



Rizzetta & Company

Wesbridge Community Development District

Board of Supervisor's Regular Meeting

December 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.

December 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, December 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 – None**
- 4. STAFF REPORTS**
 - A. District Engineer
 1. Discussion of BDI Engineering Resignation Letter Tab 1
 - B. Aquatics Report Tab 2
 - C. Landscape Inspection Report Tab 3
 1. Consideration of the Landscape RFP Preparation Proposal Tab 4
 - D. District Counsel
 1. Discussion of District Counsel Resignation Letter
 - E. District Manager
 1. Presentation of District Manager Report
and Monthly Financial Statements Tab 5
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors
Meeting held on November 17, 2025 Tab 6
 - B. Consideration of Operation & Maintenance Expenditures
for October 2025 (Under Separate Cover)
- 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



December 5, 2025

Wesbridge CDD
Darryl Adams
District Manger
Rizzetta & Co.

RE: Termination of Engineering Services Agreement Services
Wesbridge CDD

Dear Mr. Adams:

This letter is to inform you that Brletic Dvorak Inc. (BDI) wishes to terminate their contract, dated December 12, 2022, for Engineering Services with the Wesbridge CDD pursuant to Article 31 of the contract immediately. All records kept by BDI associated with engineering services during the duration of the contract will be made available to the CDD via email or delivery of a flash drive to the Rizzetta & Co. office within 30 days of this letter..

If you have any questions or need further information, please do not hesitate to contact me at 813-361-1466 or sbrletic@bdiengineers.com.

Very truly yours,

Brletic Dvorak Inc.

A handwritten signature in blue ink, appearing to be "SB", written over the printed name.

Stephen Brletic, PE

AGREED AND ACCEPTED:

Wesbridge CDD Representative

By:

Tab 2



Wesbridge Community Development District Waterway Inspection Report

Reason for Inspection:
Quality Assurance

Inspection Date:
10/16/2025

Prepared for:
Wesbridge
Community Development District

Prepared by:
Steven T. Roehm, Service Manager

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



TABLE OF CONTENTS

Site Assessments

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

Site Map	6
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Site Assessments

Pond B1

Comments:

Site Looks Good

Continue spot spraying of invasive Pennywort, Alligator Weed, Primrose, and Torpedograss that grows within and around the very healthy and robust native aquatic plants flourishing along the ponds edge.



Pond B2

Comments:

Site Looks Good

Continue spot spraying of invasive Pennywort, Alligator Weed, Primrose, and Torpedograss that grows within and around the very healthy and robust native aquatic plants flourishing along the ponds edge.



www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442

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1-800-491-9621



Site Assessments

Pond SE

Comments:

Treatment In Progress

Minimal Slender Spikerush and algae present within pond and treated 10/16/25.

Although limited, there is healthy development of native aquatic plant species.



Pond C

Comments:

Treatment In Progress

Slender Spikerush and Baby Tears growing along ponds edge causing minimal algae growth on it. Both submersed aquatic and algae treated on 10/16/25.



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Site Assessments

Pond N

Comments:

Site Looks Good

Minimal Torpedograss and Primerose treated along ponds edge on 10/16/25.

Healthy development of native aquatic plant species.



Pond NW

Comments:

Site Looks Good

Healthy development of native aquatic plant species.

Trace amount of algal growth targeted.



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1-800-491-9621



Site Assessments

Pond NE

Comments:

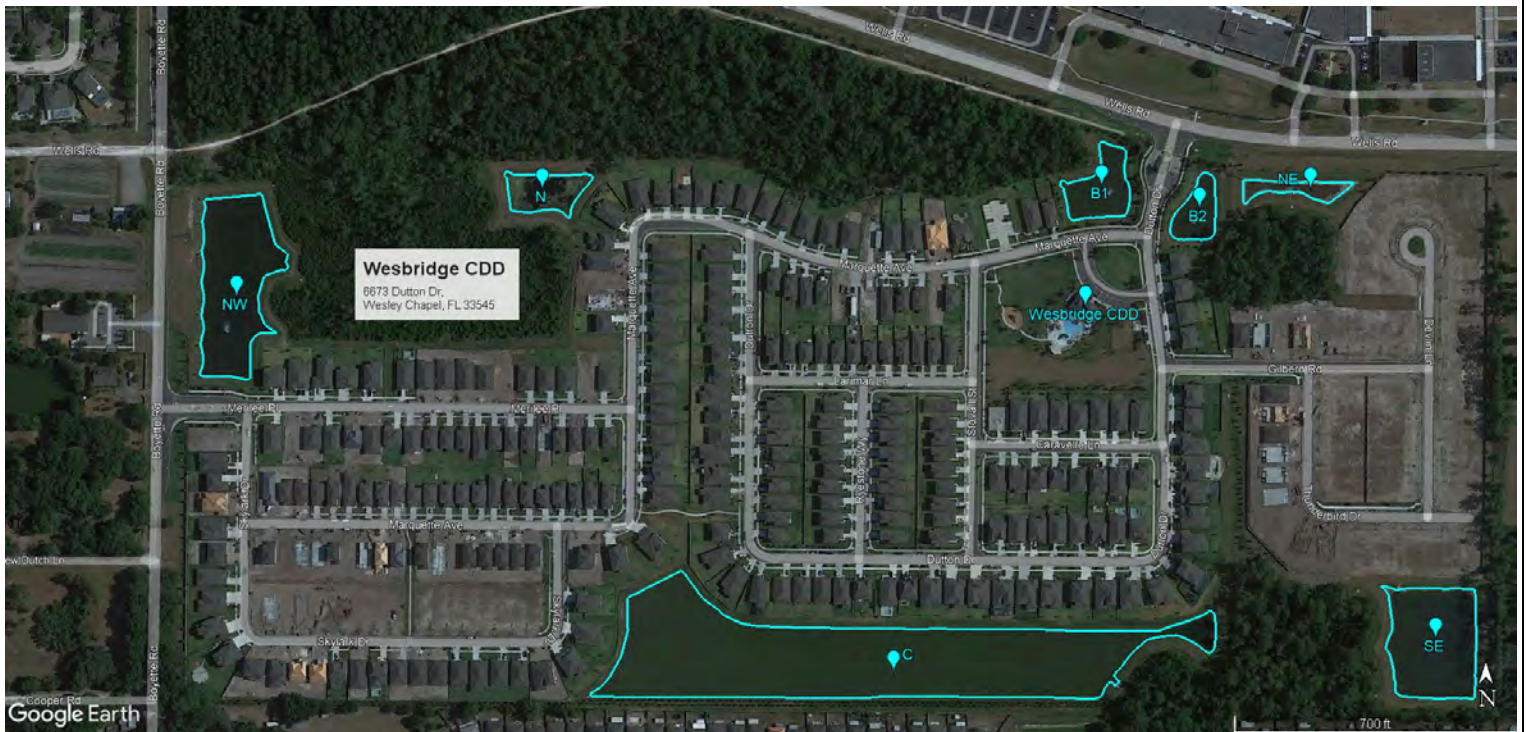
Site Looks Good

Trace amount of algal growth targeted.





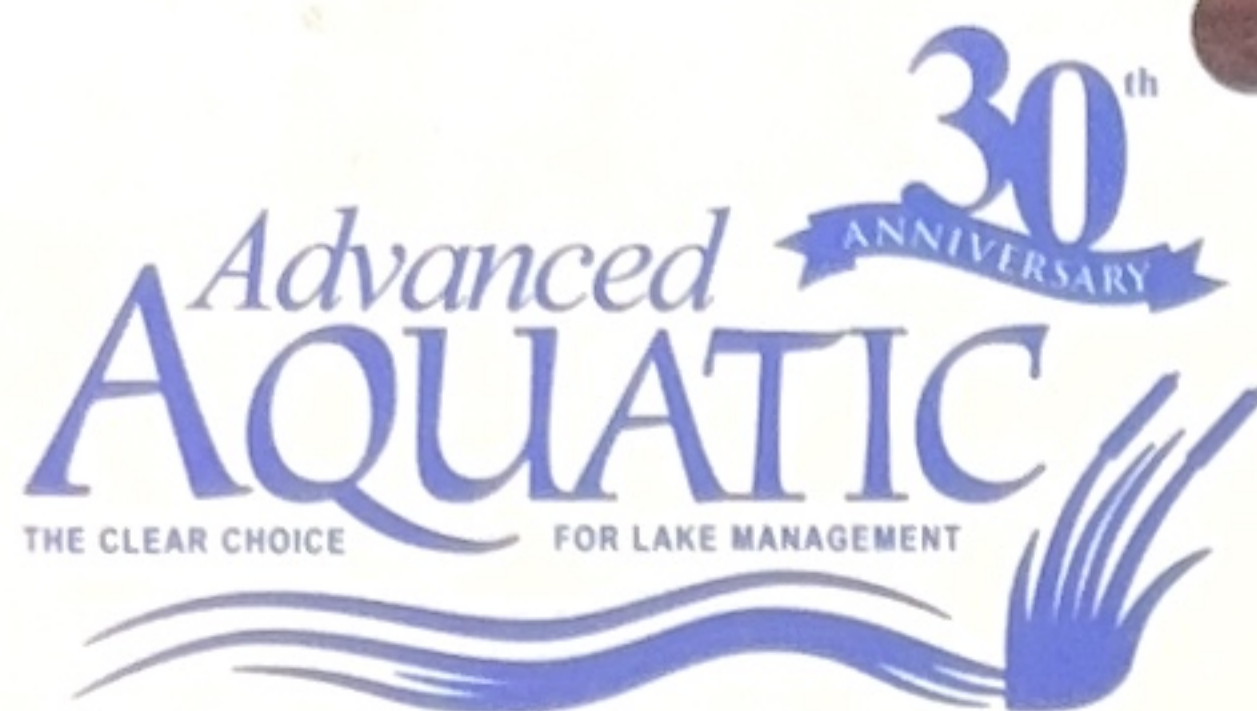
Map



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lakes@advancedaquatic.com

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1-800-491-9621



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CUSTOMER: WESBRIDGE
ACCOUNT #: 936
DATE: 11/20/25
TECH: STEVE
WEATHER CONDITIONS: SUN
WATER LEVELS: LOW

WATERWAY MANAGEMENT REPORT

ALGAE/AQUATIC WEED CONTROL

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

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

SITE OBSERVATIONS: TREATED AS NOTED ABOVE
REMOVAL ON POND "NW" OUTFLOW STRUCTURE DONE TODAY
PICTURES FOR WATERWAY INSPECTION REPORT DONE TODAY

RECOMMENDATIONS:

- Water Quality Analysis ☐ Lake (s) # N/A
- Native Plantings ☐ Lake (s) # N/A
- Native Fish Stocking ☐ Lake (s) # _____
- Triploid Grass Carp ☐ Lake (s) # _____

FISH/WILDLIFE OBSERVATIONS

SPORT FISH

☒ Largemouth Bass

☒ Bream

☐ Catfish

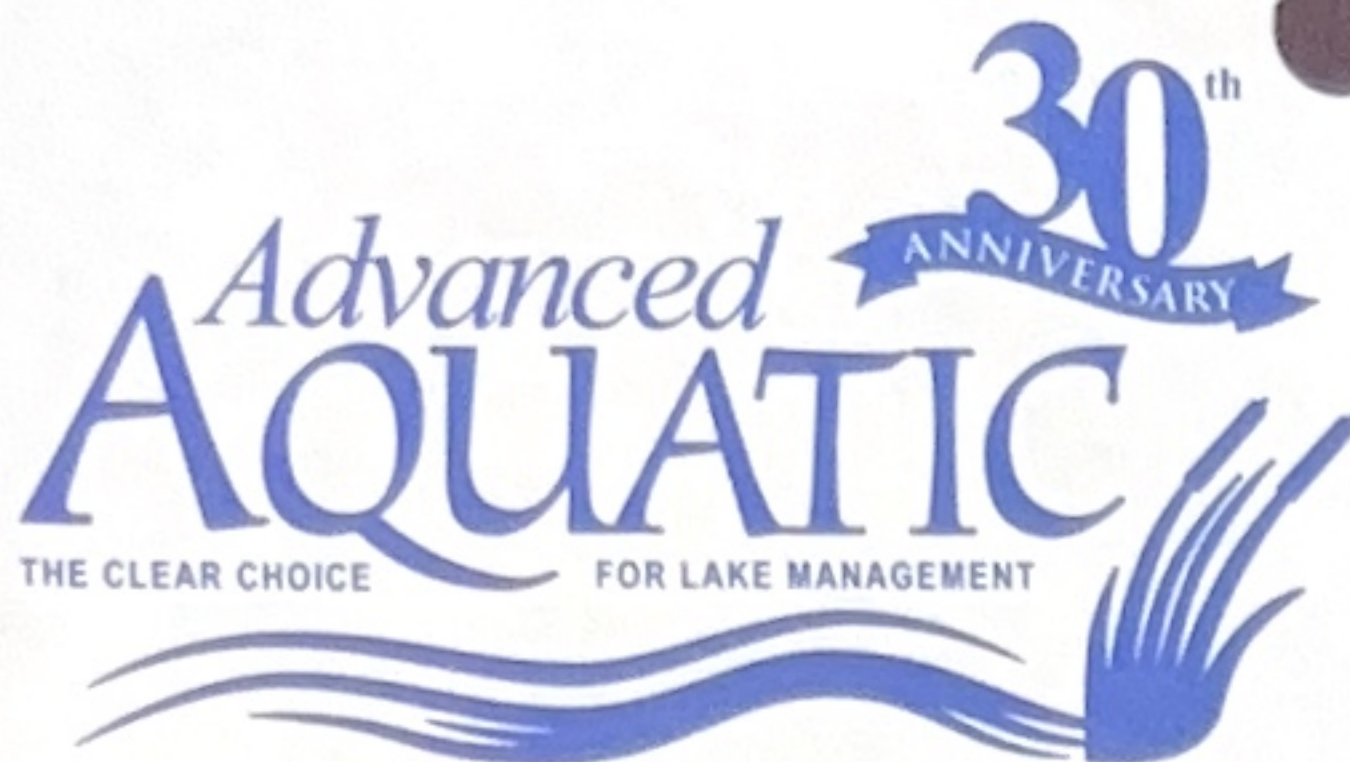
BIOLOGICAL CONTROL FISH

☐ Triploid Grass Carp

☒ Mosquitofish

OTHER WILDLIFE:

REMARKS: GATOR



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

CUSTOMER: WESBRIDGE
ACCOUNT #: 936
DATE: 12/4/25
TECH: STEVE
WEATHER CONDITIONS: SUN
WATER LEVELS: LOW

WATERWAY MANAGEMENT REPORT

ALGAE/AQUATIC WEED CONTROL

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

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

SITE OBSERVATIONS: TREATED AS NOTED ABOVE

RECOMMENDATIONS:

- Water Quality Analysis ☐
- Native Plantings ☐
- Lake (s) # N/A
- Lake (s) # N/A
- Native Fish Stocking ☐
- Triploid Grass Carp ☐
- Lake (s) # N/A
- Lake (s) # N/A

FISH/WILDLIFE OBSERVATIONS

SPORT FISH

BIOLOGICAL CONTROL FISH

OTHER WILDLIFE:

REMARKS: TURTLE

☒ Largemouth Bass

☐ Triploid Grass Carp

☒ Bream

☒ Mosquitofish

☐ Catfish

Tab 3

WESBRIDGE

LANDSCAPE INSPECTION REPORT



November 25, 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>,2b>)
3. Ornamental grasses have yet to be cut back. I realize that some companies chose to cut back grasses late winter. I spoke with Account Manager and they were already scheduled to be trimmed end of December/Early January.
4. Bedline along Wells Rd. heading East, looks a lot better, but there are still a lot of weeds.(pic.4>>)
5. Tree rings need to be maintained as circles giving room for trees. This is not only for aesthetics, but to prevent mechanical injury to plant material.(pic.5>>)



Wells Rd./East Perimeter

6. Firebush hedge along Wells Rd. and East perimeter should be trimmed below fence line to prevent plant material from growing over into the residences.(pic.6a,6b>)



7. Weeds growing through plant material in CDD maintained areas need to be hand pulled to prevent dieback and to encourage healthy growth.(pic.7a,7b)



East Perimeter

8. Detail crew members should be instructed to remove dead plant material during detail events.(pic.8)



9. Areas along the East perimeter with broken or leaning plant material need to be cleaned up better. Small/weak plant material laying over should be removed and weeds need to be line timed or sprayed.(pic.9)



10. Magnolia that had fallen over and was staked back up on the East perimeter has fallen back over and needs to be re-staked. Please make sure that lodge poles are place far enough away from root ball to give proper support.(pic.10>)

11. This weed should have never been allowed to grow this long, especially directly next to a residence on the East perimeter.(pic.11)



12. All storm drain grates, and manhole covers need to be hard edged to prevent debris form clogging these areas and for locating purposes.(pic.12a>>,12b>>)

13. I observed a pile of grass clipping along the bank of the retention pond behind Thunderbird Dr.. It appeared to be St. Augustine, not Bahia, which is not the turf variety on CDD property. This was behind the residence at 30588 Thunderbird Dr. (pic.13>>)





16. Tree rings and bed spaces in the CDD maintained area behind the residences between Dutton Dr. and Thunderbird have still 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)



17. Tree rings do not just need to be well defined, weeds that grow inside the ring should be line trimmed and/sprayed. These rings need to be mulched at next mulching event to mitigate weed growth and prevent mechanical damage.(pic. 17>>)



'Tract B-3' Retention Pond/South Perimeter

18. Crack in spillway structure has not worsened. Upon further inspection, it looks to have been 'repaired' at one time.(pic.18)



21. Mow crew team members should be instructed to remove trash and debris when maintaining areas. This jug behind the retention pond on the South perimeter has been observed on multiple reports.(pic.21)



19. Fence along South perimeter is still missing slats. Has this been scheduled to be repaired?

20. There was a branch along the South perimeter that is not from any of the Pine trees on CDD property(Oak branch). It may be from the resident at 30329 Rattana Ct. I do not know if this is from them, but there is no reason for this branch to be on CDD property, so it came from somewhere else.(pic.20>)



21. CDD maintained property along Southern perimeter, behind Skylark Dr., has not improved since previous reports. (pic.21a-f>>,21g-i>>>)

22. Disturbed area behind residence at 30078 Skylark Dr. has not been restored. This should now be done in the Spring.(pic.22a>>>,22b>>>)

South Perimeter Behind Skylark Dr.



South Perimeter Behind Skylark Dr.



23. Some of the residences that border CDD property on the Southern perimeter, behind Skylark Dr., have created gates to access CDD property. This may be contributing to the debris along the perimeter. I observed gates behind 30119 Rattana Ct. and 6438 Boyette Rd.(pic.23a>>,23b>>)

24. Camera still present in Oak tree behind resident at 30074 Skylark Dr..(pic.24>>)

25. Plant material in bed area, along Boyette, that had plant material growing under fence from resident at 30074 Skylark has been removed, but rest of bed was not weeded.(pic.25>>)



South Perimeter/Boyette Rd.



26. Heavy weed pressure present in the bed along Boyette Rd.(pic.26a>>,26b>>)

27. Bed edge on the North side of Merilee Pl., along Boyette Rd., needs to be hard edged and encroaching grass should be hand pulled from bed and plant material. (pic.27a>>,27b>>>,27c>>>)

28. Bed edge behind the fence line along Boyette Rd., at the Merilee entrance needs to be hard edged and reclaimed.(pic.28>>>)



Boyette Rd./Merilee Pl.



26. All sucker growth from trees in CDD maintained property should have sucker growth removed.(pic.26)



27. Irrigation/Utility boxes should be hard edged for ease of locating them in the future.(pic.27)



28. Ornamental grasses along the cut-through path between Skylark Dr. and Marquette Ave. have been trimmed back.(pic.28)



29. There is a dead Holly near the visitor parking area between Skylark Dr. and Marquette Ave. that should be removed and turf placed there in the spring.(pic.29>)

30. Heavy weed pressure in the entrance beds to the cut-through path from Dutton Dr. to Marquette Ave.(pic.30a>,30b>



23. There is a cut drip irrigation line at the entrance of the cut-through path at Dutton Dr.(pic.23



Tab 4



Rizzetta & Company
Professionals in Community Management



PROPOSAL

LANDSCAPE INSPECTION SERVICES – RFP Preparation

Prepared for: Wesbridge Community Development District



COMMITTED TO PRESERVING
AND ENHANCING THE
COMMUNITY LANDSCAPE



LANDSCAPE INSPECTION SERVICES

One of the largest expenses in any planned community is landscape maintenance. Why not have a professional, experienced landscape manager ensuring it is thriving and beautifully framing the community as it was intended to be?

Our Landscape Inspection Services team includes a Landscape Designer, a former commercial landscape maintenance company account manager, a prior owner of a multi-dimensional landscape service firm and others. Rizzetta & Company's Landscape Inspection Services team has a combined total of more than 100 years serving Florida community landscapes!

Each of our Landscape Specialists is Best Management Practices (BMP) certified in the state of Florida. Our team is committed to elevating the landscape maintenance in your community with detailed inspections, formal reporting, landscape planning, and effective vendor management strategies.

The first thing noticed in any community is its landscaping. It can convey a "Wow" factor to visitors, set a welcoming tone for residents, and help to increase home values within the community. Rizzetta & Company Landscape Inspection Services team provides the expertise needed for a well-planned, well-maintained community landscape now and for the future.





THE PROCESS

Our Landscape Inspection Services team is committed to preserving and enhancing the community landscape with detailed inspections, formal reporting, enhancement planning, and effective vendor communication strategies.

Community Asset Management Plan: Upon request and following fee agreement, perform a complete inventory of the community landscape assets and provide an inventory report to the board.

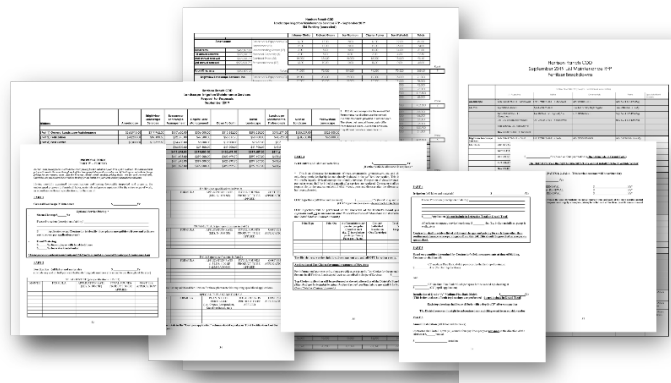
Landscape Design: Landscape designer on staff available for landscape consultation, enhancements, and design upon request and following fee agreement.

Landscape & Irrigation Specification Development: Upon request and following fee agreement, develop a Request for Proposal (RFP) document to include a customized set of standards and specifications based on the community needs and budget. We will conduct the bidding process, review, and prepare bid tabulation documents for the board and assist the board with reviewing the bid tabulation and other pertinent information. *(See sample below)*

Landscape Maintenance Inspections: Perform grounds inspections, provide the board with an inspection report, notify maintenance contractor of deficiencies in service, and obtain proposals for landscape projects.

Landscape Turnover Inspections: Attend landscape turnover meeting and participate in the inspection on behalf of the board. Follow up report provided.

Master Task Project Plan for Mature Communities: Upon request and following fee agreement, develop a project plan specific to landscape replacement and enhancement for the common areas. Emphasis is on maturing landscape in the community and budgeting accordingly.





SCOPE OF SERVICES

Rizzetta & Co. will perform the following scope of services:

- Develop a formal Request for Proposals (RFP).

Rizzetta will develop a customized RFP document that will be provided to interested landscape maintenance contractors. The RFP will include specific contractor instructions regarding site visits, pricing instructions, proposal forms, preparation, and delivery. Also included will be the customized scope of work.

- Develop Landscape and Irrigation Maintenance Services and Specifications.

After meeting with appropriate on-site personnel, if any, to ensure all site-specific maintenance requirements are met, Rizzetta & Co. will tailor a detailed scope of work based on the Client's needs for the property including maintenance specifications for turf, shrubs, trees, perennials, and groundcovers. Additional specifications will be provided for proper fertilization and pest control based on Green Industries Best Management Practices (GIBMP), as well as inspection requirements for monthly irrigation wet checks.

- Conduct and Administer Pre-Bid meeting with Contractors.

Rizzetta & Co. will conduct a mandatory on-site Pre-Bid meeting to discuss the RFP Project manual, the property and any other pertinent site-specific issues as well as compile a list of those vendors in attendance.

- Review Proposals and Submit Tabulation Summaries.

After receipt of proposals, Rizzetta & Co. will prepare and provide tabulation summaries to the Client to assist in the evaluation.

- Assist the Client during a designated meeting in the evaluation of the vendors' proposals.

Rizzetta & Co., after providing Client with summaries of proposals and bid ranking sheets, will conduct the evaluation/scoring of the proposals during a designated board meeting.



LIS DIVISION – RFP Preparation

SERVICES FEE

Based on the Scope of Services, Rizzetta & Company proposes the following Landscape Inspection Services fee for RFP Preparation:

- Contractor Package Fees and Expenses:

All production, printing, postage, shipping and blueprinting costs necessary to perform the services are included.

Site maintenance exhibit to be provided by the Client.
Irrigation As-Builts (if available) to be provided by Client.

- All travel costs necessary to perform the services are included.

Total Fee for Landscape and Irrigation Maintenance Specification Development: \$3250. (50% of fee to be billed upon execution of proposal, the remainder to be billed upon completion)

Submitted

By: _____

Lucianno Mastrionni
Vice President, Corporate Services
Rizzetta & Company

Date: _____

Accepted

By: _____

Print: _____

For: Wesbridge Community Development District

Date: _____

WE BUILD

PARTNERSHIPS

THAT LAST



Rizzetta & Company

Professionals in Community Management

CORPORATE OFFICE

3434 Colwell Avenue, Suite 200, Tampa, FL 33614

888-208-5008 | rizzetta.com

Tab 5



Rizzetta & Company

UPCOMING DATES TO REMEMBER

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

District Manager's Report

December 15

2025

W
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District Manager Updates

<u>FINANCIAL SUMMARY</u>		<u>10/31/2025</u>
General Fund Cash & Investment Balance:		\$38,511
Reserve Fund Cash & Investment Balance:		\$22,985
Debt Service Fund Investment Balance:		<u>\$524,811</u>
Total Cash and Investment Balances:		\$586,307
General Fund Expense		Under
Variance: \$8,558		Budget



Rizzetta & Company

Wesbridge Community Development District

**Financial Statements
(Unaudited)**

October 31, 2025

Prepared by: Rizzetta & Company, Inc.

wesbridgecdd.org
rizzetta.com

Wesbridge Community Development District

Balance Sheet

As of 10/31/2025

(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	24,376	(2,512)	1,675	0	23,539	0	0
Investments	14,135	25,497	523,136	21,307	584,075	0	0
Accounts Receivable	377,161	102,248	388,326	0	867,734	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	913,137
Amount To Be Provided Debt Service	0	0	0	0	0	0	5,016,863
Total Assets	578,423	125,233	913,137	21,307	1,638,100	3,624,279	5,930,000
Liabilities							
Accounts Payable	24,712	0	0	0	24,712	0	0
Accrued Expenses	7,382	0	0	0	7,382	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	191,703	0	0	0	191,703	0	5,930,000
Fund Equity & Other Credits							
Beginning Fund Balance	25,077	52,890	522,029	20,582	620,578	0	0
Investment In General Fixed Assets	0	0	0	0	0	3,624,279	0
Net Change in Fund Balance	361,643	72,343	391,108	725	825,819	0	0
Total Fund Equity & Other Credits	386,720	125,233	913,137	21,307	1,446,397	3,624,279	0
Total Liabilities & Fund Equity	578,423	125,233	913,137	21,307	1,638,100	3,624,279	5,930,000

See Notes to Unaudited Financial Statements

Wesbridge Community Development District

Statement of Revenues and Expenditures

As of 10/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 10/31/2025 YTD Budget	Year To Date 10/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	49	49
Special Assessments				
Tax Roll	377,161	377,161	379,228	2,067
Total Revenues	377,161	377,161	379,277	2,116
Expenditures				
Legislative				
Supervisor Fees	12,000	1,000	0	1,000
Total Legislative	12,000	1,000	0	1,000
Financial & Administrative				
ADA Website Compliance	1,538	1,538	1,538	0
Accounting Services	21,067	1,756	1,755	0
Administrative Services	5,268	439	439	0
Arbitrage Rebate Calculation	550	0	0	0
Assessment Roll	5,682	5,682	5,682	0
Auditing Services	3,400	0	0	0
Disclosure Report	5,000	416	417	0
District Engineer	20,000	1,667	0	1,667
District Management	23,526	1,960	1,960	0
Dues, Licenses & Fees	210	175	175	0
Financial & Revenue Collections	4,213	352	351	0
Legal Advertising	2,700	225	0	225
Public Officials Liability Insurance	3,322	3,322	3,130	192
Tax Collector/Property Appraiser Fees	715	0	0	0
Trustees Fees	5,000	5,000	4,348	653
Website Hosting, Maintenance, Backup & E	2,400	200	200	0
Total Financial & Administrative	104,591	22,732	19,995	2,737
Legal Counsel				
District Counsel	9,200	766	0	766
Total Legal Counsel	9,200	766	0	766
Electric Utility Services				
Utility - Street Lights	48,235	4,020	4,280	(260)
Utility Services	10,527	877	911	(34)
Total Electric Utility Services	58,762	4,897	5,191	(294)
Water-Sewer Combination Services				
Utility Services	5,000	417	0	416
Total Water-Sewer Combination Services	5,000	417	0	416
Stormwater Control				
Aquatic Maintenance	8,774	731	725	7
Aquatic Plant Replacement	3,100	258	0	258
Total Stormwater Control	11,874	989	725	265
Other Physical Environment				

See Notes to Unaudited Financial Statements

Wesbridge Community Development District

Statement of Revenues and Expenditures

As of 10/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026	Through 10/31/2025	Year To Date 10/31/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Gate Cameras	2,150	179	100	79
General Liability Insurance	4,060	4,060	3,826	234
Holiday Decorations	2,000	1,000	0	1,000
Irrigation Maintenance & Repair	4,600	384	848	(465)
Landscape - Annuals/Flowers	6,000	500	0	500
Landscape - Mulch	19,800	1,650	0	1,650
Landscape Inspection Services	9,600	800	800	0
Landscape Maintenance	75,000	6,250	7,419	(1,168)
Landscape Replacement Plants, Shrubs, Tr	4,300	358	3,693	(3,335)
Property Insurance	6,754	6,754	4,667	2,087
Total Other Physical Environment	134,264	21,935	21,353	582
Parks & Recreation				
Fountain Service Repair & Maintenance	3,100	258	45	214
Gate Maintenance & Repair	16,750	1,396	0	1,396
Pressure Washing	3,000	250	0	250
Telephone, Internet, Cable	3,120	260	117	142
Total Parks & Recreation	25,970	2,164	162	2,002
Contingency				
Crosswalk Maintenance	1,000	84	0	84
Miscellaneous Contingency	14,500	1,208	208	1,000
Total Contingency	15,500	1,292	208	1,084
Total Expenditures	377,161	56,192	47,634	8,558
Total Excess of Revenues Over(Under) Ex- penditures	0	320,969	331,643	10,674
Total Other Financing Sources(Uses)				
Interfund Transfer (Expense)				
Interfund Transfer	0	0	30,000	30,000
Total Other Financing Sources(Uses)	0	0	30,000	30,000
Fund Balance, Beginning of Period	0	0	25,077	25,077
Total Fund Balance, End of Period	0	320,969	386,720	65,751

Wesbridge Community Development District

Statement of Revenues and Expenditures

As of 10/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 10/31/2025 YTD Budget	Year To Date 10/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	95	95
Special Assessments				
Tax Roll	102,248	102,248	102,248	0
Total Revenues	<u>102,248</u>	<u>102,248</u>	<u>102,343</u>	<u>95</u>
Expenditures				
Contingency				
Capital Reserve	102,248	102,248	0	102,248
Total Contingency	<u>102,248</u>	<u>102,248</u>	<u>0</u>	<u>102,248</u>
Total Expenditures	<u>102,248</u>	<u>102,248</u>	<u>0</u>	<u>102,248</u>
Total Excess of Revenues Over(Under) Ex-	<u>0</u>	<u>0</u>	<u>102,343</u>	<u>102,343</u>
penditures				
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	(30,000)	(30,000)
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>(30,000)</u>	<u>(30,000)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>52,890</u>	<u>52,890</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>125,233</u>	<u>125,233</u>

Wesbridge Community Development District

Statement of Revenues and Expenditures

As of 10/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 10/31/2025 YTD Budget	Year To Date 10/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	1,763	1,763
Special Assessments				
Tax Roll	388,326	388,326	390,000	1,675
Total Revenues	<u>388,326</u>	<u>388,326</u>	<u>391,763</u>	<u>3,438</u>
Expenditures				
Debt Service				
Interest	243,326	243,326	0	243,325
Principal	145,000	145,000	0	145,000
Total Debt Service	<u>388,326</u>	<u>388,326</u>	<u>0</u>	<u>388,325</u>
Total Expenditures	<u>388,326</u>	<u>388,326</u>	<u>0</u>	<u>388,325</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>391,763</u>	<u>391,763</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(655)	(655)
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>(655)</u>	<u>(655)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>522,029</u>	<u>522,029</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>913,137</u>	<u>913,137</u>

Wesbridge Community Development District

Statement of Revenues and Expenditures

As of 10/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 10/31/2025 YTD Budget	Year To Date 10/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	69	69
Total Revenues	<u>0</u>	<u>0</u>	<u>69</u>	<u>69</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>69</u>	<u>69</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	656	656
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>656</u>	<u>656</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>20,582</u>	<u>20,582</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>21,307</u>	<u>21,307</u>

Wesbridge CDD
Investment Summary
October 31, 2025

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>October 31, 2025</u>
Valley National Operating	Governmental Checking	\$ 11,857
FLCLASS Operating	Average Monthly Yield 4.2990%	2,278
Total General Fund Investments		<u><u>\$ 14,135</u></u>
FLCLASS Reserve	Average Monthly Yield 4.2990%	\$ 25,497
Total Reserve Fund Investments		<u><u>\$ 25,497</u></u>
US Bank Series 2019 Revenue	US Bank Money Markets GCTS 0490	\$ 328,974
US Bank Series 2019 Reserve	US Bank Money Markets GCTS 0490	194,162
Total Debt Service Fund Investments		<u><u>\$ 523,136</u></u>
US Bank Series 2019 Construction	US Bank Money Markets GCTS 0490	\$ 21,307
Total Capital Projects Fund Investments		<u><u>\$ 21,307</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/R Ledger
From 10/01/2025 to 10/31/2025**

	Fund_ID	Fund Name	Customer	Invoice Number	AR Account	Date	Balance Due
282, 2334							
	282-001	282 General Fund	Pasco County Tax Collector	AR00002926	12110	10/01/2025	377,160.59
Sum for 282, 2334							377,160.59
282, 2335							
	282-005	282 Reserve Fund	Pasco County Tax Collector	AR00002926	12110	10/01/2025	102,248.00
Sum for 282, 2335							102,248.00
282, 2336							
	282-200	282 Debt Service Fund S2019	Pasco County Tax Collector	AR00002926	12110	10/01/2025	388,325.66
Sum for 282, 2336							388,325.66
Sum for 282							867,734.25
Sum Total							867,734.25

See Notes to Unaudited Financial Statements

Wesbridge Community Development District
Summary A/P Ledger
From 10/01/2025 to 10/31/2025

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
282, 2334	282 General Fund	10/01/2025	Advanced Aquatic Services, Inc.	10560815	Monthly Lake Maintenance 10/25	725.00
	282 General Fund	10/31/2025	Brletic Dvorak, Inc.	2178	Engineering Services 10/25	450.00
	282 General Fund	10/17/2025	Burr & Forman, LLP	166853	Legal Services 10/25	150.00
	282 General Fund	09/26/2025	Burr & Forman, LLP	1594336	Legal Services 08/25	750.00
	282 General Fund	10/01/2025	Costena Services, LLC	93025-1	Electrician Services 09/25	1,972.16
	282 General Fund	10/20/2025	Fountain Design Group, Inc.	37438A	Quarterly Fountain Cleaning Service 10/25	345.00
	282 General Fund	10/01/2025	Juniper Landscaping of Florida, LLC	360114	Landscape Maintenance 10/25	5,332.90
	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	10/06/2025	Juniper Landscaping of Florida, LLC	361323	Fertilize and Insect Disease 10/25	1,935.46
	282 General Fund	10/31/2025	Juniper Landscaping of Florida, LLC	366863	Insect and Disease Control 10/25	150.11
	282 General Fund	10/31/2025	Juniper Landscaping of Florida, LLC	365246	Irrigation Repairs 10/25	414.32
	282 General Fund	10/31/2025	Juniper Landscaping of Florida, LLC	365247	Irrigation Repairs 10/25	433.88
	282 General Fund	10/23/2025	Juniper Landscaping of Florida, LLC	363056	Annual Flowers 10/25	3,692.77
	282 General Fund	10/31/2025	Pasco County Utilities	23275977	09/25 ACH 6697 Dutton Irrigation DR 09/25	91.91
	282 General Fund	10/31/2025	Pasco County Utilities	23275979	09/25 ACH 6554 Ryestone Way 09/25	32.32
	282 General Fund	10/01/2025	School Now	INV-SN-994	CDD Website Annual Service 09/25	1,537.50
	282 General Fund	10/23/2025	Southern Automated Access Services, LLC	17168	Call Box was lying on the Ground 10/25	207.50
	282 General Fund	10/01/2025	Southern Automated Access Services, LLC	17033	Gate Repair 09/25	1,094.56
	282 General Fund	10/01/2025	U.S. Bank	7907038	Trustee Fees Series 2019 09/01/25 - 08/31/26	3,673.91
	282 General Fund	10/01/2025	U.S. Bank	7907038	Trustee Fees Series 2019 09/01/25 - 08/31/26	366.72
Sum for 282, 2334						24,712.08
Sum for 282						24,712.08
Sum Total						24,712.08

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

Balance Sheet

1. Trust statement activity has been recorded through 10/31/2025.
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.

Summary A/R Ledger – Payment Terms

4. Payment terms for landowner assessments are (a) defined in the FY25-26 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

Summary A/R Ledger – Subsequent Collections

5. General Fund – Payments for Invoice #AR00002926 totaling \$12,246.88 were received in November 2025.
6. Debt Service Fund – Payments for Invoice #AR00002926 totaling \$9,920.10 were received in November 2025.

Tab 6

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, 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.

Present and constituting a quorum were:

Leslie Green	Vice Chairman
Scott Petersen	Assistant Secretary
Bob Schnaydman	Assistant Secretary

Also present:

Darryl Adams	District Manager, Rizzetta
Eladio Izquierdo	Chairman <i>(Via Conference Call)</i>
David Green	Assistant Secretary <i>(Via Conference Call)</i>
Scott Steady	District Counsel, Burr Furman <i>(Via Conference Call)</i>
Matt Mironchik	Landscape Inspection Services, Rizzetta
Doug Agnew	Advance Aquatics <i>(Via Conference Call)</i>
Scott Steady	District Counsel, Burr Forman <i>(Via Conference Call)</i>
Lauralee Bishop	Landscape Manager, Juniper Landscaping
	<i>(Via Conference Call)</i>
Audience	Present

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

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

SECOND ORDER OF BUSINESS

Audience Comments

No audience comments at this time.

THIRD ORDER OF BUSINESS

BUSINESS ITEMS

A. Consideration of the Grau & Associates Award Letter

On a motion from Mr. Schnaydman, seconded by Mr. Green, with three in favor, the Board of Supervisors approved the Grau & Associates Award Letter, for Wesbridge Community Development District.

B. Consideration of Resolution 2026-01; Amended Budget FY 2024-2025

On a motion from Mr. Green, seconded by Mr. Schnaydman, with three in favor, the Board of Supervisors approved the Resolution 2026-01; Amended Budget FY 2024-2025, for Wesbridge Community Development District.

C. Consideration of Amended Budget FY 2024-2025

The Board discussed the amended budget for FY 2024-2025

D. Consideration of Resolution 2026-02; RE Notice of General Election Documents 2025

On a motion from Mr. Schnaydman, seconded by Mr. Green, with three in favor, the Board of Supervisors approved the Resolution 2026-02; RE Notice of General Election Documents 2025, for Wesbridge Community Development District.

FOURTH ORDER OF BUSINESS

STAFF REPORT

A. District Engineer

Not present; no report was provided.

The Board requested Mr. Adams to coordinate with the District Engineer to repair the storm system in Pond C.

B. Aquatics Report

1. Review of Waterway Inspection Report

Mr. Agnew reviewed his report with the Board. The Board expressed no objections to the pond cleaning.

C. Landscape Inspection Manager

1. Review of Landscape Inspection Report

Mr. Mironchik reviewed his report. The Board requested the District Manager to send a letter to the resident at 30074 Skylark Dr. directing them to remove the camera from CDD property.

On a motion from Mr. Schnaydman, seconded by Mr. Izquierdo, with three in favor, the Board of Supervisors approved to move forward with the Landscape Service RFP, for Wesbridge Community Development District.

A. District Counsel

1. Consideration of the Master Service Agreement

On a motion from Mr. Schnaydman, seconded by Mr. Green, with three in favor, the Board of Supervisors approved the Master Service Agreement, for Wesbridge Community Development District.

E. District Manager

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

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

2. Presentation of the 3rd Quarter Website Audit

Mr. Adams reviewed the 3rd Quarter Website Audit

FIFTH ORDER OF BUSINESS

BUSINESS ADMINISTRATION

**A. Consideration of Minutes of the Board of Supervisors' Regular Meeting held on
October 17, 2025**

The Board requested the following edits:

- Line 27 – Change to "Lawell called it."
- Correct "Peterson" to "Petersen."

On a motion from Mr. Green, seconded by Mr. Schnaydman, with three in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors meeting held on October 17, 2025, as presented, for Wesbridge Community Development District.

SIXTH ORDER OF BUSINESS

Audience and Supervisor Requests

Mr. Petersen emphasized the importance of landscaping.

Mr. Schnaydman requested proposals for cameras for parking spaces.

Mr. Green inquired about insurance coverage for the fountain.

SEVENTH ORDER OF BUSINESS

Adjournment

On a motion from Mr. Schnaydman, seconded by Mr. Green, with three in favor, the Board of Supervisors adjourned the meeting at 7:11 p.m. for Wesbridge Community Development District.

Secretary/Assistant Secretary

Chairman/ Vice Chairman

Tab 7