank Money Markets GCTS 0490	\$ 327,866
US Bank Series 2019 Reserve	US Bank Money Markets GCTS 0490	194,163
Total Debt Service Fund Investments		\$ 522,029
US Bank Series 2019 Construction	US Bank Money Markets GCTS 0490	\$ 20,582
Total Capital Projects Fund Investments		\$ 20,582

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 09/01/2025 to 09/30/2025

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
282, 2334						
	282 General Fund	09/01/2025	Advanced Aquatic Services, Inc.	10560396	Monthly Lake Maintenance 09/25	725.00
	282 General Fund	09/15/2025	Bob Schnaydman	BS091525	Board of Supervisors Meeting 09/15/25	200.00
	282 General Fund	09/01/2025	Brletic Dvorak, Inc.	2103	Engineering Services 08/25	1,630.00
	282 General Fund	09/26/2025	Burr & Forman, LLP	1594336	Legal Services 08/25	750.00
	282 General Fund	09/15/2025	David Covert	DC091525	Board of Supervisors Meeting 09/15/25	200.00
	282 General Fund	09/18/2025	Egis Insurance Advisors, LLC	29625	Policy #100125361 10/01/2025-10/01/2026	3,130.00
	282 General Fund	09/18/2025	Egis Insurance Advisors, LLC	29625	Policy #100125361 10/01/2025-10/01/2026	4,667.00
	282 General Fund	09/18/2025	Egis Insurance Advisors, LLC	29625	Policy #100125361 10/01/2025-10/01/2026	3,826.00
	282 General Fund	09/15/2025	Eladio Izquierdo	EI091525	Board of Supervisors Meeting 09/15/25	200.00
	282 General Fund	09/01/2025	Fountain Design Group, Inc.	36833A	Quarterly Fountain Cleaning Service 07/25	345.00
	282 General Fund	09/10/2025	Juniper Landscaping of Florida, LLC	356434	Bahia Fertilize Turf 09/25	500.00
	282 General Fund	09/08/2025	Juniper Landscaping of Florida, LLC	356260	Insect and Disease Control 09/25	150.11
	282 General Fund	09/29/2025	Juniper Landscaping of Florida, LLC	358553	Irrigation Repairs 09/25	996.06
	282 General Fund	09/22/2025	Juniper Landscaping of Florida, LLC	357577	Irrigation Repairs 09/25	360.00
	282 General Fund	09/15/2025	Leslie J Green	LG091525	Board of Supervisors Meeting 09/15/25	200.00
	282 General Fund	09/22/2025	Pasco County Utilities	23099060	08/25 ACH 30032 Marquette Avenue 08/25	12.15
	282 General Fund	09/22/2025	Pasco County Utilities	23098699	08/25 ACH 6554 Ryestone Way 08/25	22.68
	282 General Fund	09/22/2025	Pasco County Utilities	23099061	08/25 ACH 29966 Marquette Plance 08/25	4.05
	282 General Fund	09/22/2025	Pasco County Utilities	23099079	08/25 ACH 6612 Boyette Road 08/25	32.40
	282 General Fund	09/22/2025	Pasco County Utilities	23098697	08/25 ACH 6697 Dutton Irrigation DR 08/25	153.09
	282 General Fund	09/01/2025	SafeTouch, LLC	20682	Quarterly Gate Maintenance 09/25	349.98
	282 General Fund	09/15/2025	Scott Petersen	SP091525	Board of Supervisors Meeting 09/15/25	200.00
	282 General Fund	09/19/2025	Southern Automated Access Services, LLC	17006	Exit island gate was not opening 09/25	115.00
	282 General Fund	09/21/2025	Spectrum	1303841092125	10/25 5678 Dutton Drive 10/25	170.00
	282 General Fund	09/12/2025	The Observer Group, Inc.	25-01913P	Legal Advertising 09/25	78.75
						19,017.27
Sum for 282, 2334						
282, 2335						
	282 Reserve Fund	09/12/2025	Tampa Fence	3507	Fence Install Additional 55 bags of Concrete 09/25	2,512.00
Sum for 282, 2335						2,512.00
Sum for 282						21,529.27
Sum Total						21,529.27

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

Balance Sheet

1. Trust statement activity has been recorded through 09/30/2025.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Tab 9



Quarterly Compliance Audit Report

Wesbridge

Date: October 2025 - 3rd Quarter

Prepared for: Matthew Huber

Developer: Rizzetta

Insurance agency:



Preparer:

Susan Morgan - *SchoolStatus Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Compliance Audit Overview

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

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

Compliance Criteria

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



ADA Website Accessibility

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



Florida Statute Compliance

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

Audit Process

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

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

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



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

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

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

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



Florida F.S. 189.069 Requirements

Result: **PASSED**

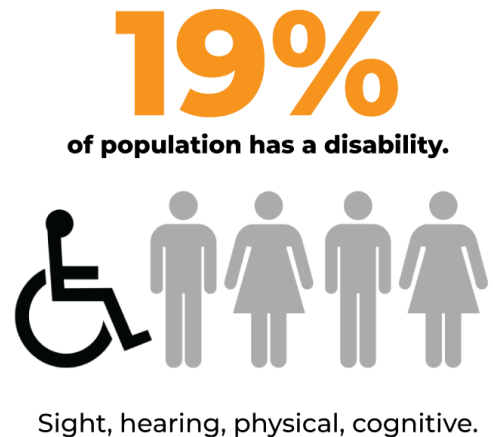
Compliance Criteria

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

Accessibility overview

Everyone deserves equal access.

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



The legal and right thing to do

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



ADA Compliance Categories

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



Contrast and colors

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

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



Using semantics to format your HTML pages

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



Text alternatives for non-text content

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

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



Ability to navigate with the keyboard

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

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

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



Easy to navigate and find information

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

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



Properly formatting tables

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

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



Making PDFs accessible

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

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



Making videos accessible

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

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



Making forms accessible

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

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



Alternate versions

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



Feedback for users

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



Other related requirements

No flashing

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

Timers

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

Fly-out menus

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

No pop-ups

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

Web Accessibility Glossary

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

Tab 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, October 20, 2025, at 5:33 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
Bob Schnaydman	Assistant Secretary
David Green	Assistant Secretary

Also present:

Darryl Adams	District Manager, Rizzetta
Scott Steady	District Counsel, Burr Furman <i>(Via Conference Call)</i>
Matt Mironchik	Landscape Inspection Services, Rizzetta
Lauralee Bishop	Landscape Manager, Juniper Landscaping

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Mr. Adams called the meeting to order and conducted a roll call, confirming a quorum at approximately 5:33 p.m.

SECOND ORDER OF BUSINESS

Audience Comments

Audience comments were entertained regarding concerns with the sidewalk by the playground.

THIRD ORDER OF BUSINESS

BUSINESS ITEMS

There were no business items on the agenda.

FOURTH ORDER OF BUSINESS

STAFF REPORT

A. District Engineer

Not present. No report.

Discussion was held regarding the County's delay in fixing Boyette Road and the missing stop sign at Skylark Drive and Merilee Place. Staff will ask Mr. Whithead to have the sign installed.

B. Aquatics Report

1. Review of Waterway Inspection Report

The Board reviewed the report with no issues noted.

C. Landscape Inspection Manager

1. Review of Landscape Inspection Report

Mr. Mironchik reviewed his report, highlighting areas of concern. The Board requested that he obtain a proposal to clean up trash near the pond. They also asked Juniper Landscaping to attend the next meeting in person.

The Board tabled the irrigation proposals.

A. 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 and the financial statements.

The Board asked that he send the stripping markup video to the County.

FIFTH ORDER OF BUSINESS

BUSINESS ADMINISTRATION

A. Consideration of Minutes of the Board of Supervisors' Regular Meeting held on September 15, 2025

On a motion from Mr. Peterson, seconded by Mr. Covert, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors meeting held on September 15, 2025, as presented, for Wesbridge Community Development District.

B. Consideration of Operation & Maintenance Operation & Maintenance Expenditures September 2025

On a motion from Mr. Peterson, seconded by Mr. Schnaydman, with all in favor, the Board of Supervisors ratified the Operation & Maintenance Expenditures for September 2025 (\$27,478.47), for the Wesbridge Community Development District.

SIXTH ORDER OF BUSINESS

Audience and Supervisor Requests

Mr. Schnaydman asked for a quote to have cameras installed for all visitor parking spaces.

SEVENTH ORDER OF BUSINESS

Adjournment

On a motion from Mr. Schnaydman, seconded by Mr. Izquierdo, with all in favor, the Board of Supervisors adjourned the meeting at 6:47 p.m. for Wesbridge Community Development District.

Secretary/Assistant Secretary

Chairman/ Vice Chairman