



Rizzetta & Company

# **Wesbridge Community Development District**

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## **Board of Supervisor's Regular Meeting**

**January 20, 2026**

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

**[www.wesbridgecdd.org](http://www.wesbridgecdd.org)**

## **WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT**

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

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

January 12, 2026

**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 **Tuesday, January 20, 2026, at 5:30 p.m.** at the office of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544. The following is the agenda for the meeting:

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ITEMS**
  - A. Discussion of Holiday Lights
- 4. STAFF REPORTS**
  - A. District Engineer
  - B. Aquatics Report
    1. Review of Waterway Inspection Report .....Tab 1
  - C. Landscape Inspection Manager
    1. Review of Landscape Inspection Report.....Tab 2
    2. Consideration of the Scope of Work for Landscaping RFP  
(Under Separate Cover)
  - D. District Counsel
    1. Ratification for Kilinski/Van Wky District Counsel Contract .....Tab 3
  - E. District Manager
    1. Presentation of District Manager Report  
and Monthly Financial Statements .....Tab 4
- 5. BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of the Board of Supervisors  
Meeting held on December 15, 2025 .....Tab 5
  - B. Consideration of Operation & Maintenance  
Expenditures for October 2025 .....Tab 6
  - C. Consideration of Operation & Maintenance  
Expenditures for November 2025 .....Tab 7
- 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**





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

CUSTOMER: WESBRIDGE  
ACCOUNT #: 936  
DATE: 12/18/25  
TECH: STEVE  
WEATHER CONDITIONS: SW  
WATER LEVELS: NORMAL

## WATERWAY MANAGEMENT REPORT

### ALGAE/AQUATIC WEED CONTROL

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

B1	B2	NE	SE	C	N	NW								
X	X	X	X											
X	X	X	X	X	X	X								
				X										
			X			X								

SITE OBSERVATIONS:

TREATED AS NOTED ABOVE  
PICTURES TAKEN FOR WATERWAY INSPECTION REPORT  
TRASH REMOVED IN ALL PONDS

### RECOMMENDATIONS:

- Water Quality Analysis ☐
- Native Plantings ☐

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

- Native Fish Stocking ☐
- Triploid Grass Carp ☒

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

### FISH/WILDLIFE OBSERVATIONS

SPORT FISH

☒ Largemouth Bass

☒ Bream

☐ Catfish

BIOLOGICAL CONTROL FISH

☐ Triploid Grass Carp

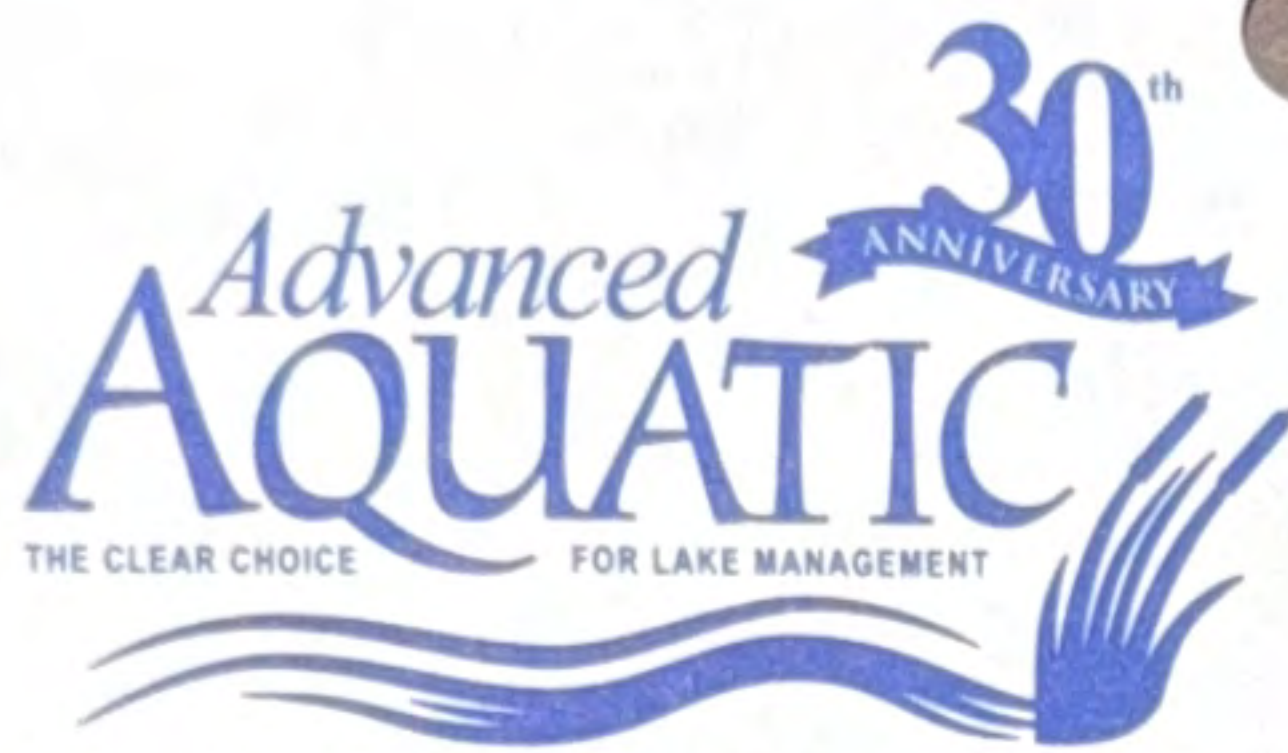
☒ Mosquitofish

OTHER WILDLIFE:

REMARKS:

TURTLES, GATOR





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

CUSTOMER: Wesbridge  
ACCOUNT #: 936  
DATE: 1/9/26  
TECH: Cody / Steve  
WEATHER CONDITIONS: Clear Skies  
WATER LEVELS: Low

## WATERWAY MANAGEMENT REPORT

### ALGAE/AQUATIC WEED CONTROL

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

B <sub>1</sub>	B <sub>2</sub>	NE	SE	C	N	NW								
X	X	X	X	X	X	X								
				X										
X	X	X												

SITE OBSERVATIONS: Treated as marked above

### RECOMMENDATIONS:

- Water Quality Analysis ☐ Lake (s) # /
- Native Plantings ☐ Lake (s) # /
- 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: Ducks, Turtles, Lizards, Crane



Dec 18, 2025 at 9:13:41 AM  
6518 Dutton Dr  
Wesley Chapel FL 33545  
United States





Dec 18, 2025 at 9:14:02 AM  
6502 Dutton Dr  
Wesley Chapel FL 33545  
United States





Dec 18, 2025 at 9:16:58 AM  
6502 Dutton Dr  
Wesley Chapel FL 33545  
United States





Dec 18, 2025 at 9:56:08 AM  
30345 Rattana Ct  
Wesley Chapel FL 33545  
United States





Dec 18, 2025 at 9:52:38 AM  
6490 Dutton Dr  
Wesley Chapel FL 33545  
United States





## **Tab 2**



# WESBRIDGE

## LANDSCAPE INSPECTION REPORT



December 22, 2025

Rizzetta & Company

Matthew Mironchik - Landscape Specialist

Landscape Inspection Services



Rizzetta & Company  
Professionals in Community Management



# Summary/All Ornamental Beds

## General Updates, Recent & Upcoming Maintenance Events

- Ensure the team is redefining the tree rings, edging around irrigation boxes and storm grates.
- 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. **Bed weeds are present throughout property.** This is the time of year to get ahead of this to ensure crews can stay ahead of it during the growing season.(pic.1a-f>>)



2. At the time of inspection, ornamental grasses had not been cut back. Is there a timeline on getting this done. Cutting back grasses while they are dormant promotes healthier spring growth.







3. Tree rings are still not being properly maintained. Tree rings are not just for aesthetics but help prevent mechanical damage by creating a barrier between equipment and the trunk of the trees. Please instruct crews to make sure they are properly maintaining tree rings during each mow event.(pic.3a>,3b>)

4. At the Northeast corner of the perimeter privacy fence on Wells Rd., there is an irrigation control box that is leaning over. It looks like the post has rotted out at the base. The post should be replaced and the box reattached.(pic.4>)





# East Perimeter

5. Shrubs along the East perimeter fence line have not been trimmed down below the top of the fence.(pic.5)



6. Shrubs along this same area, along the East perimeter privacy fence, still have tall grassy weeds growing through them which may cause bare spots and impede healthy growth.(pic.6a,6b>)



7. 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.7>)

8. All storm grates and manhole covers must be hard edged to prevent grass and debris from clogging and hiding the areas.(pic.8a>>,8b>>)

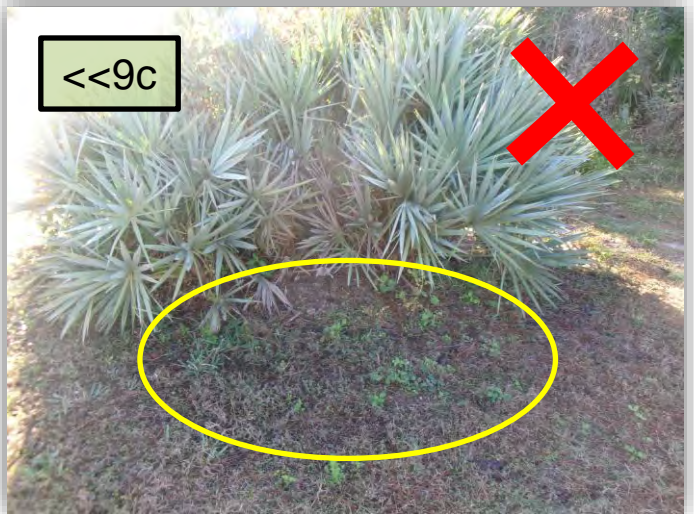
9. Some of the areas mentioned in last report, behind the residents on Thunderbird Dr., have been weeded. However, There are still beds in that area that need extensive weeding(9a>>-9g>>)

10. The swale along the fence between retention pond tract 'B-3' and the residence on Rattana Ct. was missed due to wet conditions, please make sure crews mow this area during next mow event or line trim if conditions are still poor.





# Tract 'B-1' Retention Pond Area/Southeast Perimeter Behind Thunderbird Dr.





# Thunderbird Trail/'Tract B-3' Retention Pond/Behind Skylark Dr.



10. Along the line of pines on the South side of retention pond tract 'B-3', one of the pine trees has broken in half and should be removed.(pic.10)



11. Along the CDD maintained area, behind Skylark Dr., I observed fresh cut debris on the ground. It appeared to come from a resident on Rattana Ct.(pic.11a,11b>)



21. Disturbed area behind the resident at 30078 Skylark Dr. has still not been repaired at the time of inspection.(pic.12a>>,12b>>,12c>>>)



22. Camera still present in tree on CDD property behind resident at 30074 Skylark Dr.(pic.13>>>)







14. Detail crews should be instructed NOT to trim in between Podocarpus in the hedge rows. The purpose of the hedge is to allow them to grow together.(pic.14>>)

15. Dead Holly still present near the visitor parking area along Marquette Ave, between Skylark Dr. and Merilee Pl.(pic.15>>)

16. High visibility areas such as cut-through paths; visitor parking area and main entrances need to have all ornamental shrubs weeded during each detail event.(pic.16a>>,16b>>>,16c>>)





# All Podocarpus Hedges/High Visibility Areas





# Proposals

1. Removal of broke Pine tree located on the Southside of retention pond tract 'B-3'. Item #10.(pic.1)



## **Tab 3**



KILINSKI | VAN WYK



DISTRICT COUNSEL SERVICES

**Wesbridge**  
**Community Development District**  
**Pasco County, Florida**



## Why Kilinski | Van Wyk

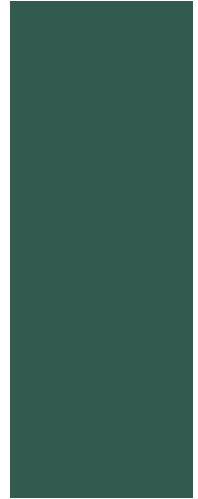
On behalf of Kilinski | Van Wyk PLLC ("Kilinski | Van Wyk" or "Firm"), thank you for considering our Firm to provide legal representation to Wesbridge Community Development District ("District"). Kilinski | Van Wyk is a professional limited liability company with its practice focused in the areas of special districts, construction law, governmental law, public financing, public contract law, ethics, and related practice areas.

Founded in July 2021 by entrepreneurial-minded partners Jennifer Kilinski and Roy Van Wyk, our Firm combines decades of experience dedicated specifically to special district clients. Kilinski | Van Wyk was established to deliver exceptional, tailored legal services in a nimble and innovative environment. In just short of five years, our Firm has rapidly expanded to over twenty dedicated professionals, including eleven experienced attorneys, three skilled paralegals, and robust administrative support staff. This growth underscores the confidence our clients place in our attorneys' extensive experience and high-quality legal services. We pride ourselves on our efficiency, responsiveness, and innovative strategic thinking.

Kilinski | Van Wyk serves clients throughout Florida from strategically located offices. Our originating office in Tallahassee, Florida's capital city, provides convenient access to state administrative offices, the Florida Legislature, and key regulatory agencies vital to our clients. Our Tampa office includes eight professionals, while our Jacksonville office is staffed with two attorneys. This intentional geographic presence supports our successful growth and enhances our ability to serve special district clients effectively across the state.

Kilinski | Van Wyk was uniquely founded with a clear mission: providing excellent, solution-oriented, and responsive legal counsel tailored to the specific needs of special districts. By leveraging our substantial collective experience, we ensure that our clients receive seasoned, practical advice rather than experiencing "on-the-job training." Our approach involves active listening, strategic collaboration, and deploying decades of specialized legal and business acumen to achieve your goals. We dedicate ourselves to hiring, training, and retaining top-tier attorneys so that your District can thrive and succeed.

Our attorneys bring extensive experience representing various types of special districts, including stewardship districts, improvement districts, community development districts, and more, across virtually every region of Florida. The depth of our team's expertise and proven track record of success reflects our strong "bench strength," which includes accomplished senior attorneys and highly credentialed emerging talent. By choosing Kilinski | Van Wyk, you partner with an exceptional legal team committed to delivering outstanding service and measurable results.



## KVW Personnel & Other Resources

Kilinski | Van Wyk attorneys concentrate their practice exclusively on special district law and related areas, leveraging significant expertise to deliver efficient, cost-effective legal services. Our approach allows us to offer flexible, competitive pricing tailored to our clients' specific needs and situations. By strategically deploying small, agile teams—including associate attorneys and paralegals as appropriate—we ensure timely responsiveness while managing expenses effectively.

As Firm partners, our names represent our personal commitment to providing proactive, business-oriented, and timely legal counsel aligned with your objectives. We actively supervise personnel assignments and resource allocation, guaranteeing each client receives personalized legal guidance suited to their unique circumstances. Additional details about our Firm, attorneys, and resources are available at [www.cddlawyers.com](http://www.cddlawyers.com).





## KVW Experience with Special Districts

Kilinski | Van Wyk's founding partners, Jennifer Kilinski and Roy Van Wyk, previously served as partners at Hopping Green & Sams, PA, a firm renowned for representing community development districts (CDDs) since 1985. Today, our Firm serves as general counsel to over 180 special districts and similar entities across Florida, providing comprehensive legal guidance throughout all stages of district operation, from formation to ongoing management.

Our extensive experience encompasses virtually every issue facing special districts, including:

- Establishment at city, county, and state levels
- Real property transactions
- Public finance
- Procurement and contracts
- Property acquisitions
- Rulemaking
- Open meetings and public records compliance
- Ethics regulations
- Construction law
- District mergers and boundary amendments
- Special assessments and foreclosure actions
- Promulgation of policies, procedures and best practices in asset management

There are few issues our lawyers have not faced.

With over 80 district clients in Pasco County and nearby counties, our Tampa based attorneys are strategically positioned to serve your District effectively. Many of our special district clients operate extensive community amenities serving thousands of residents. As a result, our attorneys possess significant knowledge of best practices regarding amenity management, restaurant operations, DBPR licensing, policy development, operational management, and related due diligence activities, including detailed analyses of ownership and maintenance responsibilities.



## KVW Understanding the Scope of Work

In our role as general counsel for special districts, we deliver comprehensive legal services tailored to each client's unique needs. Our scope of work typically includes advising on governmental meetings, ethics compliance, and procurement procedures; assisting with maintenance contracts and operational activities; and addressing the District's broader legal requirements.

We actively engage with the District's Board and staff by preparing meeting agendas, participating in agenda-planning calls as necessary, and drafting essential documents included in agenda packages. Consistent with our commitment to responsive service, our attorneys attend Board meetings either remotely or in person, as coordinated with the Board and District staff. After each meeting, we diligently follow up to resolve outstanding issues and promptly address questions or concerns. Additionally, we remain readily accessible by phone or email to manage and resolve any matters arising between scheduled meetings.

Drawing on extensive experience with community development districts, our proactive counsel helps clients minimize the risk of costly litigation. Strategic guidance and timely interventions at the onset of potential disputes can substantially reduce or eliminate unexpected expenses. However, should litigation become unavoidable or strategically necessary, our Firm provides experienced litigation support or offers referrals to trusted specialists suited to the District's specific circumstances.



## Conclusion

Kilinski | Van Wyk proudly represents Florida's community development districts and independent special districts, combining extensive experience and strategic resources to deliver legal services distinguished by professionalism, responsiveness, and cost-effectiveness. Our core values—being humble, hungry, and smart—guide every interaction and ensure that we approach each client's unique needs with genuine collaboration, diligent advocacy, and innovative problem-solving. These values shape our commitment to excellence, enabling us to consistently achieve exceptional outcomes tailored to your district's objectives.

We invite you to explore our qualifications and learn more about our approach at [www.cddl原因yers.com](http://www.cddl原因yers.com). As dedicated CDD attorneys, we look forward to partnering with you and contributing to your district's continued success.



## **Meredith W. Hammock**

Attorney

Kilinski | Van Wyk, PLLC  
16009 N. Florida Avenue  
Lutz, FL 33549  
877.350.0372  
Meredith@cddlawyers.com



### **Experience**

- Represents special districts in matters relating to contracting, real property, public procurement, ethics, public financing, and construction.
- Represents private and government clients in a wide range of matters, including commercial and public contract drafting, negotiation and compliance related to large- and small-scale construction projects, technology, and Federal and local small business policies and programs, Florida Public Records Act and Florida's Government in the Sunshine Law requirements and compliance, and bid procedures for construction, commodities procurement, and professional and contractual services.
- Experience in Construction Law, including large- and small-scale public infrastructure projects, and complex contract drafting and negotiation, including technology-related negotiations and international contract negotiations.
- Prior tax-specific practice, primarily advising clients on various state and local income/franchise and indirect tax matters, including legal entity rationalization projects, organizational restructuring projects, due diligence projects, planning feasibility reviews.
- Represented corporate taxpayers during Federal and state audit and administrative appeals proceedings and provided technical analyses on various Federal, state, and local tax matters.

### **Education**

- The Florida State University College of Law, J.D., Cum Laude (2015)
- The Florida State University, B.A., English, Magna Cum Laude (2012)

### **Publications**

- Florida Corporate Practice (10th Edition), co-author of Chapter 1: General Provisions; Chapter 2: Formation Of Corporations; Chapter 6: Shareholders, Shareholders' Agreements, Meetings, And Voting; and Chapter 14: Corporate Records And Reports

### **Bar & Court Admissions**

- Florida, 2015

## **K. Grace Rinaldi**

Attorney

Kilinski | Van Wyk, PLLC  
16009 North Florida Avenue  
Lutz, Florida 33549  
877.350.0372  
Grace@cddlawyers.com



### **Experience**

- Grace represents some of the largest and high-profile master planned communities throughout Florida.
- Grace represents many resident-controlled special districts, where she counsels supervisors and residents on legal and policy matters to help them achieve their community and business objectives within the framework of Florida law.
- Grace excels in collaborating with teams to develop creative and effective legal solutions, including facilitating coordination with owners, contractors, engineers and related professionals.
- While in law school, Grace served as Secretary and Vice President of the Student Bar Association, as a Stetson Ambassador, and was a Notes & Comments Editor for the Stetson Law Review.

### **Education**

- Stetson University College of Law, J.D., cum laude; The Order of Barristers; Stetson Law Review, Notes & Comments Editor; Dispute Resolution Board, Member; Stetson Law Ambassadors; Student Bar Association, Vice President (2019-2020), Secretary (2018-2019), Class Representative (2017-2018); Teaching Assistant, Pre-Trial Practice; Highest Grade Distinction, Negotiation & Mediation
- Transylvania University, B.A.; Swimming & Diving Team

### **Bar and Court Admissions**

- Florida Bar Admission, 2020
- U.S. District Court, Middle District of Florida
- U.S. District Court, Southern District of Florida





**KILINSKI | VAN WYK**  
P.O. Box 6386, Tallahassee, Florida 32314

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**KILINSKI | VAN WYK PLLC  
FEE AGREEMENT  
WESBRIDGE CDD**

**I. PARTIES**

THIS AGREEMENT ("Agreement") is made and entered into by and between the following parties:

A. Wesbridge Community Development District ("Client")  
5844 Old Pasco Road Suite 100  
Wesley Chapel, FL 33544

and

B. Kilinski | Van Wyk PLLC ("Kilinski | Van Wyk")  
517 E. College Avenue  
Tallahassee, Florida 32301

**II. SCOPE OF SERVICES**

In consideration of the mutual agreements contained herein, the parties agree as follows:

- A. The Client agrees to employ and retain Kilinski | Van Wyk as its general legal Counsel.
- B. Kilinski | Van Wyk accepts such employment and agrees to serve as attorney for and provide legal representation to the Client regarding those matters referenced above.

**III. FEES**

The Client agrees to compensate Kilinski | Van Wyk for services rendered regarding any matters covered by this Agreement according to the hourly billing rates for individual Kilinski | Van Wyk lawyers set forth herein, plus actual expenses incurred by Kilinski | Van Wyk in accordance with the attached standard Expense Reimbursement Policy (Attachment A, incorporated herein by reference). Kilinski | Van Wyk proposes hourly rates of \$365 - \$395 per hour for partners, \$350 - \$395 per hour for senior of counsel lawyers, \$325-\$350 per hour for of counsel lawyers, \$270 - \$325 per hour for associates, and \$180 - \$200 per hour for paralegals. Hourly rates may be increased by up to five dollars an hour each calendar year starting with January 1, 2027.

The Client agrees to pay Kilinski | Van Wyk monthly billings for fees and expenses incurred within thirty (30) days following receipt of a statement from Kilinski | Van Wyk. Kilinski | Van Wyk shall not be obligated to perform further legal services under this Fee Agreement if any such billing statement remains unpaid longer than thirty (30) days after submittal to and receipt by Client. Non-payment of billing statements shall be a basis for Kilinski | Van Wyk to withdraw from the representation upon reasonable notice and subject to applicable Florida Bar rules regarding withdrawal of representation.

#### **IV. CLIENT FILES**

The files and work product materials ("Client File") of the Client generated or received by Kilinski | Van Wyk will be maintained by Kilinski | Van Wyk in accordance with Florida Bar rules. At the conclusion of the representation, the Client File will be stored by Kilinski | Van Wyk for a minimum of five (5) years. After the five (5) year storage period, the Client hereby acknowledges and consents that Kilinski | Van Wyk may confidentially destroy or shred the Client File, unless Kilinski | Van Wyk is provided a written request from the Client requesting return of the Client File, to which Kilinski | Van Wyk will return the Client File at Client's expense.

#### **V. DEFAULT**

In the event of a dispute arising under this Agreement, whether a lawsuit or other proceeding is filed, the prevailing party shall be entitled to recover its reasonable attorneys' fees and costs, including attorneys' fees and costs incurred in litigating entitlement to attorneys' fees and costs, as well as in determining or quantifying the amount of recoverable attorneys' fees and costs. The reasonable costs to which the prevailing party is entitled shall include costs that are taxable under any applicable statute, rule, or guideline, as well as non-taxable costs, including, but not limited to, costs of investigation, telephone charges, mailing and delivery charges, information technology support charges, consultant and expert witness fees, travel expenses, court reporter fees, and mediator fees, regardless of whether such costs are otherwise taxable. Venue of any such action shall be exclusive in the state courts of the Second Judicial Circuit in and for Leon County, Florida.

#### **VI. CONFLICTS**

It is important to disclose that Kilinski | Van Wyk represents a number of special districts, builders, developers, property owners' associations and other entities throughout Florida relating to community development districts and other special districts. In the course of Kilinski | Van Wyk's representation of Client, Kilinski | Van Wyk may be asked to represent Client on transactions between Client and the developer and/or builders involved in the Client's project, when at the same time Kilinski | Van Wyk may be representing such developer and/or builders on matters unrelated to Client. By accepting this Agreement, Client agrees that (1) Client was provided with an explanation of the implications of the common representation(s) and the advantages and risks involved; (2) Kilinski | Van Wyk will be able to provide competent and diligent representation of Client, regardless of Kilinski | Van Wyk's other representations; and, (3) there is not a substantial risk that Kilinski | Van Wyk's representation of Client would be materially limited by Kilinski | Van Wyk's responsibilities to another client, a former client or a third person or by a personal interest. Acceptance of this Agreement will constitute your advance waiver of



potential conflicts arising from Kilinski | Van Wyk's representation of various special districts, builders, developers, and other entities relating to community development districts and other special districts in Florida. However, to the extent there is any perceived or real direct conflict of interest, Kilinski | Van Wyk agrees it shall present a separate request for conflict waiver.

## VII. TERMINATION

Either party may terminate this Agreement upon providing prior written notice to the other party at its regular place of business. All fees due and payable in accordance with this Agreement shall accrue and become payable pursuant to the terms of this Agreement through the date of termination. This Agreement shall automatically terminate upon creation of the community development district that is the subject of this Agreement and payment of all fees and expenses as provided for herein.

## VIII. EXECUTION OF AGREEMENT

This Agreement shall be deemed fully executed upon its signing by Kilinski | Van Wyk and the Client. The contract formed between Kilinski | Van Wyk and the Client shall be the operational contract between the parties.

## IX. ENTIRE CONTRACT

This Agreement constitutes the entire agreement between the parties.

Accepted and agreed to by:

**WESBRIDGE COMMUNITY  
DEVELOPMENT DISTRICT**

**KILINSKI | VAN WYK PLLC**

By: \_\_\_\_\_

By: Jennifer Kilinski

Its: \_\_\_\_\_

Its: Authorized Member

Date: \_\_\_\_\_

Date: December \_\_, 2025

## ATTACHMENT A

### KILINSKI | VAN WYK PLLC EXPENSE REIMBURSEMENT POLICY

The following is the expense reimbursement policy for the Agreement. All expenses are billed monthly. Billings ordinarily reflect expenses for the most recent month, except when there are delays in receiving bills from third party vendors.

Telephone. All telephone charges are billed at an amount approximating actual cost.

Facsimile. There are no charges for faxes.

Postage. Postage is billed at actual cost.

Overnight Delivery. Overnight delivery is billed at actual cost.

Travel. Travel (including airfare, rental cars, taxicabs, hotel, meals, tips, etc.) is billed at actual cost. Where air travel is required, coach class is used wherever feasible. Out-of-town mileage is billed at the IRS approved reimbursement rate.

Other Expenses. Other outside expenses, such as court reporters, agency copies, large print projects, etc., are billed at actual cost.



## **Tab 4**



Rizzetta & Company

#### UPCOMING DATES TO REMEMBER

- **Next Meeting:** February 17, 2026 at 5:30pm
- **FY 2024-2025 Audit Completion Deadline:** June 30, 2026

## District Manager's Report

January 20

# 2026

W  
E  
S  
B  
R  
I  
D  
G  
E

#### District Manager Updates

<u>FINANCIAL SUMMARY</u>		<u>11/30/2025</u>
General Fund Cash & Investment Balance:		\$64,739
Reserve Fund Cash & Investment Balance:		\$23,069
Debt Service Fund Investment Balance:		<u>\$285,594</u>
<b>Total Cash and Investment Balances:</b>		<b>\$373,402</b>
<b>General Fund Expense</b>		<b>Under</b>
<b>Variance: \$13,930</b>		<b>Budget</b>





Rizzetta & Company

# **Wesbridge Community Development District**

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**Financial Statements  
(Unaudited)**

**November 30, 2025**

**Prepared by: Rizzetta & Company, Inc.**

**wesbridgecdd.org**  
**rizzetta.com**

**Wesbridge Community Development District**

Balance Sheet

As of 11/30/2025

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Capital Project Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
<b>Assets</b>							
Cash In Bank	50,560	(2,512)	15,747	0	63,795	0	0
Investments	14,179	25,581	269,847	22,035	331,642	0	0
Accounts Receivable	345,473	102,248	362,659	0	810,380	0	0
Refundable Deposits	162,751	0	0	0	162,751	0	0
Fixed Assets	0	0	0	0	0	3,624,279	0
Amount Available in Debt Service	0	0	0	0	0	0	648,253
Amount To Be Provided Debt Service	0	0	0	0	0	0	5,136,747
<b>Total Assets</b>	<b>572,963</b>	<b>125,317</b>	<b>648,253</b>	<b>22,035</b>	<b>1,368,568</b>	<b>3,624,279</b>	<b>5,785,000</b>
<b>Liabilities</b>							
Accounts Payable	43,490	0	0	0	43,490	0	0
Accrued Expenses	6,406	0	0	0	6,406	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	0	5,785,000
Deposits Payable	159,609	0	0	0	159,609	0	0
<b>Total Liabilities</b>	<b>209,505</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>209,505</b>	<b>0</b>	<b>5,785,000</b>
<b>Fund Equity &amp; Other Credits</b>							
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	338,381	72,427	126,224	1,453	538,485	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<b>363,458</b>	<b>125,317</b>	<b>648,253</b>	<b>22,035</b>	<b>1,159,063</b>	<b>3,624,279</b>	<b>0</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>572,963</b>	<b>125,317</b>	<b>648,253</b>	<b>22,035</b>	<b>1,368,568</b>	<b>3,624,279</b>	<b>5,785,000</b>

See Notes to Unaudited Financial Statements



**Wesbridge Community Development District**

## Statement of Revenues and Expenditures

As of 11/30/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 11/30/2025 YTD Budget	Year To Date 11/30/2025 YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	95	95
Special Assessments				
Tax Roll	377,161	377,161	379,244	2,083
<b>Total Revenues</b>	<b>377,161</b>	<b>377,161</b>	<b>379,339</b>	<b>2,178</b>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	12,000	2,000	2,000	0
<b>Total Legislative</b>	<b>12,000</b>	<b>2,000</b>	<b>2,000</b>	<b>0</b>
Financial & Administrative				
ADA Website Compliance	1,538	1,538	1,537	1
Accounting Services	21,067	3,511	3,511	0
Administrative Services	5,268	878	878	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	834	834	0
District Engineer	20,000	3,333	0	3,333
District Management	23,526	3,921	3,921	0
Dues, Licenses & Fees	210	210	175	35
Financial & Revenue Collections	4,213	702	702	0
Legal Advertising	2,700	450	0	450
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	4,347	653
Website Hosting, Maintenance, Backup & E	2,400	400	400	0
<b>Total Financial &amp; Administrative</b>	<b>104,591</b>	<b>29,781</b>	<b>25,117</b>	<b>4,664</b>
Legal Counsel				
District Counsel	9,200	1,533	563	971
<b>Total Legal Counsel</b>	<b>9,200</b>	<b>1,533</b>	<b>563</b>	<b>971</b>
Electric Utility Services				
Utility - Street Lights	48,235	8,040	8,371	(333)
Utility Services	10,527	1,754	1,864	(109)
<b>Total Electric Utility Services</b>	<b>58,762</b>	<b>9,794</b>	<b>10,235</b>	<b>(442)</b>
Water-Sewer Combination Services				
Utility Services	5,000	833	400	433
<b>Total Water-Sewer Combination Services</b>	<b>5,000</b>	<b>833</b>	<b>400</b>	<b>433</b>
Stormwater Control				
Aquatic Maintenance	8,774	1,463	2,175	(713)
Aquatic Plant Replacement	3,100	516	0	517
<b>Total Stormwater Control</b>	<b>11,874</b>	<b>1,979</b>	<b>2,175</b>	<b>(196)</b>
Other Physical Environment				

See Notes to Unaudited Financial Statements

**Wesbridge Community Development District**

## Statement of Revenues and Expenditures

As of 11/30/2025

(In Whole Numbers)

	Year Ending 09/30/2026	Through 11/30/2025	Year To Date 11/30/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Gate Cameras	2,150	359	212	147
General Liability Insurance	4,060	4,060	3,826	234
Holiday Decorations	2,000	1,000	0	1,000
Irrigation Maintenance & Repair	4,600	766	1,269	(502)
Landscape - Annuals/Flowers	6,000	1,000	0	1,000
Landscape - Mulch	19,800	3,300	0	3,300
Landscape Inspection Services	9,600	1,600	1,600	0
Landscape Maintenance	75,000	12,500	14,086	(1,587)
Landscape Replacement Plants, Shrubs, Tr	4,300	717	3,693	(2,976)
Property Insurance	6,754	6,754	4,667	2,087
Total Other Physical Environment	134,264	32,056	29,353	2,703
Parks & Recreation				
Fountain Service Repair & Maintenance	3,100	517	45	472
Gate Maintenance & Repair	16,750	2,791	115	2,676
Pressure Washing	3,000	500	0	500
Telephone, Internet, Cable	3,120	520	298	223
Total Parks & Recreation	25,970	4,328	458	3,871
Contingency				
Crosswalk Maintenance	1,000	167	0	167
Miscellaneous Contingency	14,500	2,417	657	1,759
Total Contingency	15,500	2,584	657	1,926
Total Expenditures	377,161	84,888	70,958	13,930
Total Excess of Revenues Over(Under) Ex- penditures	0	292,273	308,381	16,108
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	292,273	363,458	71,185

See Notes to Unaudited Financial Statements



**Wesbridge Community Development District**

## Statement of Revenues and Expenditures

As of 11/30/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 11/30/2025 YTD Budget	Year To Date 11/30/2025 YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	180	180
Special Assessments				
Tax Roll	102,248	102,248	102,248	0
<b>Total Revenues</b>	<u>102,248</u>	<u>102,248</u>	<u>102,428</u>	<u>180</u>
<b>Expenditures</b>				
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>
<b>Total Expenditures</b>	<u>102,248</u>	<u>102,248</u>	<u>0</u>	<u>102,248</u>
<b>Total Excess of Revenues Over(Under) Ex-</b>	<u>0</u>	<u>0</u>	<u>102,428</u>	<u>102,428</u>
<b>penditures</b>				
<b>Total Other Financing Sources(Uses)</b>				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	(30,000)	(30,000)
<b>Total Other Financing Sources(Uses)</b>	<u>0</u>	<u>0</u>	<u>(30,000)</u>	<u>(30,000)</u>
<b>Fund Balance, Beginning of Period</b>	<u>0</u>	<u>0</u>	<u>52,889</u>	<u>52,889</u>
<b>Total Fund Balance, End of Period</b>	<u>0</u>	<u>0</u>	<u>125,317</u>	<u>125,317</u>

**Wesbridge Community Development District**

## Statement of Revenues and Expenditures

As of 11/30/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 11/30/2025 YTD Budget	Year To Date 11/30/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	3,531	3,531
Special Assessments				
Tax Roll	388,326	388,326	390,014	1,688
Total Revenues	<u>388,326</u>	<u>388,326</u>	<u>393,545</u>	<u>5,219</u>
Expenditures				
Debt Service				
Interest	243,326	243,326	121,009	122,317
Principal	145,000	145,000	145,000	0
Total Debt Service	<u>388,326</u>	<u>388,326</u>	<u>266,009</u>	<u>122,317</u>
Total Expenditures	<u>388,326</u>	<u>388,326</u>	<u>266,009</u>	<u>122,317</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>127,536</u>	<u>127,536</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(1,313)	(1,313)
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>(1,313)</u>	<u>(1,313)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>522,030</u>	<u>522,030</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>648,253</u>	<u>648,253</u>

**Wesbridge Community Development District**

## Statement of Revenues and Expenditures

As of 11/30/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 11/30/2025 YTD Budget	Year To Date 11/30/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	141	141
Total Revenues	<u>0</u>	<u>0</u>	<u>141</u>	<u>141</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>141</u>	<u>141</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	1,313	1,313
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>1,313</u>	<u>1,313</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>20,581</u>	<u>20,581</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>22,035</u>	<u>22,035</u>



**Wesbridge CDD**  
**Investment Summary**  
**November 30, 2025**

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>November 30, 2025</u>
Valley National Operating	Governmental Checking	\$ 11,893
FLCLASS Operating	Average Monthly Yield 4.2990%	2,286
<b>Total General Fund Investments</b>		<b>\$ 14,179</b>
FLCLASS Reserve	Average Monthly Yield 4.2990%	\$ 25,581
<b>Total Reserve Fund Investments</b>		<b>\$ 25,581</b>
US Bank Series 2019 Revenue	US Bank Money Markets GCTS 0490	\$ 75,685
US Bank Series 2019 Reserve	US Bank Money Markets GCTS 0490	194,162
<b>Total Debt Service Fund Investments</b>		<b>\$ 269,847</b>
US Bank Series 2019 Construction	US Bank Money Markets GCTS 0490	\$ 22,035
<b>Total Capital Projects Fund Investments</b>		<b>\$ 22,035</b>

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 11/01/2025 to 11/30/2025**

	<b>Fund_ID</b>	<b>Fund Name</b>	<b>Customer</b>	<b>Invoice Number</b>	<b>AR Account</b>	<b>Date</b>	<b>Balance Due</b>
<b>282, 2334</b>							
	282-001	282 General Fund	Pasco County Tax Collector	AR00002926	12110	10/01/2025	345,473.05
<b>Sum for 282, 2334</b>							<b>345,473.05</b>
<b>282, 2335</b>							
	282-005	282 Reserve Fund	Pasco County Tax Collector	AR00002926	12110	10/01/2025	102,248.00
<b>Sum for 282, 2335</b>							<b>102,248.00</b>
<b>282, 2336</b>							
	282-200	282 Debt Service Fund S2019	Pasco County Tax Collector	AR00002926	12110	10/01/2025	362,658.42
<b>Sum for 282, 2336</b>							<b>362,658.42</b>
<b>Sum for 282</b>							<b>810,379.47</b>
<b>Sum Total</b>							<b>810,379.47</b>

See Notes to Unaudited Financial Statements

**Wesbridge Community Development District**  
**Summary A/P Ledger**  
**From 11/01/2025 to 11/30/2025**

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
<b>282, 2334</b>						
	282 General Fund	11/25/2025	Advanced Aquatic Services, Inc.	10561362	Removed dead vegetation and debris 11/25	450.00
	282 General Fund	11/20/2025	Advanced Aquatic Services, Inc.	10561646	Monthly Lake Maintenance 12/25	725.00
	282 General Fund	11/01/2025	Advanced Aquatic Services, Inc.	10561232	Monthly Lake Maintenance 11/25	725.00
	282 General Fund	10/01/2025	Advanced Aquatic Services, Inc.	10560815	Monthly Lake Maintenance 10/25	725.00
	282 General Fund	11/17/2025	Bob Schnaydman	BS111725	Board of Supervisor Meeting 11/17/2025	200.00
	282 General Fund	11/01/2025	Bob Schnaydman	BS102025	Board of Supervisors Meeting 10/20/25	200.00
	282 General Fund	11/25/2025	Brlletic Dvorak, Inc.	2215	Engineering Services 11/25	850.00
	282 General Fund	10/31/2025	Brlletic Dvorak, Inc.	2178	Engineering Services 10/25	450.00
	282 General Fund	11/25/2025	Burr & Forman, LLP	1610690	Legal Services 10/25	712.50
	282 General Fund	09/26/2025	Burr & Forman, LLP	1594336	Legal Services 08/25	750.00
	282 General Fund	10/17/2025	Burr & Forman, LLP	166853	Legal Services 10/25	150.00
	282 General Fund	10/01/2025	Costena Services, LLC	93025-1	Electrician Services 09/25	1,972.16
	282 General Fund	11/01/2025	David Covert	DC102025	Board of Supervisors Meeting 10/20/25	200.00
	282 General Fund	11/17/2025	David Covert	DC111725	Board of Supervisor Meeting 11/17/25	200.00
	282 General Fund	11/01/2025	Eladio Izquierdo	EL102025	Board of Supervisors Meeting 10/20/25	200.00
	282 General Fund	11/17/2025	Eladio Izquierdo	EI111725	Board of Supervisor Meeting 11/17/2025	200.00
	282 General Fund	10/20/2025	Fountain Design Group, Inc.	37438A	Quarterly Fountain Cleaning Service 10/25	345.00
	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	09/29/2025	Juniper Landscaping of Florida, LLC	358553	Irrigation Repairs 09/25	996.06
	282 General Fund	10/06/2025	Juniper Landscaping of Florida, LLC	361323	Fertilize and Insect Disease 10/25	1,935.46
	282 General Fund	10/01/2025	Juniper Landscaping of Florida, LLC	360114	Landscape Maintenance 10/25	5,332.90
	282 General Fund	09/22/2025	Juniper Landscaping of Florida, LLC	357577	Irrigation Repairs 09/25	360.00
	282 General Fund	11/17/2025	Juniper Landscaping of Florida, LLC	367920	Insect and Disease Control 11/25	1,171.85
	282 General Fund	11/17/2025	Juniper Landscaping of Florida, LLC	367920	Insect and Disease Control 11/25	150.11
	282 General Fund	11/07/2025	Juniper Landscaping of Florida, LLC	367837	Irrigation Repairs 11/25	420.20
	282 General Fund	11/07/2025	Juniper Landscaping of Florida, LLC	367393	Palm Fertilization 11/25	13.50
	282 General Fund	11/01/2025	Juniper Landscaping of Florida, LLC	365786	Landscape Maintenance 11/25	5,332.91
	282 General Fund	11/17/2025	Leslie J Green	LG111725	Board of Supervisors Meeting 11/17/25	200.00
	282 General Fund	11/01/2025	Leslie J Green	LG102025	Board of Supervisors Meeting 10/20/25	200.00
	282 General Fund	11/17/2025	Pasco County Utilities	23467735 ACH	6612 Boyette Road 10/25	101.00
	282 General Fund	11/17/2025	Pasco County Utilities	23467354 ACH	6697 Dutton Irrigation DR 10/25	160.59
	282 General Fund	11/25/2025	Pasco County Utilities	23467717 ACH	29966 Marquette Plance 10/25	3.03



**Wesbridge Community Development District  
Summary A/P Ledger  
From 11/01/2025 to 11/30/2025**

<b>Fund Name</b>	<b>GL posting date</b>	<b>Vendor name</b>	<b>Document number</b>	<b>Description</b>	<b>Balance Due</b>
282 General Fund	11/25/2025	Pasco County Utilities	23467355 ACH	6554 Ryestone Way 10/25	30.30
282 General Fund	11/25/2025	Pasco County Utilities	23467715 ACH	30032 Marquette Ave 10/25	18.18
282 General Fund	11/02/2025	Rizzetta & Company, Inc.	INV0000104474	District Management Services 11/25	439.00
282 General Fund	11/02/2025	Rizzetta & Company, Inc.	INV0000104474	District Management Services 11/25	1,755.58
282 General Fund	11/02/2025	Rizzetta & Company, Inc.	INV0000104474	District Management Services 11/25	800.00
282 General Fund	11/02/2025	Rizzetta & Company, Inc.	INV0000104474	District Management Services 11/25	100.00
282 General Fund	11/02/2025	Rizzetta & Company, Inc.	INV0000104474	District Management Services 11/25	100.00
282 General Fund	11/02/2025	Rizzetta & Company, Inc.	INV0000104474	District Management Services 11/25	416.67
282 General Fund	11/02/2025	Rizzetta & Company, Inc.	INV0000104474	District Management Services 11/25	1,960.50
282 General Fund	11/02/2025	Rizzetta & Company, Inc.	INV0000104474	District Management Services 11/25	351.08
282 General Fund	10/01/2025	School Now	INV-SN-994	CDD Website Annual Service 09/25	1,537.50
282 General Fund	11/01/2025	Scott Petersen	SP102025	Board of Supervisors Meeting 10/20/25	200.00
282 General Fund	11/17/2025	Scott Petersen	SP111725	Board of Supervisors Meeting 11/17/25	200.00
282 General Fund	11/07/2025	Southern Automated Access Services, LLC	17244	Entrance gate Repair 11/25	115.00
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	4,040.63
<b>Sum for 282, 2334</b>					<b>43,489.85</b>
<b>Sum for 282</b>					<b>43,489.85</b>
<b>Sum Total</b>					<b>43,489.85</b>

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

**Balance Sheet**

1. Trust statement activity has been recorded through 11/30/2025.
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.

**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 – Payment for Invoice #AR00002926 in the amount of \$24,083.325 was received in December 2025.
6. Debt Service Fund – Payment for Invoice #AR00002926 in the amount of \$19,507.66 was received in December 2025.

## **Tab 5**



## 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, 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.

#### **Present and constituting a quorum were:**

Leslie Green	<b>Vice Chairman</b>
Eladio Izquierdo	<b>Chairman</b>
Bob Schnaydman	<b>Assistant Secretary</b>

#### **Also present:**

Darryl Adams	<b>District Manager, Rizzetta</b>
Matt Mironchik	<b>Landscape Inspection Services, Rizzetta (Via Conference Call)</b>
Doug Agnew	<b>Advance Aquatics</b>
Scott Steady	<b>District Counsel, Burr Furman</b>
Meredith Hammock	<b>District Counsel, Kilinski Van Wyn</b>
Sam Dyson	<b>Counsel, Kilinski Van Wyn</b>

Audience	<b>Present</b>
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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 5:53 p.m.

#### **SECOND ORDER OF BUSINESS**

#### **Audience Comments**

No audience comments at this time.

#### **THIRD ORDER OF BUSINESS**

#### **STAFF REPORTS**

##### **A. District Engineer**

##### **1. Discussion of BDI Engineering Resignation Letter**

On a motion from Mr. Schnaydman, seconded by Mr. Green, with three in favor, the Board of Supervisors accepted BDI's resignation, for Wesbridge Community Development District.

On a motion from Mr. Schnaydman, seconded by Mr. Izquierdo, with three in favor, the Board of Supervisors approved proceeding with an RFP for District Engineer services, for Wesbridge Community Development District.

## **B. Aquatics Report**

Mr. Agnew reviewed the Aquatic Report.

## **C. Landscape Inspection Report**

Mr. Mironchik reviewed the Landscape Inspection Report and reported on resident dumping on CDD property.

The Board requested an update to residents, as the six-month deadline to repair the grass on CDD property has expired.

The Board directed District Counsel to notify the resident to remove the camera from CDD property.

The Board also requested that a letter be sent to the resident advising that dumping on CDD property is prohibited, based on Matt's report.

## **1. Consideration of the Landscape RFP Preparation Proposal**

On a motion from Mr. Schnaydman, seconded by Mr. Green, with three in favor, the Board of Supervisors approved the Rizzetta & Company Landscape RFP Preparation Proposal in the amount of \$3,250, for Wesbridge Community Development District.

## **D. District Counsel**

### **1. Discussion of District Counsel Resignation Letter**

On a motion from Mr. Izquierdo, seconded by Mr. Green, with three in favor, the Board of Supervisors appointed Kilinski Van Wyk firm as the new District Counsel and accepted the resignation of Scott Steady, for Wesbridge Community Development District.

## **E. District Manager**

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

The Board requested the District Manager to send a letter to the resident regarding the lighting agreement and to obtain the resident's signature.

## **FOURTH ORDER OF BUSINESS**

## **BUSINESS ADMINISTRATION**

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

The Board requested the following edits:

- Line 2 – David's names is wrong -David Covert
- Line 23 – Eladio was present

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

**B. Consideration of Operation & Maintenance Expenditures for October 2025 (Under Separate Cover)**

The O&M Expenditure report was not provided.

**FIFTH ORDER OF BUSINESS**

**Audience and Supervisor Requests**

Mr. Schnaydman requested a discussion of holiday lighting for the February meeting and asked that staff reach out to Jerry for an update on the roads.

Mr. Green requested that the District Manager check the BOS checks with Accounting.

**SIXTH ORDER OF BUSINESS**

**Adjournment**

On a motion from Mr. Izquierdo, seconded by Mr. Schnaydman, with three in favor, the Board of Supervisors adjourned the meeting at 7:07 p.m. for Wesbridge Community Development District.

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Secretary/Assistant Secretary

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Chairman/ Vice Chairman



## **Tab 6**

# Wesbridge Community Development District

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District Office · Riverview, Florida

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

## **Operations and Maintenance Expenditures October 2025 For Board Approval**

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

The total items being presented:   **\$36,321.16**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_Chairperson

\_\_\_\_\_Vice Chairperson

\_\_\_\_\_Assistant Secretary

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

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Advanced Aquatic Services, Inc.	300147	10560396	Monthly Lake Maintenance 09/25	\$ 725.00
Bob Schnaydman	300148	BS091525	Board of Supervisors Meeting 09/15/25	\$ 200.00
Brletic Dvorak, Inc.	300149	2103	Engineering Services 08/25	\$ 1,630.00
David Covert	300150	DC091525	Board of Supervisors Meeting 09/15/25	\$ 200.00
DoorKing, Inc.	20251023-1	2612814 ACH	Cell System Services 10/25	\$ 55.95
DoorKing, Inc.	20251028-1	2615330 ACH	Cell System Services 10/25	\$ 43.95
Egis Insurance Advisors, LLC	300151	29625	Policy #100125361 10/01/2025-10/01/2026	\$ 11,623.00
Eladio Izquierdo	300152	EI091525	Board of Supervisors Meeting 09/15/25	\$ 200.00
Florida Department of Commerce	300161	93414	Special District Fee FY 25/26	\$ 175.00
Fountain Design Group, Inc.	300153	36833A	Quarterly Fountain Cleaning Service 07/25	\$ 345.00
Juniper Landscaping of Florida, LLC	300154	356260	Insect and Disease Control 09/25	\$ 150.11
Juniper Landscaping of Florida, LLC	300154	356434	Bahia Fertilize Turf 09/25	\$ 500.00
Leslie J Green	300155	LG091525	Board of Supervisors Meeting 09/15/25	\$ 200.00
Pasco County Utilities	20251014-1	23099079 08/25 ACH	6612 Boyette Road 08/25	\$ 32.40

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

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Pasco County Utilities	20251014-2	23099061 08/25 ACH	29966 Marquette Plance 08/25	\$ 4.05
Pasco County Utilities	20251014-3	23099060 08/25 ACH	30032 Marquette Avenue 08/25	\$ 12.15
Pasco County Utilities	20251014-4	23098699 08/25 ACH	6554 Rystone Way 08/25	\$ 22.68
Pasco County Utilities	20251014-5	23098697 08/25 ACH	6697 Dutton Irrigation DR 08/25	\$ 153.09
Rizzetta & Company, Inc.	300145	INV0000103678	Assessment Rol (Annual) 10/25	\$ 5,682.00
Rizzetta & Company, Inc.	300146	INV0000103562	District Management Services 10/25	\$ 5,922.83
SafeTouch, LLC	300156	20682	Quarterly Gate Maintenance 09/25	\$ 349.98
Scott Petersen	300157	SP091525	Board of Supervisors Meeting 09/15/25	\$ 200.00
Southern Automated Access Services, LLC	300158	17006	Exit island gate was not opening 09/25	\$ 115.00
Spectrum	20251010-1	1303841092125 10/25 ACH	5678 Dutton Drive 10/25	\$ 10.00
Spectrum	20251028-2	1307909100925 ACH	6612 Boyette Road 10/25	\$ 107.47
Tampa Fence	300159	3507	Fence Install Additional 55 bags of Concrete 09/25	\$ 2,512.00
The Observer Group, Inc.	300160	25-01913P	Legal Advertising 09/25	\$ 78.75



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

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Withlacoochee River Electric Cooperative, Inc.	20251024-1	100825-2087102 ACH	5678 Dutton Drive 09/25	\$ 784.57
Withlacoochee River Electric Cooperative, Inc.	20251024-2	100825-2127372 ACH	6612 Boyette Road 09/25	\$ 146.05
Withlacoochee River Electric Cooperative, Inc.	20251024-3	100825-2078246 ACH	Public Lighting 09/25	<u>\$ 4,140.13</u>
<b>Report Total</b>				<b><u>\$ 36,321.16</u></b>

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

9/1/2025
10560396
\$725.00

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

Due Date
Net 30
10/1/2025

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

725.00

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

RECEIVED  
08/20/25

\$725.00

**WESBRIDGE CDD**  
**SUPERVISOR PAY REQUEST**  
**Meeting Date: September 15, 2025**

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

(\*) Does not get paid

**NOTE: Supervisors are only paid if checked.**

DC 091525

EI 091525

LG 091525

BS 091525

SF 091525

**RECEIVED**  
09/16/25

**EXTENDED MEETING TIMECARD**

Meeting Start Time:	5:32pm
Meeting End Time:	6:58pm
Total Meeting Time:	1.26

Time Over (3) Hours:

Total at \$175 per Hour:

**ADDITIONAL OR CONTINUED MEETING TIMECARD**

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	\$0.00

Business Mileage Round Trip	
IRS Rate per Mile	\$0.700
Mileage to Charge	\$0.00

DM Signature: Don Adams

Brletic Dvorak Inc

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



INVOICE

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

INVOICE 2103  
DATE 08/28/2025  
TERMS Net 30  
DUE DATE 09/27/2025

PROJECT NAME  
Wesbridge CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Project Manager II	[August 04 - August 28]	5.50	180.00	990.00
Inspector	[August 15 - August 26]	8:00	80.00	640.00

RECEIVED  
09/05/25

BALANCE DUE

\$1,630.00

Pay invoice





**WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT**  
**Aug-25**

	<u>HOURS</u>	<u>RATE</u>	<u>PERSON</u>	<u>TOTAL</u>
<b><u>CDD Activities</u></b>				
Board Meeting Prep, Attendance, Follow up	0.00	\$210	S. Brletic	\$0.00
Engineer's Reports/Invoicing	2.00	\$180	J. Whited	\$360.00
Traffic Enforcement Agreement Project	3.50	\$180	J. Whited	\$630.00
Including County Communication and Stop Bar Compliance Inspection.	8.00	\$80	S. Ferguson	\$640.00
<hr/>				
<b>INVOICE TOTAL</b>	13.50			<b>\$1,630.00</b>

[Back](#)

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

# DKS Cellular Subscription

---

## STATEMENT

STATEMENT #
<b>2612814</b>
STATEMENT DATE
<b>October 20, 2025</b>

SUBSCRIBER

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

User ID: **dmeloon**

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

**Payments**

Date	Details	Amount
9/20/2025	Credit: Autopay	(\$55.95)
9/20/2025	Credit: Autopay	(\$2.00)

**Cell Systems**

From	To	Name	Phone	MC	Min	Transfer	Amount
9/20/2025	10/19/2025	WesBridge	813 652 9978	7775	101	5	\$57.95

**Summary**

**Total Amount Due**

This amount will be charged to your credit card or echeck. **\$57.95 USD**

**\$2.00 autopay credit . Amount paid via ACH \$55.95**

[Back](#)

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

## DKS Cellular Subscription

### STATEMENT

STATEMENT #

**2615330**

STATEMENT DATE

**October 23, 2025**

#### SUBSCRIBER

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

User ID: **WesbridgePh2**

Period Starts: September 23, 2025  
Period Ends: October 22, 2025

**RECEIVED**  
10/23/25

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

#### Payments

Date	Details	Amount
9/23/2025	Credit: Autopay	(\$55.95)
9/23/2025	Credit: Autopay	(\$2.00)

#### Cell Systems

From	To	Name	Phone	MC	Min	Transfer	Amount
9/23/2025	10/22/2025	Wesbridge Ph. 2 Entry	813 576 9664	9999	94	6	\$45.95

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

Only Paying 43.95 Vendor always gives a -2.00 Credit



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

RECEIVED  
09/30/25

# INVOICE

Customer	Wesbridge Community Development District
Acct #	883
Date	09/18/2025
Customer Service	Yvette Nunez
Page	1 of 1

Payment Information	
Invoice Summary	\$ 11,623.00
Payment Amount	
Payment for:	Invoice#29625
100125361	

Thank You

Please detach and return with payment



Customer: Wesbridge Community Development District

Invoice	Effective	Transaction	Description	Amount
29625	10/01/2025	Renew policy	Policy #100125361 10/01/2025-10/01/2026 Florida Insurance Alliance  Package - Renew policy Due Date: 9/18/2025	11,623.00

Please Remit Payment To:  
Egis Insurance and Risk Advisors  
P.O. Box 748555

Total

\$ 11,623.00

Thank You

Remit Payment To: Egis Insurance Advisors

(321)233-9939

Date

P.O. Box 748555  
Atlanta, GA 30374-8555

accounting@egisadvisors.com

09/18/2025



# Fiscal Year 2025 - 2026 Special District State Fee Invoice and Profile Update

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/01/2025				Invoice No: 93414
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2025: \$175.00

**STEP 1:** Review the following profile and make any needed changes.

**1. Special District's Name, Registered Agent's Name and Registered Office Address:**

## Wesbridge Community Development District

Mr. William Rizzetta  
3434 Colwell Avenue, Suite 200  
Tampa, Florida 33614



**2. Telephone:** 813-514-0400 Ext:  
**3. Fax:** 813-514-0401  
**4. Email:** brizzetta@rizzetta.com  
**5. Status:** Independent  
**6. Governing Body:** Elected  
**7. Website Address:** wesbridgecdd.org  
**8. County(ies):** Pasco  
**9. Special Purpose(s):** Community Development  
**10. Boundary Map on File:** 11/06/2018  
**11. Creation Document on File:** 11/06/2018  
**12. Date Established:** 08/10/2018  
**13. Creation Method:** Local Ordinance  
**14. Local Governing Authority:** Pasco County  
**15. Creation Document(s):** County Ordinance 18-30  
**16. Statutory Authority:** Chapter 190, Florida Statutes  
**17. Authority to Issue Bonds:** Yes  
**18. Revenue Source(s):** Assessments

**STEP 2:** Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature: William A. Rizzetta Date OCT 17 2025

**STEP 3:** Pay the annual state fee or certify eligibility for zero annual fee.

**a. Pay the Annual Fee:** Pay the annual fee by following the instructions at [www.FloridaJobs.org/SpecialDistrictFee](http://www.FloridaJobs.org/SpecialDistrictFee).

**b. Or, Certify Eligibility for the Zero Fee:** By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

1. \_\_\_ This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,

2. \_\_\_ This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved: \_\_\_ Denied: \_\_\_ Reason: \_\_\_\_\_

**STEP 4:** Make a copy of this document for your records.

**STEP 5:** Email this document to [SpecialDistricts@Commerce.fl.gov](mailto:SpecialDistricts@Commerce.fl.gov) or mail it to FloridaCommerce, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to 850.717.8430.

FOUNTAIN DESIGN GROUP, INC.

DBA CASCADE FOUNTAINS

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

Invoice

Date	Invoice #
7/31/2025	36833A

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

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

P.O. No.	Terms	Rep	Ship Date	Ship Via	FOB	Project
	Due on receipt	SC	7/31/2025		TW	
Qty	Description			Rate	Amount	
	JULY-SEPTEMBER QUARTERLY FOUNTAIN CLEANING SERVICE			345.00	345.00	
	SALES TAX			7.00%	0.00	
<div>RECEIVED</div> <div>09/15/25</div>						
				Balance Due		
				\$345.00		

**Please Remit Payment to:**

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



Invoice 356260

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

Date	Due Date
09/08/25	10/8/2025
Account Owner	PO#
LAURALEE BISHOP	

Item	Amount
<b>#337970 - Wesbridge CDD 2025-2026 Maintenance Renewal</b>	
<i>Insect and Disease Control - 09/03/2025</i>	<i>\$150.11</i>

**Grand Total \$150.11**



1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$6,803.53	\$1,066.97	\$0.00	\$0.00	\$0.00

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

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

Thank you for allowing us to serve you.

JuniperLandscaping.com  
(239) 561-5980

**Please Remit Payment to:**

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



Invoice 356434

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

Date	Due Date
09/10/25	10/10/2025
Account Owner	PO#
LAURALEE BISHOP	

Item	Amount
<b>#337970 - Wesbridge CDD 2025-2026 Maintenance Renewal</b>	
<i>Bahia Fertilize Turf June 2025 - 09/09/2025</i>	<i>\$500.00</i>

**Grand Total** **\$500.00**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$7,303.53	\$1,066.97	\$0.00	\$0.00	\$0.00

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

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

Thank you for allowing us to serve you.

JuniperLandscaping.com  
(239) 561-5980





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

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

[UtilCustServ@MyPasco.net](mailto:UtilCustServ@MyPasco.net)  
Pay By Phone: 1-855-786-5344

1 0 1  
11-70060

WESBRIDGE CDD

Service Address: **6612 BOYETTE ROAD**

Bill Number: 23099079

Billing Date: 9/22/2025

Billing Period: 8/7/2025 to 9/8/2025

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	200204608	8/7/2025	10149	9/8/2025	10189	32	40

Usage History

Water

September 2025	40
August 2025	63
July 2025	57
June 2025	56
May 2025	66
April 2025	42
March 2025	0
February 2025	16
January 2025	61
December 2024	64
November 2024	59
October 2024	49

Transactions

Previous Bill	51.03
Payment 09/08/25	-51.03 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	40 Thousand Gals X \$0.81 32.40
<b>Total Current Transactions</b>	32.40
<b>TOTAL BALANCE DUE</b>	<b>\$32.40</b>

RECEIVED  
09/24/25



Please return this portion with payment

TO PAY ONLINE, VISIT [pascoeasypay.pascocountyfl.net](https://pascoeasypay.pascocountyfl.net)

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

WESBRIDGE CDD  
3434 COLWELL AVENUE Ste200  
TAMPA FL 33614

Account # 1083945  
Customer # 01415679  
Balance Forward 0.00  
Current Transactions 32.40

**Total Balance Due \$32.40**  
**Due Date 10/9/2025**

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

**The Total Due will be electronically  
transferred on 10/09/2025.**

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



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

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

[UtilCustServ@MyPasco.net](mailto:UtilCustServ@MyPasco.net)  
Pay By Phone: 1-855-786-5344

1 0 1  
11-70060

WESBRIDGE CDD

Service Address: **29966 MARQUETTE PLACE**  
Bill Number: 23099061  
Billing Date: 9/22/2025  
Billing Period: 8/7/2025 to 9/8/2025

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	200201673	8/7/2025	532	9/8/2025	537	32	5

Usage History		
Water		
September 2025	5	
August 2025	4	
July 2025	5	
June 2025	6	
May 2025	5	
April 2025	7	
March 2025	11	
February 2025	9	
January 2025	10	
December 2024	10	
November 2024	8	
October 2024	6	

Transactions		
Previous Bill		3.24
Payment 09/08/25		-3.24 CR
<b>Balance Forward</b>		0.00
Current Transactions		
Reclaimed		
Reclaimed	5 Thousand Gals X \$0.81	4.05
<b>Total Current Transactions</b>		4.05
<b>TOTAL BALANCE DUE</b>		<b>\$4.05</b>

RECEIVED  
09/24/25



Please return this portion with payment

TO PAY ONLINE, VISIT [pascoeasypay.pascocountyfl.net](https://pascoeasypay.pascocountyfl.net)

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

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

<b>Total Balance Due</b>	<b>\$4.05</b>
<b>Due Date</b>	<b>10/9/2025</b>

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

**The Total Due will be electronically  
transferred on 10/09/2025.**

WESBRIDGE CDD  
3434 COLWELL AVENUE Ste200  
TAMPA FL 33614

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



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

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

[UtilCustServ@MyPasco.net](mailto:UtilCustServ@MyPasco.net)  
Pay By Phone: 1-855-786-5344

1 0 1  
11-70060

WESBRIDGE CDD

Service Address: **30032 MARQUETTE AVENUE**

Bill Number: 23099060

Billing Date: 9/22/2025

Billing Period: 8/7/2025 to 9/8/2025

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	200201676	8/7/2025	1987	9/8/2025	2002	32	15

Usage History		
Water		
September 2025	15	
August 2025	12	
July 2025	25	
June 2025	18	
May 2025	5	
April 2025	0	
March 2025	7	
February 2025	14	
January 2025	17	
December 2024	21	
November 2024	21	
October 2024	7	

Transactions		
Previous Bill		9.72
Payment 09/08/25		-9.72 CR
<b>Balance Forward</b>		0.00
Current Transactions		
Reclaimed		
Reclaimed	15 Thousand Gals X \$0.81	12.15
<b>Total Current Transactions</b>		12.15
<b>TOTAL BALANCE DUE</b>		<b>\$12.15</b>

**RECEIVED**  
09/24/25



Please return this portion with payment

TO PAY ONLINE, VISIT [pascoeasypay.pascocountyfl.net](https://pascoeasypay.pascocountyfl.net)

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

Account # 1077180  
Customer # 01415679  
Balance Forward 0.00  
Current Transactions 12.15

**Total Balance Due \$12.15**  
**Due Date 10/9/2025**

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

**The Total Due will be electronically  
transferred on 10/09/2025.**

WESBRIDGE CDD  
3434 COLWELL AVENUE Ste200  
TAMPA FL 33614

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



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

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

[UtilCustServ@MyPasco.net](mailto:UtilCustServ@MyPasco.net)  
Pay By Phone: 1-855-786-5344

1 0 1  
11-70060

WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT

Service Address: **6554 RYESTONE WAY**

Bill Number: 23098699

Billing Date: 9/22/2025

Billing Period: 8/7/2025 to 9/8/2025

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	190364259	8/7/2025	8206	9/8/2025	8234	32	28

Usage History		
Water		
September 2025		28
August 2025		38
July 2025		32
June 2025		53
May 2025		59
April 2025		54
March 2025		30
February 2025		23
January 2025		34
December 2024		51
November 2024		67
October 2024		45

Transactions		
Previous Bill		30.78
Payment 09/08/25		-30.78 CR
<b>Balance Forward</b>		0.00
Current Transactions		
Reclaimed		
Reclaimed	28 Thousand Gals X \$0.81	22.68
<b>Total Current Transactions</b>		22.68
<b>TOTAL BALANCE DUE</b>		<b>\$22.68</b>

**RECEIVED**  
09/24/25



Please return this portion with payment

TO PAY ONLINE, VISIT [pascoeasypay.pascocountyfl.net](https://pascoeasypay.pascocountyfl.net)

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

Account # 1024400  
Customer # 01391962  
Balance Forward 0.00  
Current Transactions 22.68

**Total Balance Due \$22.68**  
**Due Date 10/9/2025**

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

**The Total Due will be electronically  
transferred on 10/09/2025.**

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

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



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

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

[UtilCustServ@MyPasco.net](mailto:UtilCustServ@MyPasco.net)  
Pay By Phone: 1-855-786-5344

1 0 1  
11-70060

WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT

Service Address: **6697 DUTTON IRRIGATION DR**

Bill Number: 23098697

Billing Date: 9/22/2025

Billing Period: 8/7/2025 to 9/8/2025

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	18750990	8/7/2025	21288	9/8/2025	21477	32	189

Usage History		
Water		
September 2025	189	
August 2025	159	
July 2025	194	
June 2025	197	
May 2025	197	
April 2025	199	
March 2025	146	
February 2025	160	
January 2025	168	
December 2024	139	
November 2024	130	
October 2024	78	

Transactions		
Previous Bill		128.79
Payment 09/08/25		-128.79 CR
<b>Balance Forward</b>		0.00
Current Transactions		
Reclaimed		
Reclaimed	189 Thousand Gals X \$0.81	153.09
<b>Total Current Transactions</b>		153.09
<b>TOTAL BALANCE DUE</b>		<b>\$153.09</b>

**RECEIVED**  
09/24/25



Please return this portion with payment

TO PAY ONLINE, VISIT [pascoeasypay.pascocountyfl.net](https://pascoeasypay.pascocountyfl.net)

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

Account # 1024395  
Customer # 01391962  
Balance Forward 0.00  
Current Transactions 153.09

**Total Balance Due \$153.09**  
**Due Date 10/9/2025**

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

**The Total Due will be electronically  
transferred on 10/09/2025.**

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

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



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

Invoice

Date	Invoice #
10/3/2025	INV0000103678

Bill To:

Wesbridge CDD 3434 Colwell Avenue Suite 200 Tampa FL 33626
---



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

Description	Qty	Rate	Amount
Assessment Roll (Annual)	1.00	\$5,682.00	\$5,682.00
Subtotal			\$5,682.00
Total			\$5,682.00

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

# Invoice

Date	Invoice #
10/2/2025	INV0000103562

**Bill To:**

Wesbridge CDD  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33626

RECEIVED  
09/29/25

<b>Services for the month of</b>	<b>Terms</b>	<b>Client Number</b>
October	Upon Receipt	00282

[illegible]



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

## Invoice

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

Installation Address
Wesbridge 6723 Dutton Drive Wesley Chapel, FL 33545

P.O. No.	Date	Invoice #	Due Date	Acct #
	09/01/2025	20682	10/01/2025	

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

	<b>Subtotal</b>	\$349.98
	<b>Sales Tax (0.0%)</b>	\$0.00
	<b>Total</b>	\$349.98
	<b>Balance Due</b>	\$349.98

RECEIVED  
0902/25

*Securiteam is now a part of Safetouch!*



Southern Automated Access Services, Inc

P.O. Box 46535  
Tampa, FL 33646

# Invoice

Date	Invoice #
9/19/2025	17006

Bill To
Wesbridge CDD

RECEIVED  
09/19/25

			Job Name	Terms
			WELLS RD EXIT	Due on receipt
Quantity	Description	Rate	Serviced	Amount
1	Wells rd exit island gate was not opening. Determined the sprocket key had fallen out of the gear box drive shaft and was spinning. Re inserted the shaft key and operator resumed normal operation. Hourly Tech Charge Sales Tax	115.00 6.00%		115.00 0.00
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			<b>Total</b>	\$115.00
<p>Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p>			<b>Payments/Credits</b>	\$0.00
			<b>Balance Due</b>	\$115.00

Invoice Number: WESTBRIDGE CDD  
 Account Number: 1303841092125  
 8337 13 001 1303841

**Contact Us**

Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
 Or, call us at **855-252-0675**

8633 2390 DY RP 21 09222025 NNNNNNNN 01 001108 0004

**Charge Details**

Previous Balance		272.47
EFT Payment	09/08	-272.47
Remaining Balance		\$0.00

Payments received after 09/21/25 will appear on your next bill.

Service from 09/21/25 through 10/20/25

**Spectrum Business™ Internet**

Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 1	20.00
Spectrum Business Internet Premier	130.00
Promotional Discount	-30.00
Business WiFi	10.00
	<b>\$130.00</b>

Spectrum Business™ Internet Total \$130.00

**Spectrum Business™ Voice**

Voice Mail	0.00
Spectrum Business Voice	50.00
Promotional Discount	-10.00
	<b>\$40.00</b>

Phone number (813) 345-8360

\$0.00

For additional call details,  
 please visit [SpectrumBusiness.net](http://SpectrumBusiness.net)

Spectrum Business™ Voice Total \$40.00

**Other Charges**

Payment Processing	5.00
Auto Pay Discount	-5.00

**Other Charges Continued**

Other Charges Total \$0.00

Current Charges \$170.00

Total Due by Auto Pay \$170.00

**Billing Information**

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

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

**Terms & Conditions** - Spectrum's detailed standard terms and conditions for service are located at [spectrum.com/policies](http://spectrum.com/policies).

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

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

Continued on the next page....

Local Spectrum Store: 6013 Wesley Grove Blvd, Ste 108C, Wesley Chapel FL 33544 Store Hours: Mon thru Sat - 10:00am to 8:00pm; Sun - 12:00pm to 5:00pm



For questions or concerns, please call **1-866-519-1263**.





September 21, 2025

Invoice Number: 1303841092125

Account Number: 8337 13 001 1303841

Auto Pay Notice

Service At: 5678 DUTTON DR  
WESLEY CHAPEL FL 33545**Contact Us**

Visit us at SpectrumBusiness.net

Or, call us at 855-252-0675

**Summary**Service from 09/21/25 through 10/20/25  
details on following pages

Previous Balance	272.47
Payments Received -Thank You!	-272.47
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business <sup>™</sup> Internet	130.00
Spectrum Business <sup>™</sup> Voice	40.00
Other Charges	0.00
Current Charges	\$170.00
<b>YOUR AUTO PAY WILL BE PROCESSED 10/08/25</b>	
<b>Total Due by Auto Pay</b>	<b>\$170.00</b>

**NEWS AND INFORMATION**

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

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

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

**\$10.00 deducted from BankUnited on 10/10/25****Thank you for choosing Spectrum Business.**

We appreciate your prompt payment and value you as a customer.

**Auto Pay** - Thank you for signing up for Auto Pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652  
8833 2390 DY RP 21 09222025 NNNNNNNN 01 001108 0004WESTBRIDGE CDD  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

September 21, 2025

WESTBRIDGE CDD

Invoice Number: 1303841092125

Account Number: 8337 13 001 1303841

Service At: 5678 DUTTON DR  
WESLEY CHAPEL FL 33545**Total Due by Auto Pay****\$170.00**CHARTER COMMUNICATIONS  
PO BOX 7186  
PASADENA CA 91109-7186

833713001130384100170001



Invoice Number: WESTBRIDGE CDD  
1303841092125  
Account Number: 8337 13 001 1303841

**Contact Us**  
Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
Or, call us at **855-252-0675**

8833 2390 DY RP 21 09222025 NNNNNNNN 01 001108 0004

**The following taxes, fees and surcharges are included in the price of the Spectrum Business Voice services - . FEES AND CHARGES:**  
E911 Fee \$0.40, Federal USF \$2.38, Florida CST \$3.51, Sales Tax \$0.04, TRS Surcharge \$0.08.

**Billing Practices** - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

**Changing Business Locations** - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact Spectrum Business at least twenty-one (21) business days prior to your move.

**Past Due Fee / Late Fee Reminder** - A late fee will be assessed for past due charges for service.

**Complaint Procedures:** If you disagree with your charges, you need to register a complaint no later than 60 days after the due date on your bill statement.

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







# Connect with Confidence with Spectrum Mobile

EXCLUSIVE LOYALTY OFFER

2 BUSINESS UNLIMITED  
MOBILE LINES

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

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

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

Visit [spectrum.com/business](http://spectrum.com/business)



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

- Claire, Owner

Malibu Apothecary, Dallas, TX  
Real Spectrum Business customer

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

BAP-2507-NMOB



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8852  
8833 2390 DY RP 21 08222025 NNNNNNNN 01 001108 0004

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



833713001130384100170001





## Contact Us

Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)Or, call us at **855-252-0675**

8633 2390 DY RP 21 09222025 NNNNNNNN 01 001108 0004



# Get TV Designed for Your Business.

Choose the entertainment solution that fits your needs.

## Business TV Stream

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

- 90+ HD channels of news and top entertainment
- Ideal for businesses that don't need local channels
- No cable box required

OR

## Business TV

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

- 45+ HD channels, including CBS, ABC, NBC, ESPNNews and more
- Customize your lineup with add-on packages
- Use a cable box or stream on the Spectrum TV App

**Switch now, risk-free | Call 1-833-551-2367**

Visit [spectrum.com/business](http://spectrum.com/business)

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



September 21, 2025



Invoice Number:  
Account Number:

WESTBRIDGE CDD  
1303841092125  
8337 13 001 1303841

**Contact Us**

Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)

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

8833 2380 DY RP 21 09222025 NNNNNNNN 01 001108 0004





October 9, 2025

Invoice Number: 1307909100925

Account Number: **8337 13 001 1307909****Auto Pay Notice**Service At: 6612 BOYETTE RD  
WESLEY CHAPEL FL 33545**Contact Us**Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)Or, call us at **855-252-0675****Summary**Service from 10/09/25 through 11/08/25  
details on following pages

Previous Balance	215.93
Payments Received -Thank You!	-215.93
Adjustments	-75.00
<b>Remaining Balance</b>	<b>-\$75.00</b>
Spectrum Business™ Internet	70.00
Spectrum Business™ Voice	20.00
Other Charges	0.00
One-Time Charges	99.00
Partial Month Charges	-10.00
Taxes, Fees and Charges	3.47
Current Charges	\$182.47
YOUR AUTO PAY WILL BE PROCESSED 10/26/25	
<b>Total Due by Auto Pay</b>	<b>\$107.47</b>

**NEWS AND INFORMATION**

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

**Enjoy multi-line savings on Business Mobile** with 4 lines for \$80/mo total. Call **1-866-706-3793** to claim this exclusive offer.

**Seamless communication solutions** are available to keep your business connected. Add Business Voice or Spectrum Business Connect with RingCentral at our best prices. Call **1-877-871-0875** today.

**Pick the right TV package** for your business. Stream popular news, sports and entertainment channels! Call **1-866-439-5143** today.

**Thank you for choosing Spectrum Business.**

We appreciate your prompt payment and value you as a customer.

**Auto Pay** - Thank you for signing up for Auto Pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652  
8633 2390 DY RP 09 10102025 NNNNNNNN 01 994525Wesbridge CDD  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

October 9, 2025

**Wesbridge CDD**

Invoice Number: 1307909100925

Account Number: 8337 13 001 1307909

Service At: 6612 BOYETTE RD  
WESLEY CHAPEL FL 33545**Total Due by Auto Pay****\$107.47**CHARTER COMMUNICATIONS  
PO BOX 7186  
PASADENA CA 91109-7186

833713001130790900107474

Invoice Number: 1307909100925  
 Account Number: 8337 13 001 1307909

Wesbridge CDD

**Contact Us**

Visit us at [SpectrumBusiness.net](https://SpectrumBusiness.net)  
 Or, call us at **855-252-0675**

8633 2390 DY RP 09 10102025 NNNNNNNN 01 994525

**Charge Details**

Previous Balance		215.93
EFT Payment	09/26	-215.93

Payments received after 10/09/25 will appear on your next bill.

**Adjustments**

Verf Bill Adjus - Adjustment	09/24	-75.00
<b>Adjustments Total</b>		<b>-75.00</b>

<b>Remaining Balance</b>		<b>-75.00</b>
--------------------------	--	---------------

Service from 10/09/25 through 11/08/25

**Spectrum Business™ Internet**

Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Spectrum Business Internet Gig	180.00
Promotional Discount	-80.00

Your promotional price will expire on 09/24/27

Promotional Discount	-30.00
----------------------	--------

Your promotional price will expire on 09/25/28

**\$70.00**

<b>Spectrum Business™ Internet Total</b>	<b>\$70.00</b>
--	----------------

**Spectrum Business™ Voice**

Spectrum Business Voice	50.00
Promotional Discount	-30.00

Your promotional price will expire on 09/25/27

**\$20.00****Phone number (813) 345-8672****Spectrum Business™ Voice Continued****\$0.00**

For additional call details,  
 please visit [SpectrumBusiness.net](https://SpectrumBusiness.net)

<b>Spectrum Business™ Voice Total</b>	<b>\$20.00</b>
---------------------------------------	----------------

**Other Charges**

Payment Processing	5.00
Auto Pay Discount	-5.00
<b>Other Charges Total</b>	<b>\$0.00</b>

**One-Time Charges**

Installation	09/26	198.00
Installation Discount	09/26-11/08	-99.00
<b>One-Time Charges Total</b>		<b>\$99.00</b>

**Partial Month Charges**

Business WiFi	09/09-10/08	-10.00
<b>Partial Month Charges Total</b>		<b>-\$10.00</b>

**Taxes, Fees and Charges**

State and Local Sales Tax	3.47
<b>Taxes, Fees and Charges Total</b>	<b>\$3.47</b>

<b>Current Charges</b>	<b>\$182.47</b>
------------------------	-----------------

<b>Total Due by Auto Pay</b>	<b>\$107.47</b>
------------------------------	-----------------

**Billing Information**

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

Continued on the next page....

Local Spectrum Store: 6013 Wesley Grove Blvd, Ste 108C, Wesley Chapel FL 33544 Store Hours: Mon thru Sat - 10:00am to 8:00pm; Sun - 12:00pm to 5:00pm

For questions or concerns, please call **1-866-519-1263**.





Invoice Number: 1307909100925  
Account Number: 8337 13 001 1307909

Wesbridge CDD

**Contact Us**

Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
Or, call us at **855-252-0675**

8633 2390 DY RP 09 10102025 NNNNNNNN 01 994525

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

**Terms & Conditions** - Spectrum's detailed standard terms and conditions for service are located at [spectrum.com/policies](http://spectrum.com/policies).

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

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

**The following taxes, fees and surcharges are included in the price of the Spectrum Business Voice services** - . FEES AND CHARGES: E911 Fee \$0.40, Federal USF \$1.23, Florida CST \$1.73, Sales Tax \$0.02, TRS Surcharge \$0.08.

**Billing Practices** - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

**Changing Business Locations** - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact Spectrum Business at least twenty-one (21) business days prior to your move.

**Past Due Fee / Late Fee Reminder** - A late fee will be assessed for past due charges for service.

**Complaint Procedures:** If you disagree with your charges, you need to register a complaint no later than 60 days after the due date on your bill statement.

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





## Exclusive savings for Spectrum Business Internet customers

**Spectrum Mobile Business Unlimited**  
**4 lines for**

**\$80** /mo total  
Business Internet is required.  
Corporate Liability plans available.

**Add up to 20 lines at the same low price per line**

- **Unlimited talk, text and data**  
(reduced speeds after 30 GB)
- **No fees** for mobile hotspot data
- **Nationwide 5G** included

J.D. POWER AWARD

**#1 in Customer Satisfaction**  
for Small Business  
Internet Service



Call 1-877-785-9422 or Visit [spectrum.com/business/mobile](https://spectrum.com/business/mobile)

Limited-time offer; subject to change. Qualified Spectrum Business customers only. Must not have subscribed to applicable services w/ in the last 30 days & have no outstanding obligation to Charter. Standard rates apply after promo period or if qualifying services not maintained. **BUSINESS UNLIMITED MOBILE:** Per line activation fee, Spectrum Business Internet and Auto Pay required. Devices excluded from offer. Smartwatch does not qualify as a line. Reduced speeds after 30 GB of usage per line, 10 GB for Mobile Hotspots. **J.D. POWER AWARD:** For J.D. Power 2025 award information, visit [jdpower.com/awards](https://jdpower.com/awards). Services subject to all applicable service terms & conditions, which are subject to change. Services & promo. offers not avail. in all areas. Pricing subject to change. Installation & other equipment charges, taxes & fees may apply. Restrictions apply. Call for details. ©2025 Charter Communications, all rights reserved.

BAP-2509-NMOB

SA8PF1QF



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652  
8633 2390 DY RP 09 10102025 NNNNNNNN 01 994525

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

833713001130790900107474



Invoice Number: 1307909100925  
Account Number: 8337 13 001 1307909

**Contact Us**Visit us at [SpectrumBusiness.net](https://SpectrumBusiness.net)Or, call us at **855-252-0675**

8633 2390 DY RP 09 10102025 NNNNNNNN 01 994525



## Connect your business, your way.

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

### Advanced Business Voice

**\$20**

per month per line  
for one year with  
Business Internet.

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

OR

### Business Connect

**\$20**

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

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

**Switch now, risk-free | Call 1-888-675-8670**

Visit [spectrum.com/business](https://spectrum.com/business)

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

Invoice Number: 1307909100925  
Account Number: 8337 13 001 1307909

Wesbridge CDD

**Contact Us**Visit us at [SpectrumBusiness.net](https://SpectrumBusiness.net)Or, call us at **855-252-0675**

8633 2390 DY RP 09 10102025 NNNNNNNN 01 994525



## Get TV Designed for Your Business.

Choose the entertainment solution that fits your needs.

### Business TV Stream

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

OR

### Business TV

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

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

**Switch now, risk-free | Call 1-855-281-1805**

Visit [spectrum.com/business](https://spectrum.com/business)

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

BAP-2506-BTV

5A8PFIQA



# INVOICE

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

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



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

**RECEIVED**  
09/19/25

Invoice #	3507
Date	9/12/2025
Amount Due	\$2,512.00
Due Date	Due on Receipt

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

Item	Description	Qty	Price	Amount
FENCE INSTALL	<p>Install 12' of new 6'H tan vinyl privacy fence. 5 X 5 posts and flat post caps included.</p> <p>*Fence to be cleared prior to installation for the 12' of new fence.*</p> <p>-Reset 180 existing tan 5 X 5 posts in concrete and straighten all existing leaning fence lines.</p> <p>*Limited access points for hauling materials to work site. Tampa Fence will bring a utility vehicle for material transport.*</p> <p>All posts set in 60lbs of concrete.</p> <p>Highest quality materials sourced. 50% deposit required for scheduling.</p>	1.00	\$6,606.00	\$6,606.00
FENCE INSTALL	Deposit paid CK# 300127	1.00	(\$2,202.00)	(\$2,202.00)
CHANGE ORDER	Additional (55) bags of concrete.	1.00	\$310.00	\$310.00
Deposit	7.23	1.00	(\$2,202.00)	(\$2,202.00)

## PAYMENT OPTIONS

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

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

Sub Total	\$2,512.00
Total	\$2,512.00
Amount Paid	\$0.00
Balance Due	\$2,512.00

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

Make a payment >

 Verified secure

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## SPECIAL INSTRUCTIONS



# Business Observer

1970 Main Street  
3rd Floor  
Sarasota, FL 34236  
, 941-906-9386 x322

## INVOICE

Legal Advertising

Invoice # 25-01913P

Date 09/12/2025

**Attn:**  
Wesbridge CDD Rizzetta  
3434 COLWELL AVENUE, SUITE 200  
TAMPA FL 33914

Please make checks payable to:  
(Please note Invoice # on check)  
Business Observer  
1970 Main Street  
3rd Floor  
Sarasota, FL 34236

### Description

### Amount

Serial # 25-01913P

\$78.75

### Notice of Meetings

RE: Fiscal Year 2025-2026

Published: 9/12/2025

### Important Message

Please include our Serial #  
on your check

Pay by credit card online:  
[https://legals.  
businessobserverfl.  
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid

()

**Total**

**\$78.75**

Payment is expected within 30 days of the  
first publication date of your notice.

**Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.**

### NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

# Business Observer

1970 Main Street  
3rd Floor  
Sarasota, FL 34236  
, 941-906-9386 x322

## INVOICE

### Legal Advertising

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#### Notice of Meetings Fiscal Year 2025/2026 Wesbridge Community Development District

The Board of Supervisors of the Wesbridge Community Development District will hold their regular monthly meetings for Fiscal Year 2025/2026 at the offices of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544, at 5:30 p.m., on the dates as follows:

October 20, 2025  
November 17, 2025  
December 15, 2025  
January 20, 2026  
February 17, 2026  
March 16, 2026  
April 20, 2026  
May 18, 2026  
June 15, 2026  
July 20, 2026  
August 17, 2026  
September 21, 2026

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The meetings may be continued in progress without additional notice to a date, time and location to be stated on the record.

Copies of meeting agendas and other documents may be obtained during regular business hours from the office of the District Manager located at 3434 Colwell Avenue Suite 200, Tampa, FL 33614, by calling the District Manager at 813-933-5571.

There may be occasions when one or more Supervisors will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at 813-933-5571 at least forty-eight (48) hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting 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.

District Manager

September 12, 2025

25-01913P

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**Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.**

#### NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.





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

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

Bill Date **10/08/2025**  
Amount Due **784.57**  
Current Charges Due **10/29/2025**

District Office Serving You  
One Pasco Center

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

See Reverse Side For More Information

**ELECTRIC SERVICE**

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
09/04	24448	10/03	30830		12.30	12	6382

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Oct 2025	29	220
Sep 2025	30	220
Oct 2024	29	184

BILLS ARE DUE  
WHEN RENDERED  
A 1.5 percent, but not  
less than \$5, late charge  
will apply to unpaid  
balances as of 5:00 p.m.  
on the due date shown  
on this bill.



2 0 0 4 8 8 8 5

You have 24-hour access to manage your account on-line through Smarthub at [www.wrec.net](http://www.wrec.net). If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

Previous Balance **809.79**  
Payment **809.79CR**  
Balance Forward **0.00**

Customer Charge **39.16**  
Energy Charge 6,382 KWH @ 0.06090 **388.66**  
Fuel Adjustment 6,382 KWH @ 0.04400 **280.81**  
FL Gross Receipts Tax **18.16**  
State Tax **50.51**  
Pasco County Tax **7.27**

Total Current Charges **784.57**  
Total Due **E.F.T. 784.57**

**DO NOT PAY**

Total amount will be electronically transferred on or after 10/24/2025.



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

Please **Detach and Return** This Portion With  
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

**Bill Date: 10/08/2025**

District: OP05

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

Electronic Funds Transfer on or after <b>10/24/2025</b>
<b>TOTAL CHARGES DUE 784.57</b>
<b>DO NOT PAY</b>

000208710200007845700007845704



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

Account Number **2127372** Cycle **05**  
Meter Number **93181791**  
Customer Number **20048885**  
Customer Name **WESBRIDGE COMMUNITY DEVELOPMENT DIST**

Bill Date **10/08/2025**  
Amount Due **146.05**  
Current Charges Due **10/29/2025**

District Office Serving You  
One Pasco Center

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

See Reverse Side For More Information

**ELECTRIC SERVICE**

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
09/04	24171	10/03	25061				890

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Oct 2025	29	31
Sep 2025	30	77
Oct 2024	29	73

BILLS ARE DUE  
WHEN RENDERED  
A 1.5 percent, but not  
less than \$5, late charge  
will apply to unpaid  
balances as of 5:00 p.m.  
on the due date shown  
on this bill.



2 0 0 4 8 8 8 5

You have 24-hour access to manage your account on-line through Smarthub at [www.wrec.net](http://www.wrec.net). If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

Previous Balance **308.81**  
Payment **308.81CR**  
Balance Forward **0.00**

Customer Charge **39.16**  
Energy Charge 890 KWH @ 0.06090 **54.20**  
Fuel Adjustment 890 KWH @ 0.04400 **39.16**  
FL Gross Receipts Tax **3.40**  
State Tax **9.45**  
Hernando County Tax **0.68**

Total Current Charges **146.05**  
Total Due **E.F.T. 146.05**

**DO NOT PAY**

Total amount will be electronically transferred on or after 10/24/2025.



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

Please **Detach and Return** This Portion With  
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

**Bill Date: 10/08/2025**

District: OP05

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after <b>10/24/2025</b>
<b>TOTAL CHARGES DUE 146.05</b>
<b>DO NOT PAY</b>

000212737200001460500001460500





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

Account Number **2078246** Cycle **05**  
Meter Number  
Customer Number 20048885  
Customer Name WESBRIDGE COMMUNITY DEVELOPMENT DIST

Bill Date **10/08/2025**  
Amount Due **4,140.13**  
Current Charges Due **10/29/2025**

District Office Serving You  
One Pasco Center

Service Address PUBLIC LIGHTING  
Service Classification Public Lighting

See Reverse Side For More Information

ELECTRIC SERVICE

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

Comparative Usage Information  
Average kWh

Period	Days	Per Day
--------	------	---------

BILLS ARE DUE  
WHEN RENDERED  
A 1.5 percent, but not  
less than \$5, late charge  
will apply to unpaid  
balances as of 5:00 p.m.  
on the due date shown  
on this bill.



2 0 0 4 8 8 8 5

You have 24-hour access to manage your account on-line through Smarthub at [www.wrec.net](http://www.wrec.net). If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

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

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

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

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

DO NOT PAY

Total amount will be electronically transferred on or after 10/24/2025.



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

Please **Detach and Return** This Portion With  
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 10/08/2025

District: OP05

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after	10/24/2025
TOTAL CHARGES DUE	4,140.13
DO NOT PAY	

000207824600041401300041401306

## **Tab 7**



# Wesbridge Community Development District

---

District Office · Riverview, Florida

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

## **Operations and Maintenance Expenditures November 2025 For Board Approval**

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

The total items being presented:   **\$5,430.68**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_Chairperson

\_\_\_\_\_Vice Chairperson

\_\_\_\_\_Assistant Secretary

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

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
DoorKing, Inc.	20251126-1	2634131 ACH	Cell System Services 11/25	\$ 55.95
DoorKing, Inc.	20251125-1	2636601 ACH	Cell System Services 11/25	\$ 55.95
Pasco County Utilities	20251113-1	23275977 09/25 ACH	6697 Dutton Irrigation DR 09/25	\$ 91.91
Pasco County Utilities	20251113-2	23275979 09/25 ACH	6554 Ryestone Way 09/25	\$ 32.32
Spectrum	20251110-1	1303841102125	678 DUTTON DR 11/25	\$ 90.00
Spectrum	20251128-1	1307909110925	6612 BOYETTE RD 11/25	\$ 90.00
Withlacoochee River Electric Cooperative, Inc.	20251113-3	2078246-110725	Public Lighting 10/25	\$ 4,131.33
Withlacoochee River Electric Cooperative, Inc.	20251113-4	2087102-110725	5678 Dutton Drive 10/25	\$ 819.54
Withlacoochee River Electric Cooperative, Inc.	20251113-5	2127372-110725	6612 Boyette Road 10/25	\$ <u>63.68</u>
<b>Report Total</b>				<b>\$ <u>5,430.68</u></b>



[Back](#)

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

## DKS Cellular Subscription

### STATEMENT

STATEMENT #
<b>2634131</b>
STATEMENT DATE
<b>November 20, 2025</b>

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

User ID:	<b>dmeloon</b>
Period Starts:	October 20, 2025
Period Ends:	November 19, 2025

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

#### Payments

Date	Details	Amount
10/20/2025	Credit: Autopay	(\$55.95)
10/20/2025	Credit: Autopay	(\$2.00)

#### Cell Systems

From	To	Name	Phone	MC	Min	Transfer	Amount
10/20/2025	11/19/2025	WesBridge	813 652 9978	7775	68	7	\$57.95

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

[Back](#)

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

## DKS Cellular Subscription

### STATEMENT

STATEMENT #

**2636601**

STATEMENT DATE

**November 23, 2025**

#### SUBSCRIBER

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

User ID: **WesbridgePh2**

Period Starts: October 23, 2025  
Period Ends: November 22, 2025

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

#### Payments

Date	Details	Amount
10/23/2025	Credit: Autopay	(\$43.95)
10/23/2025	Credit: Autopay	(\$2.00)

#### Cell Systems

From	To	Name	Phone	MC	Min	Transfer	Amount
10/23/2025	11/22/2025	Wesbridge Ph. 2 Entry	813 576 9664	9999	104	3	\$57.95

#### Summary

**Total Amount Due**

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

**\$57.95 USD**





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

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

[UtilCustServ@MyPasco.net](mailto:UtilCustServ@MyPasco.net)  
Pay By Phone: 1-855-786-5344

1 0 1  
11-70060

WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT

Service Address: **6697 DUTTON IRRIGATION DR**

Bill Number: 23275977

Billing Date: 10/22/2025

Billing Period: 9/8/2025 to 10/8/2025

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
**Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.**

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	18750990	9/8/2025	21477	10/8/2025	21568	30	91

Usage History		
Water		
October 2025		91
September 2025		189
August 2025		159
July 2025		194
June 2025		197
May 2025		197
April 2025		199
March 2025		146
February 2025		160
January 2025		168
December 2024		139
November 2024		130

Transactions		
Previous Bill		153.09
Payment 10/09/25		-153.09 CR
<b>Balance Forward</b>		0.00
Current Transactions		
Reclaimed		
Reclaimed	91 Thousand Gals X \$1.01	91.91
<b>Total Current Transactions</b>		91.91
<b>TOTAL BALANCE DUE</b>		<b>\$91.91</b>



Please return this portion with payment

TO PAY ONLINE, VISIT [pascoeasypay.pascocountyfl.net](http://pascoeasypay.pascocountyfl.net)

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

Account # 1024395  
Customer # 01391962  
Balance Forward 0.00  
Current Transactions 91.91

**Total Balance Due \$91.91**  
**Due Date 11/10/2025**

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

**The Total Due will be electronically  
transferred on 11/10/2025.**

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

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



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

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

[UtilCustServ@MyPasco.net](mailto:UtilCustServ@MyPasco.net)  
Pay By Phone: 1-855-786-5344

1 0 1  
11-70060

WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT

Service Address: **6554 RYESTONE WAY**

Bill Number: 23275979

Billing Date: 10/22/2025

Billing Period: 9/8/2025 to 10/8/2025

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
**Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.**

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	190364259	9/8/2025	8234	10/8/2025	8266	30	32

Usage History  
Water

October 2025	32
September 2025	28
August 2025	38
July 2025	32
June 2025	53
May 2025	59
April 2025	54
March 2025	30
February 2025	23
January 2025	34
December 2024	51
November 2024	67

Transactions

Previous Bill	22.68
Payment 10/09/25	-22.68 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	32 Thousand Gals X \$1.01 32.32
<b>Total Current Transactions</b>	32.32
<b>TOTAL BALANCE DUE</b>	<b>\$32.32</b>



Please return this portion with payment

TO PAY ONLINE, VISIT [pascoeasypay.pascocountyfl.net](http://pascoeasypay.pascocountyfl.net)

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

Account # 1024400  
Customer # 01391962  
Balance Forward 0.00  
Current Transactions 32.32

**Total Balance Due \$32.32**  
**Due Date 11/10/2025**

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

**The Total Due will be electronically  
transferred on 11/10/2025.**

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

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



October 21, 2025

Invoice Number: 1303841102125

Account Number: **8337 13 001 1303841****Auto Pay Notice**Service At: 5678 DUTTON DR  
WESLEY CHAPEL FL 33545**Contact Us**Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)Or, call us at **855-252-0675****Summary**Service from 10/21/25 through 11/20/25  
details on following pages

Previous Balance	170.00
Payments Received -Thank You!	-10.00
<b>Remaining Balance</b>	<b>\$160.00</b>
Spectrum Business™ Internet	80.00
Spectrum Business™ Voice	10.00
Other Charges	0.00
Partial Month Charges	-160.00
Current Charges	-\$70.00
YOUR AUTO PAY WILL BE PROCESSED 11/08/25	
<b>Total Due by Auto Pay</b>	<b>\$90.00</b>

**NEWS AND INFORMATION**

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

**Enjoy multi-line savings on Business Mobile** with 4 lines for \$80/mo total. Call **1-866-706-3793** to claim this exclusive offer.

**Pick the right TV package** for your business. Stream popular news, sports and entertainment channels! Call **1-866-439-5143** today.

**Thank you for choosing Spectrum Business.**

We appreciate your prompt payment and value you as a customer.

**Auto Pay** - Thank you for signing up for Auto Pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652

8633 2390 DY RP 21 10232025 NNNNNNNN 01 001100 0004

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

October 21, 2025

**WESTBRIDGE CDD**

Invoice Number: 1303841102125

Account Number: 8337 13 001 1303841

Service At: 5678 DUTTON DR  
WESLEY CHAPEL FL 33545**Total Due by Auto Pay****\$90.00**CHARTER COMMUNICATIONS  
PO BOX 7186  
PASADENA CA 91109-7186

833713001130384100090001



WESTBRIDGE CDD  
 Invoice Number: 1303841102125  
 Account Number: 8337 13 001 1303841

**Contact Us**

Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
 Or, call us at **855-252-0675**

8633 2390 DY RP 21 10232025 NNNNNNNN 01 001100 0004

**Charge Details**

Previous Balance		170.00
EFT Payment	10/08	-10.00
<b>Remaining Balance</b>		<b>\$160.00</b>

Payments received after 10/21/25 will appear on your next bill.

Service from 10/21/25 through 11/20/25

**Spectrum Business™ Internet**

Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 1	20.00
Spectrum Business Internet Gig	180.00
Promotional Discount	-90.00

Your promotional price will expire on 08/20/26

Promotional Discount	-30.00
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Your promotional price will expire on 08/20/28

**\$80.00**

**Spectrum Business™ Internet Total** **\$80.00**

**Spectrum Business™ Voice**

Voice Mail	0.00
Spectrum Business Voice	50.00
Promotional Discount	-40.00

Your promotional price will expire on 08/20/27

**\$10.00**

Phone number (813) 345-8360

**Spectrum Business™ Voice Continued****\$0.00**

For additional call details,  
 please visit [SpectrumBusiness.net](http://SpectrumBusiness.net)

**Spectrum Business™ Voice Total** **\$10.00**

**Other Charges**

Payment Processing	5.00
Auto Pay Discount	-5.00
<b>Other Charges Total</b>	<b>\$0.00</b>

**Partial Month Charges**

Business WiFi	08/21-10/20	-20.00
Spectrum Business	08/21-10/20	-260.00
Promotional Discount	08/21-10/20	60.00
Spectrum Business	08/21-10/20	260.00
Promotional Discount	08/21-10/20	-180.00
Spectrum Business	08/21-10/20	100.00
Promotional Discount	08/21-10/20	-60.00
Spectrum Business Voice	08/21-10/20	-100.00
Promotional Discount	08/21-10/20	20.00
Spectrum Business Voice	08/21-10/20	100.00
Promotional Discount	08/21-10/20	-80.00

**Partial Month Charges Total** **-\$160.00**

**Current Charges** **-\$70.00**

**Total Due by Auto Pay** **\$90.00**

**Billing Information**

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

Continued on the next page....

Local Spectrum Store: 6013 Wesley Grove Blvd, Ste 108C, Wesley Chapel FL 33544 Store Hours: Mon thru Sat - 10:00am to 8:00pm; Sun - 12:00pm to 5:00pm



For questions or concerns, please call **1-866-519-1263**.







Invoice Number: 1303841102125  
Account Number: 8337 13 001 1303841

WESTBRIDGE CDD

**Contact Us**

Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
Or, call us at **855-252-0675**

8633 2390 DY RP 21 10232025 NNNNNNNN 01 001100 0004

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

**Terms & Conditions** - Spectrum's detailed standard terms and conditions for service are located at [spectrum.com/policies](http://spectrum.com/policies).

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

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

**The following taxes, fees and surcharges are included in the price of the Spectrum Business Voice services** - . FEES AND CHARGES: E911 Fee \$0.40, Federal USF \$0.60, Florida CST \$0.84, Sales Tax \$0.01, TRS Surcharge \$0.08.

**Billing Practices** - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

**Changing Business Locations** - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact Spectrum Business at least twenty-one (21) business days prior to your move.

**Past Due Fee / Late Fee Reminder** - A late fee will be assessed for past due charges for service.

**Complaint Procedures:** If you disagree with your charges, you need to register a complaint no later than 60 days after the due date on your bill statement.

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





Invoice Number: 1303841102125  
Account Number:: 8337 13 001 1303841

WESTBRIDGE CDD

**Contact Us**

Visit us at [SpectrumBusiness.net](https://SpectrumBusiness.net)

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

8633 2390 DY RP 21 10232025 NNNNNNNN 01 001100 0004







## Exclusive savings for Spectrum Business Internet customers

**Spectrum Mobile Business Unlimited  
4 lines for**

**\$80**

/mo total  
Business Internet is required.  
Corporate Liability plans available.

**Add up to 20 lines at the same low price per line**

- **Unlimited talk, text and data**  
(reduced speeds after 30 GB)
- **No fees** for mobile hotspot data
- **Nationwide 5G** included

J.D. POWER AWARD

**#1 in Customer  
Satisfaction**

for Small Business  
Internet Service



Call 1-877-785-9422 or Visit [spectrum.com/business/mobile](https://spectrum.com/business/mobile)

Limited-time offer; subject to change. Qualified Spectrum Business customers only. Must not have subscribed to applicable services w/ in the last 30 days & have no outstanding obligation to Charter. Standard rates apply after promo period or if qualifying services not maintained. **BUSINESS UNLIMITED MOBILE:** Per line activation fee, Spectrum Business Internet and Auto Pay required. Devices excluded from offer. Smartwatch does not qualify as a line. Reduced speeds after 30 GB of usage per line, 10 GB for Mobile Hotspots. **J.D. POWER AWARD:** For J.D. Power 2025 award information, visit [jdpower.com/awards](https://jdpower.com/awards). Services subject to all applicable service terms & conditions, which are subject to change. Services & promo. offers not avail. in all areas. Pricing subject to change. Installation & other equipment charges, taxes & fees may apply. Restrictions apply. Call for details. ©2025 Charter Communications, all rights reserved.

BAP-2509-NMOB

SA8PF10F



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652  
8633 2390 DY RP 21 10232025 NNNNNNNN 01 001100 0004

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



833713001130384100090001

Invoice Number: 1303841102125  
Account Number: 8337 13 001 1303841

Westbridge Cdd

**Contact Us**Visit us at [SpectrumBusiness.net](https://SpectrumBusiness.net)Or, call us at **855-252-0675**

8633 2390 DY RP 21 10232025 NNNNNNNN 01 001100 0004



## Get TV Designed for Your Business.

Choose the entertainment solution that fits your needs.

### Business TV Stream

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

OR

### Business TV

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

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

**Switch now, risk-free | Call 1-855-281-1805**

Visit [spectrum.com/business](https://spectrum.com/business)

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

BAP-2506-BTV

SA8PF1QA



November 9, 2025

Invoice Number: 1307909110925

Account Number: **8337 13 001 1307909****Auto Pay Notice**Service At: 6612 BOYETTE RD  
WESLEY CHAPEL FL 33545**Contact Us**Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)Or, call us at **855-252-0675****Summary**Service from 11/09/25 through 12/08/25  
details on following pages

Previous Balance	107.47
Payments Received -Thank You!	-107.47
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ Internet	70.00
Spectrum Business™ Voice	20.00
Other Charges	0.00
Current Charges	\$90.00
YOUR AUTO PAY WILL BE PROCESSED 11/26/25	
<b>Total Due by Auto Pay</b>	<b>\$90.00</b>

**NEWS AND INFORMATION**

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

**Enjoy multi-line savings on Business Mobile** with 4 lines for \$80/mo total. Call **1-866-706-3793** to claim this exclusive offer.

**Seamless communication solutions** are available to keep your business connected. Add Business Voice or Spectrum Business Connect with RingCentral at our best prices. Call **1-877-871-0875** today.

**Pick the right TV package** for your business. Stream popular news, sports and entertainment channels! Call **1-866-439-5143** today.

**Thank you for choosing Spectrum Business.**

We appreciate your prompt payment and value you as a customer.

**Auto Pay** - Thank you for signing up for Auto Pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652  
8633 2390 DY RP 09 11102025 NNNNNNNN 01 994564Wesbridge CDD  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

November 9, 2025

**Wesbridge CDD**

Invoice Number: 1307909110925

Account Number: 8337 13 001 1307909

Service At: 6612 BOYETTE RD  
WESLEY CHAPEL FL 33545**Total Due by Auto Pay****\$90.00**CHARTER COMMUNICATIONS  
PO BOX 7186  
PASADENA CA 91109-7186

833713001130790900090001



Invoice Number: 1307909110925  
 Account Number: 8337 13 001 1307909

Wesbridge CDD

### Contact Us

Visit us at [SpectrumBusiness.net](https://SpectrumBusiness.net)  
 Or, call us at **855-252-0675**

8633 2390 DY RP 09 11102025 NNNNNNNN 01 994564

### Charge Details

Previous Balance		107.47
EFT Payment	10/26	-107.47
<b>Remaining Balance</b>		<b>\$0.00</b>

Payments received after 11/09/25 will appear on your next bill.

Service from 11/09/25 through 12/08/25

### Spectrum Business™ Internet

Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Spectrum Business Internet Gig	180.00
Promotional Discount	-80.00

Your promotional price will expire on 09/24/27

Promotional Discount	-30.00
----------------------	--------

Your promotional price will expire on 09/25/28

**\$70.00**

**Spectrum Business™ Internet Total \$70.00**

### Spectrum Business™ Voice

Spectrum Business Voice	50.00
Promotional Discount	-30.00

Your promotional price will expire on 09/25/27

**\$20.00**

**Phone number (813) 345-8672**

**\$0.00**

For additional call details,  
 please visit [SpectrumBusiness.net](https://SpectrumBusiness.net)

**Spectrum Business™ Voice Total \$20.00**

### Other Charges

Payment Processing	5.00
Auto Pay Discount	-5.00
<b>Other Charges Total</b>	<b>\$0.00</b>

**Current Charges \$90.00**

**Total Due by Auto Pay \$90.00**

### Billing Information

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

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

**Terms & Conditions** - Spectrum's detailed standard terms and conditions for service are located at [spectrum.com/policies](https://spectrum.com/policies).

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

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

Continued on the next page....

Local Spectrum Store: 6013 Wesley Grove Blvd, Ste 108C, Wesley Chapel FL 33544 Store Hours: Mon thru Sat - 10:00am to 8:00pm; Sun - 12:00pm to 5:00pm



For questions or concerns, please call **1-866-519-1263**.







Invoice Number: 1307909110925  
Account Number: 8337 13 001 1307909

[Wesbridge CDD](#)

**Contact Us**

Visit us at [SpectrumBusiness.net](https://SpectrumBusiness.net)

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

8633 2390 DY RP 09 11102025 NNNNNNNN 01 994564

**The following taxes, fees and surcharges are included in the price of the Spectrum Business Voice services - . FEES AND CHARGES:**  
E911 Fee \$0.40, Federal USF \$1.23, Florida CST \$1.73, Sales Tax \$0.02, TRS Surcharge \$0.08.

**Billing Practices** - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

**Changing Business Locations** - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact Spectrum Business at least twenty-one (21) business days prior to your move.

**Past Due Fee / Late Fee Reminder** - A late fee will be assessed for past due charges for service.

**Complaint Procedures:** If you disagree with your charges, you need to register a complaint no later than 60 days after the due date on your bill statement.

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



Invoice Number: Wesbridge Cdd  
1307909110925  
Account Number: 8337 13 001 1307909

**Contact Us**  
Visit us at [SpectrumBusiness.net](https://SpectrumBusiness.net)  
Or, call us at **855-252-0675**  
8633 2390 DY RP 09 11102025 NNNNNNNN 01 994564



## Connect your business, your way.

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

### Advanced Business Voice

**\$20**

per month per line  
for one year with  
Business Internet.

OR

### Business Connect

**\$20**

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

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

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

**Switch now, risk-free | Call 1-888-675-8670**

Visit [spectrum.com/business](https://spectrum.com/business)

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

BAP-2506-VOC

SA8PF1QB





## Exclusive savings for Spectrum Business Internet customers

### Spectrum Mobile Business Unlimited 4 lines for

**\$80**

/mo total  
Business Internet is required.  
Corporate Liability plans available.

**Add up to 20 lines at the same low price per line**

- **Unlimited talk, text and data**  
(reduced speeds after 30 GB)
- **No fees** for mobile hotspot data
- **Nationwide 5G** included

J.D. POWER AWARD

## #1 in Customer Satisfaction

for Small Business  
Internet Service



Call 1-877-785-9422 or Visit [spectrum.com/business/mobile](https://spectrum.com/business/mobile)

Limited-time offer; subject to change. Qualified Spectrum Business customers only. Must not have subscribed to applicable services w/ in the last 30 days & have no outstanding obligation to Charter. Standard rates apply after promo period or if qualifying services not maintained. **BUSINESS UNLIMITED MOBILE:** Per line activation fee, Spectrum Business Internet and Auto Pay required. Devices excluded from offer. Smartwatch does not qualify as a line. Reduced speeds after 30 GB of usage per line, 10 GB for Mobile Hotspots. **J.D. POWER AWARD:** For J.D. Power 2025 award information, visit [jdpower.com/awards](https://jdpower.com/awards). Services subject to all applicable service terms & conditions, which are subject to change. Services & promo. offers not avail. in all areas. Pricing subject to change. Installation & other equipment charges, taxes & fees may apply. Restrictions apply. Call for details. ©2025 Charter Communications, all rights reserved.

BAP-2509-NMOB

SA8PF1QF



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652  
8633 2390 DY RP 09 11102025 NNNNNNNN 01 994564

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

833713001130790900090001



Invoice Number: 1307909110925  
Account Number: 8337 13 001 1307909

Wesbridge CDD

**Contact Us**Visit us at [SpectrumBusiness.net](https://SpectrumBusiness.net)Or, call us at **855-252-0675**

8633 2390 DY RP 09 11102025 NNNNNNNN 01 994564



## Get TV Designed for Your Business.

Choose the entertainment solution that fits your needs.

### Business TV Stream

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

- **90+** HD channels of news and top entertainment
- Ideal for businesses that don't need local channels
- No cable box required

OR

### Business TV

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

- **45+** HD channels, including CBS, ABC, NBC, ESPNNews and more
- Customize your lineup with add-on packages
- Use a cable box or stream on the Spectrum TV App

**Switch now, risk-free | Call 1-855-281-1805**

Visit [spectrum.com/business](https://spectrum.com/business)

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

BAP-2506-BTV

SA8PF1QA





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

Account Number **2078246** Cycle **05**  
Meter Number  
Customer Number 20048885  
Customer Name WESBRIDGE COMMUNITY DEVELOPMENT DIST

Bill Date **11/07/2025**  
Amount Due **4,131.33**  
Current Charges Due **12/02/2025**

District Office Serving You  
One Pasco Center

Service Address PUBLIC LIGHTING  
Service Classification Public Lighting

See Reverse Side For More Information

ELECTRIC SERVICE

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

Comparative Usage Information  
Average kWh

Period	Days	Per Day
--------	------	---------

BILLS ARE DUE  
WHEN RENDERED  
A 1.5 percent, but not  
less than \$5, late charge  
will apply to unpaid  
balances as of 5:00 p.m.  
on the due date shown  
on this bill.



2 0 0 4 8 8 8 5

You have 24-hour access to manage your account on-line through Smarthub at [www.wrec.net](http://www.wrec.net). If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

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

Light Energy Charge	44.37
Light Support Charge	96.39
Light Maintenance Charge	843.03
Light Fixture Charge	1,023.57
Light Fuel Adj 3,978 KWH @ 0.04200	167.08
Poles (QTY 153)	1,644.75
FL Gross Receipts Tax	7.89
State Tax	265.98
Pasco County Tax	38.27

Total Current Charges 4,131.33  
Total Due E.F.T. 4,131.33

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

DO NOT PAY

Total amount will be electronically transferred on or after 11/21/2025.



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

Please **Detach and Return** This Portion With  
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 11/07/2025

District: OP05

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after	11/21/2025
TOTAL CHARGES DUE	4,131.33
DO NOT PAY	

000207824600041313300041313306



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

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

Bill Date **11/07/2025**  
Amount Due **819.54**  
Current Charges Due **12/02/2025**

District Office Serving You  
One Pasco Center

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

See Reverse Side For More Information

**ELECTRIC SERVICE**

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
10/03	30830	11/03	37643		12.35	12	6813

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Nov 2025	31	220
Oct 2025	29	220
Nov 2024	32	158

BILLS ARE DUE  
WHEN RENDERED  
A 1.5 percent, but not  
less than \$5, late charge  
will apply to unpaid  
balances as of 5:00 p.m.  
on the due date shown  
on this bill.



2 0 0 4 8 8 8 5

You have 24-hour access to manage your account on-line through Smarthub at [www.wrec.net](http://www.wrec.net). If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

Previous Balance **784.57**  
Payment **784.57CR**  
Balance Forward **0.00**

Customer Charge **39.16**  
Energy Charge 6,813 KWH @ 0.06090 **414.91**  
Fuel Adjustment 6,813 KWH @ 0.04200 **286.15**  
FL Gross Receipts Tax **18.97**  
State Tax **52.76**  
Pasco County Tax **7.59**

Total Current Charges **819.54**  
Total Due **E.F.T. 819.54**

**DO NOT PAY**

Total amount will be electronically transferred on or after 11/21/2025.



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

Please **Detach and Return** This Portion With  
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

**Bill Date: 11/07/2025**

District: OP05

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after <b>11/21/2025</b>
<b>TOTAL CHARGES DUE 819.54</b>
<b>DO NOT PAY</b>

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

Account Number **2127372** Cycle **05**  
Meter Number **93181791**  
Customer Number **20048885**  
Customer Name **WESBRIDGE COMMUNITY DEVELOPMENT DIST**

Bill Date **11/07/2025**  
Amount Due **63.68**  
Current Charges Due **12/02/2025**

District Office Serving You  
One Pasco Center

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

See Reverse Side For More Information

**ELECTRIC SERVICE**

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
10/03	25061	11/03	25242				181

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Nov 2025	31	6
Oct 2025	29	31
Nov 2024	32	73

BILLS ARE DUE  
WHEN RENDERED  
A 1.5 percent, but not  
less than \$5, late charge  
will apply to unpaid  
balances as of 5:00 p.m.  
on the due date shown  
on this bill.



2 0 0 4 8 8 8 5

You have 24-hour access to manage your account on-line through Smarthub at [www.wrec.net](http://www.wrec.net). If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

Previous Balance **146.05**  
Payment **146.05CR**  
Balance Forward **0.00**

Customer Charge **39.16**  
Energy Charge 181 KWH @ 0.06090 **11.02**  
Fuel Adjustment 181 KWH @ 0.04200 **7.60**  
FL Gross Receipts Tax **1.48**  
State Tax **4.12**  
Hernando County Tax **0.30**

Total Current Charges **63.68**  
Total Due **E.F.T. 63.68**

**DO NOT PAY**

Total amount will be electronically transferred on or after 11/21/2025.



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

Please **Detach and Return** This Portion With  
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

**Bill Date: 11/07/2025**

District: OP05

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after <b>11/21/2025</b>
<b>TOTAL CHARGES DUE 63.68</b>
<b>DO NOT PAY</b>

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