



Rizzetta & Company

Wesbridge Community Development District

Board of Supervisor's Regular Meeting

February 17, 2026

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

www.wesbridgecdd.org

WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT

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

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

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

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

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

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

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

February 9, 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, February 17, 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. STAFF REPORTS**
 - A. District Engineer RFQ
 1. Consideration Light House Engineering Proposal..... Tab 1
 - B. Aquatics Report
 1. Review of Waterway Inspection Report..... Tab 2
 - C. Landscape Inspection Manager
 1. Review of Landscape Inspection Report Tab 3
 - D. District Counsel
 - E. District Manager
 1. Presentation of District Manager Report and Monthly Financial Statements Tab 4
 2. Presentation of the 4th Quarterly Website Audit..... Tab 5
- 4. BUSINESS ITEMS**
 - A. Discussion of 2026-2027 Budget
 - B. Discussion of Entrance Way Flowers
 - C. Discussion of Holiday Lights
 - D. Consideration of Landscaping RFP Scope of Work (Under Separate Cover)
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors Meeting held on January 19, 2026 Tab 6
 - B. Consideration of Operation & Maintenance Expenditures for December 2025..... Tab 7
- 6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
- 7. ADJOURNMENT**

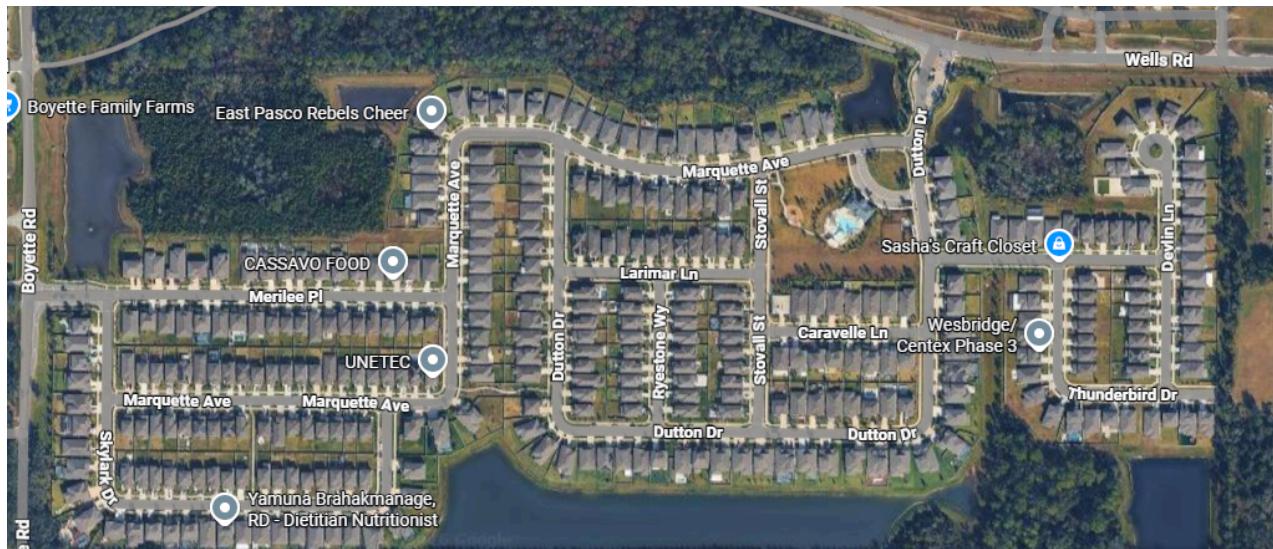
We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 994-1001.

Sincerely,
Daryl Adams
Daryl Adams
District Manager

Tab 1

Wesbridge Community Development District

Professional Services Continuing Contract



February 2, 2026

Darryl Adams
Rizzetta and Company, Inc.
5844 Old Pasco Road, Suite 100
Wesley Chapel, Florida 33544

Re: Wesbridge Community Development District – Engineering Services



Dear Selection Committee,

Lighthouse Engineering (LHE) submits this proposal for professional services with a strong interest in entering a partnership with The Wesbridge Community Development District (CDD) as your **District Engineer**. LHE is a multi-discipline civil/site engineering firm with three senior professional engineers and affiliates who are highly qualified for this work. 1 (one) electronic copy of Standard Form No. 330 and Letter of Interest are included in this proposal.

Lighthouse Engineering
has professionals
experienced with CDD
operations.

Lighthouse Engineering (LHE) provided engineering services for Meadow Pointe II CDD in Wesley Chapel, Florida with Bob Nanni as the District Manager. We are currently serving as District Engineer for Harbor Bay CDD, Asturia CDD, Parkview at Long Lake Ranch CDD, Lakeside Plantation CDD, Lakeside CDD, Summerstone CDD, Union Park East CDD and most recently the Panther Trace I CDD.

WHY HIRE LHE? Quite simply, we offer the best value for our professional services. LHE is an engineering firm with very competitive overhead and the highest quality standards. Our engineers have a combined experience of over 100 years and this knowledge allows us to examine, evaluate and quickly solve both complex and minor tasks. We feel this knowledge provides the best value for our clients.

LHE provides this value through having executive/ senior professionals that are highly qualified for their work. In addition, our operations run efficiently through purchasing and acquiring the same or greater IT infrastructure and office equipment utilized by our competitors and placing them in home offices. As the District Engineer, we would adopt a **safety-first approach**. We will protect the safety of the community first and foremost. We will support the **economic** interests of the community through adhering to capital budgeting requirements. For our part, we commit that we will provide the engineering services for the CDD in accordance with the budget.

WHY IS THIS IMPORTANT TO THE CDD? It means that our engineering work is easily bid by contractors and produces regular low bids for work. Also, Design-Build projects typically have zero change orders. This allows the CDD to finish more work with fewer financial and management resources.

If you wish to discuss our abilities further, we will welcome the opportunity to meet face to face with you.

If you have any additional questions, please let us know.

Sincerely,

A handwritten signature in blue ink that reads 'Bradley J. Foran'.

Brad Foran, PE
Lighthouse Engineering, Inc.

Lighthouse Engineering, Inc.
701 Enterprise Road East, Suite 410
Safety Harbor, FL 34695
727-726-7856 (office) 727-683-9848 (fax)

ARCHITECT – ENGINEER QUALIFICATIONS

PART I – CONTRACT SPECIFIC QUALIFICATIONS

A. CONTRACT INFORMATION

1. TITLE AND LOCATION (City and State)

Wesbridge Community Development District – Professional Engineering Services – continuous contract

2. PUBLIC NOTICE DATE
February 2, 2026

3. SOLICITATION OR PROJECT NUMBER

B. ARCHITECT – ENGINEER POINT OF CONTACT

4. NAME AND TITLE
Brad Foran, P.E., President

5. NAME OF FIRM
Lighthouse Engineering, Inc.

6. TELEPHONE NUMBER
727.726.7856 7. FAX NUMBER
727.683.9848 8. E-MAIL ADDRESS
bforan@lighthouseenginc.com

C. PROPOSED TEAM

(Complete this section for the prime contractor and all key subcontractors.)

(Check)			9. FIRM NAME	10. ADDRESS	11. ROLE IN THIS CONTRACT
	PRIME	J-V PARTNER	SUBCONTRACTOR		
a.	<input checked="" type="checkbox"/>			Lighthouse Engineering, Inc. <input type="checkbox"/> CHECK IF BRANCH OFFICE	701 Enterprise Road East Suite 410 Safety Harbor, FL 34695 Project Management, Environmental Permitting, Drainage, Traffic, Design, QA/QC, Specifications
b.				<input type="checkbox"/> CHECK IF BRANCH OFFICE	
c.				<input type="checkbox"/> CHECK IF BRANCH OFFICE	
d.				<input type="checkbox"/> CHECK IF BRANCH OFFICE	
e.				<input type="checkbox"/> CHECK IF BRANCH OFFICE	
f.				<input type="checkbox"/> CHECK IF BRANCH OFFICE	

D. ORGANIZATIONAL CHART OF PROPOSED TEAM

[X] (Attached)

ORGANIZATIONAL CHART

X	A. Design Phase
X	B. Construction and Inspection Phase Services (Minor Projects Only)
X	C. Project Administration
X	D. General Civil/ Stormwater Engineering
X	E. Traffic Engineering
X	F. Water / Wastewater Engineering
X	G. Geotechnical Engineering
X	H. Pavement Management
X	I. Geographic Information Systems Services (GIS)
X	J. Grant Administration
X	K. General Engineering Consultation / Peer Review / Quality Assurance Review

CDD PROJECT MANAGER



PROJECT MANAGER
Brad Foran, P.E.

OFFICE ADMINISTRATION AND
MARKETING
Amy Palmer

DESIGN TEAM

QAQC
Frank Foran, P.E.

ASSISTANT PROJECT MANAGER
Thomas Liu, P.E.

DESIGN ENGINEERING
CEI
PROJECT ADMINISTRATION

GEN CIV – PLAN REVIEW, COST EST.
PROJECT CONCEPTUALIZATION

TRAFFIC ENGINEERING

WATER/ WASTEWATER
ENGINEERING

Brad Foran, PE
Thomas Liu, PE
Sandy Fabrizio

Brad Foran, PE
Frank Foran, PE
Thomas Liu, PE

Brad Foran, PE
Frank Foran, PE
Thomas Liu, PE

Thomas Liu, PE
Frank Foran, PE

GEN CIV – SURVEYING
MAPPING

PAVEMENT MANAGEMENT

GEOTECHNICAL ENGINEERING

GRANT ADMINISTRATION

Geodata

Brad Foran, PE
Thomas Liu, PE

Driggers

Renee Foran
Sandy Fabrizio

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Bradley S. Foran, P.E.	13. ROLE IN THIS CONTRACT Project Manager	14. YEARS EXPERIENCE	
		a. TOTAL 28	b. WITH CURRENT FIRM 17
15. FIRM NAME AND LOCATION (City and State) Lighthouse Engineering, Inc. Safety Harbor, FL			
16. EDUCATION (DEGREE AND SPECIALIZATION) B.S.C.E. / Civil Engineering	17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE) Professional Engineer: Florida, 1998, #52634		
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) FDOT Training / Contract Estimating System, Access Mgmt Guidelines for Project Development, Basic Lighting and Electricity, Advanced Work Zone Traffic Control Course, Specifications, Electronic Submittal			
19. RELEVANT PROJECTS			
a.	(1) TITLE AND LOCATION (City and State) Harbor Bay CDD – Apollo Beach, Florida	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)	
	Ongoing		
b.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE EOR for the gen. engineering consultant for this CDD community which contains approximately 764 acres of mostly seaside properties which include town homes, villas, and single-family homes. The community has 27 retention ponds, recreational facilities, three amenity centers, multiple playgrounds, and parks; and the Mira Bay club which consists of a clubhouse, resort and lap pools, wading pools, grills and picnic area, sand volleyball court, boat docks and lifts, and a playground. Responsible for all the engineering needs of the community. This includes inspections, permitting, dock and lift applications, drainage reports and plans, community upkeep, Sewall inspections, traffic reports with regards to MUTCD standards, and correspondence with the residents.	[X] Check if project performed with current firm	
	PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)	
	Ongoing		
c.	(1) TITLE AND LOCATION (City and State) FDOT District 7 - Sidewalk Gap at various location – Pinellas County	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)	
	Ongoing		
d.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Project Manager and EOR for this TWO that consists of sidewalk design along the East and Westside of S.R. 686 (Roosevelt Blvd.) – from Ulmerton Rd. to 16th Street North, and sidewalk design along the Southside of S.R. 586 (Curlew Rd.) from Bayshore Blvd. to Cardinal Rd. This TWO also includes sidewalk design on the Southside of S.R. 694 (Park Blvd.) from 40th Street North to U.S. 19.	[X] Check if project performed with current firm	
	PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)	
	2023		
e.	(1) TITLE AND LOCATION (City and State) FDOT District 7 – US 41 / SR 45/ S. 50th St. from Denver St. to N. of 27th Ave. S. – Hillsborough County	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)	
	ongoing		
e.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Project Manager and EOR for the design services for US 41 / SR 45/ S. 50th St. from Denver St. to north of 27th Ave. S. improvements. Project included milling and resurfacing, upgrading curb ramps to meet current ADA standards, and performing general safety modification work in order to extend the life of the existing pavement.	[X] Check if project performed with current firm	
	PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)	
	2023		
e.	(1) TITLE AND LOCATION (City and State) City of Pinellas Park – Curb Cuts – Various Locations	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)	
	ongoing		
e.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Project Manager and EOR for the removal of existing driveways at various locations along SR 694 (Park Blvd.) for the City of Pinellas Park. Driveway removal begins just east of 63rd Street North and ends just east of 54th Street North. Sod will be proposed at the existing driveway pavements that were removed, and sidewalk constructed to meet ADA Standards. A proposed curb will also be constructed where the existing driveways were removed. There are a total of 11 driveways being removed. Total project length is approximately 0.9 miles.	[X] Check if project performed with current firm	
	PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)	
	2023		
e.	(1) TITLE AND LOCATION (City and State) I-275 / SR 93 Bus on Shoulder from Alt US 19/SR595/5th Ave N to SR 694/ Gandy Blvd. – Pinellas County FL *AWARD WINNING*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)	
	2019-2021		
e.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Project Manager/EOR contracted to generate the Project System Engineering Plan (PSEMP) and the Requirement Traceability Verification Matrix (RTVM). Responsible for the installation of the RSS at the northbound and southbound ramps from 38th Ave. N. and 54th Ave. N. Also executed the removal and replacement of an ITS system components that are impacted by the Design-Build Firm's scope of work. Project also included paved shoulder widening, milling and resurfacing, drainage, signing and pavement markings, and lighting.	[X] Check if project performed with current firm	
	PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)	
	2023		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT
(Complete one Section E for each key person.)

12. NAME Thomas Liu, P.E.	13. ROLE IN THIS CONTRACT Project Engineering and Environmental Permitting	11. YEARS EXPERIENCE a. TOTAL 23 b. WITH CURRENT FIRM 12
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15. FIRM NAME AND LOCATION (City and State)
Lighthouse Engineering, Inc., Safety Harbor, FL

16. EDUCATION (DEGREE AND SPECIALIZATION) B.S.C.E./1994/Civil Engineering	17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE) Professional Engineer: Florida, 2000, #58258
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18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)

FDOT Training: Project Management, Drainage, HY-8, AdICPR, HydroCAD, erosion control, Advanced Traffic Control, Specifications, Electronic Submittals

19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION (City and State) FDOT District 7 – Withlacoochee Trail from Hernando County Line to Marion County Line – Citrus County, FL	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)
a.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Project Engineer responsible for roadway design, drainage analysis, signing and pavement marking, and Temporary Traffic Control Plans for this rehabilitation project. Also provided necessary documentation for the procurement and installation of the signalization and ITS system devices	<input checked="" type="checkbox"/> Check if project performed with current firm	
b.	(1) TITLE AND LOCATION (City and State) FDOT District 7 - Sidewalk Gap at various location – Pinellas County	(2) YEAR COMPLETED PROFESSIONAL SERVICES CONSTRUCTION (If Applicable) ongoing	
c.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Project Engineer for this TWO that consists of sidewalk design along the East and Westside of S.R. 686 (Roosevelt Blvd.) – from Ulmerton Rd. to 16th Street North, and sidewalk design along the Southside of S.R. 586 (Curlew Rd.) from Bayshore Blvd. to Cardinal Rd. This TWO also includes sidewalk design on the Southside of S.R. 694 (Park Blvd.) from 40th Street North to U.S. 19.	<input checked="" type="checkbox"/> Check if project performed with current firm	
d.	(1) TITLE AND LOCATION (City and State) City of Pinellas Park – Curb Cuts – Various Locations	(2) YEAR COMPLETED PROFESSIONAL SERVICES CONSTRUCTION (If Applicable) ongoing	
e.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Project Engineer for the removal of existing driveways at various locations along SR 694 (Park Blvd.) for the City of Pinellas Park. Driveway removal begins just east of 63rd Street North and ends just east of 54th Street North. Sod will be proposed at the existing driveway pavements that were removed, and sidewalk constructed to meet ADA Standards. A proposed curb will also be constructed where the existing driveways were removed. There are a total of 11 driveways being removed. Total project length is approximately 0.9 miles.	<input checked="" type="checkbox"/> Check if project performed with current firm	
d.	(1) TITLE AND LOCATION (City and State) US 41/ SR45/S. 50th St from Denver St. to N. of 27th Ave. S., Pinellas County, FL	(2) YEAR COMPLETED PROFESSIONAL SERVICES CONSTRUCTION (If Applicable) 2021	
e.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Project Engineer for the 3R project that includes milling and resurfacing, upgrading curb ramps to meet ADA standards, utility coordination, signing and pavement markings, signalization, traffic studies and lighting.	<input checked="" type="checkbox"/> Check if project performed with current firm	
e.	(1) TITLE AND LOCATION (City and State) I-275 / SR 93 Bus on Shoulder from Alt US 19/SR595/5th Ave N to SR 694/ Gandy Blvd. – Pinellas County FL *AWARD WINNING*	(2) YEAR COMPLETED PROFESSIONAL SERVICES CONSTRUCTION (If Applicable) 2019-2021	
e.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE Project Engineer contracted to generate the Project System Engineering Plan (PSEMP) and the Requirement Traceability Verification Matrix (RTVM). Responsible for the installation of the RSS at the northbound and southbound ramps from 38th Ave. N. and 54th Ave. N. Also executed the removal and replacement of an ITS system components that are impacted by the Design-Build Firm's scope of work. Project also included paved shoulder widening, milling and resurfacing, drainage, signing and pavement markings, and lighting.	<input checked="" type="checkbox"/> Check if project performed with current firm	

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT
(Complete one Section E for each key person.)

12. NAME Frank. Foran, P.E.	13. ROLE IN THIS CONTRACT Project Manager	14. YEARS EXPERIENCE	
		a. TOTAL 48	b. WITH CURRENT FIRM 17
15. FIRM NAME AND LOCATION (<i>City and State</i>) Lighthouse Engineering, Inc. Safety Harbor, FL			
16. EDUCATION (<i>DEGREE AND SPECIALIZATION</i>) B.S.C.E. / Civil Engineering		17. CURRENT PROFESSIONAL REGISTRATION (<i>STATE AND DISCIPLINE</i>) Professional Engineer: Florida, #11635	
18. OTHER PROFESSIONAL QUALIFICATIONS (<i>Publications, Organizations, Training, Awards, etc.</i>) Affiliations: Florida Engineering Society, American Society of Civil Engineers, American Society of Highway Engineers			

19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION (<i>City and State</i>) FDOT District 7 – Withlacoochee Trail from Hernando County Line to Marion County Line – Citrus County, FL	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)
a.	(3) BRIEF DESCRIPTION (<i>Brief scope, size, cost, etc.</i>) AND SPECIFIC ROLE QC Manager responsible for roadway design, drainage analysis, signing and pavement marking, and Temporary Traffic Control Plans for this rehabilitation project. Also provided necessary documentation for the procurement and installation of the signalization and ITS system devices.	[X] Check if project performed with current firm	
b.	(1) TITLE AND LOCATION (<i>City and State</i>) City of Clearwater, FL – Bayshore Blvd – Urban Multi Use Trail	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)
c.	(3) BRIEF DESCRIPTION (<i>Brief scope, size, cost, etc.</i>) AND SPECIFIC ROLE QC Manager for the design of a new 10 foot wide multi-use path on the east side of the Bayshore Boulevard. Extensive permits were required with a full SWFWMD ERP and US Army Core of Engineering Nationwide #14 permits.	[X] Check if project performed with current firm	
	(1) TITLE AND LOCATION (<i>City and State</i>) Tampa Hillsborough Expressway Authority, Selmon Greenway – Tampa, FL	(2) YEAR COMPLETED	
d.	(3) BRIEF DESCRIPTION (<i>Brief scope, size, cost, etc.</i>) AND SPECIFIC ROLE QC Manager for design, permitting, construction and performing all other services necessary for a 15' on average (12' to 24' in some locations) multi-use trail to connect the City of Tampa's River Walk in the vicinity of Ashley Drive to the vicinity of 10 th Street.	[X] Check if project performed with current firm	
	(1) TITLE AND LOCATION (<i>City and State</i>) US 41/ SR45/S. 50th St from Denver St. to N. of 27th Ave. S., Pinellas County, FL	(2) YEAR COMPLETED	
e.	(3) BRIEF DESCRIPTION (<i>Brief scope, size, cost, etc.</i>) AND SPECIFIC ROLE QC Manager for the 3R project that includes milling and resurfacing, upgrading curb ramps to meet ADA standards, utility coordination, signing and pavement markings, signalization, traffic studies and lighting.	[X] Check if project performed with current firm	
	(1) TITLE AND LOCATION (<i>City and State</i>) City of Tampa General Engineering Services – Howard and Dekle Ave. Tampa, FL	(2) YEAR COMPLETED	
e.	(3) BRIEF DESCRIPTION (<i>Brief scope, size, cost, etc.</i>) AND SPECIFIC ROLE QC Manager for the redesign of an existing intersection that will accommodate the realignment of the intersection at Howard Ave and DeSoto/Dekle. The design included public involvement, utility relocation, roadway design, and signing and pavement markings.	[X] Check if project performed with current firm	

**F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S
QUALIFICATIONS FOR THIS CONTRACT**

*(Present as many projects as requested by the agency, or 10 projects, if not specified.
Complete one Section F for each project.)*

20. EXAMPLE PROJECT KEY
NUMBER

21. TITLE AND LOCATION (City and State)	22. YEAR COMPLETED
Harbor Bay Community Development District, Apollo Beach FL	PROFESSIONAL SERVICES ongoing

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Harbor Bay Community Development District	b. POINT OF CONTACT NAME Jordan Lansford	c. POINT OF CONTACT TELEPHONE NUMBER 813-728-6062
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

The Harbor Bay Community Development District consists of approximately 764 acres of mostly seaside properties which include town homes, villas, and single family homes. The community has 27 detention ponds, recreational facilities, three amenity centers, multiple playgrounds and parks; and the Mira Bay club which consists of a clubhouse, resort and lap pools, wading pools, grills and picnic area, sand volleyball court, boat docks and lifts, and a playground. As the District Engineers we are responsible for all of the engineering needs of the community. This includes all inspections, permitting, dock and lift applications, drainage reports and plans, community upkeep, seawall inspections, traffic reports with regards to MUTCD standards, and correspondence with the residents. As the GEC for the CDD we routinely interact with the board and provide reports, evaluation, and financial guidance for current and future needs of the community.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Lighthouse Engineering, Inc.	(2) FIRM LOCATION (City and State) Safety Harbor, FL	(3) ROLE Consultant
b.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE

**F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S
QUALIFICATIONS FOR THIS CONTRACT**

*(Present as many projects as requested by the agency, or 10 projects, if not specified.
Complete one Section F for each project.)*

20. EXAMPLE PROJECT KEY
NUMBER

2

21. TITLE AND LOCATION (City and State)

BayShore Boulevard – Urban Multi-Use Trail
City of Clearwater, FL

22. YEAR COMPLETED

PROFESSIONAL SERVICES
2015

CONSTRUCTION (If applicable)

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER City of Clearwater	b. POINT OF CONTACT NAME Leroy chin	c. POINT OF CONTACT TELEPHONE NUMBER 727-562-4856
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)

The project scope was for the design of a new multi-use path along the east side of Bayshore Boulevard with boardwalk and asphalt path from the Ream Wilson Trail to SR 60. The project included the removal and replacement of the existing sidewalk within the project limits and provided a new 10 foot wide multi-use path. It also required drainage design necessary to reroute drainage flow into an existing inlet which was located in the area that is not desirable, to a modified or new inlet that did not impede the physical travel lane. It also required addressing the sidewalk profile to raise the existing profile of the sidewalk and ensure positive stormwater conveyance into the existing open drainage system.

LHE provided contract administration, design, drainage improvements, erosion control, drainage studies, permitting mitigation impacts, management services, utility coordination, construction engineering inspection services, and quality acceptance reviews of all work associated with the development and preparation of the contract plans and construction of the improvements. Project cost was 1 million dollars.



Before



After

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Lighthouse Engineering, Inc.	(2) FIRM LOCATION (City and State) Safety Harbor, FL	(3) ROLE Consultant
b.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE

**F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S
QUALIFICATIONS FOR THIS CONTRACT**

*(Present as many projects as requested by the agency, or 10 projects, if not specified.
Complete one Section F for each project.)*

20. EXAMPLE PROJECT KEY
NUMBER

3

Contract # E7R25

21. TITLE AND LOCATION (City and State)

FDOT District 7 – Withlacoochee Trail from Hernando County Line to Marion County Line
Citrus County - Florida

22. YEAR COMPLETED

PROFESSIONAL SERVICES
2020

CONSTRUCTION (If applicable)

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER FDOT District 7	b. POINT OF CONTACT NAME Kevin Lee, P.E.	c. POINT OF CONTACT TELEPHONE NUMBER 813-975-6272
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)

The Withlacoochee State Trail is a shared use path that connects Pasco, Hernando and Citrus Counties. This trail is 46 miles long. The improvements proposed consisted of rehabilitating segment of the Trail that were experiencing pavement failure. Parts of the existing trail were raised approximately 1.5 to 3 inches to above existing grade to minimize standing water. Signing and pavement markings along with the installation of Rectangular Rapid Flashing Beacon (RRFB) was installed for pedestrian safety at the trail crossing at CR 48 East Orange Avenue.

Responsible for the coordination of survey, geotechnical investigation, design, preparation of all documentation related to the acquisition of all permits not acquired by the Department, maintenance of traffic, demolition, and construction on or before the Project completion date, and utility relocations.

Also responsible for the compliance with Design and Construction Criteria regarding survey, design, construction, and maintenance of traffic during construction, project management, scheduling, and coordination with other agencies and entities such as state and local government, utilities and public.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Lighthouse Engineering, Inc.	(2) FIRM LOCATION (City and State) Safety Harbor, FL	(3) ROLE Consultant
b.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE

**F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S
QUALIFICATIONS FOR THIS CONTRACT**

*(Present as many projects as requested by the agency, or 10 projects, if not specified.
Complete one Section F for each project.)*

20. EXAMPLE PROJECT KEY
NUMBER

4
21717

21. TITLE AND LOCATION (City and State)	22. YEAR COMPLETED	
US 41 / SR 45/ S. 50 th St. from Denver St to N. of 27 th Ave. S. Hillsborough, Florida	PROFESSIONAL SERVICES 2021	CONSTRUCTION (If applicable)

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER FDOT District 7	b. POINT OF CONTACT NAME Pia Cormier	c. POINT OF CONTACT TELEPHONE NUMBER 813-975-6176
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)

US 41/SR 45/S. 50th St., from Denver St. to north of 27th Ave. S., is classified as an urban principal arterial on the State Highway System with a context classification designated as C3C -Suburban Commercial roadway. Cracking was identified throughout the existing roadway. To extend the life of the existing pavement, the proposal called for the milling and resurfacing of US 41 from Denver St. to north of 27th Ave. S. for a total project length of 1.100 miles. The project also included upgrading curb ramps to meet current ADA standards and perform general safety modification works. There was an existing railroad crossing at US 41 that required coordination through the District Rail Office.

Due to heavy truck traffic and narrow outside thru lane width of the roadway, the existing curb and gutter inlet tops were damaged. Structurally deficient drainage structures were evaluated for repair and/or replacement throughout the project limits.

LHE prepared contract documents including plans, specification, supporting engineering analysis, calculation and other technical documents.

FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Lighthouse Engineering, Inc.	(2) FIRM LOCATION (City and State) Safety Harbor, FL	(3) ROLE Prime Consultant
b.	(1) FIRM NAME Bala Consulting Services, LLC	(2) FIRM LOCATION (City and State) Tampa, FL	(3) ROLE Signing and pavement markings
c.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE

**F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S
QUALIFICATIONS FOR THIS CONTRACT**

*(Present as many projects as requested by the agency, or 10 projects, if not specified.
Complete one Section F for each project.)*

20. EXAMPLE PROJECT KEY
NUMBER
5

21. TITLE AND LOCATION (City and State)	22. YEAR COMPLETED	
I-275 / SR 93 Bus on Shoulder from ALT US 19 / SR 595 / 5 th Ave N. to SR 694 / Gandy Blvd. Pinellas County, Florida	PROFESSIONAL SERVICES 2020	CONSTRUCTION (If applicable)

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER FDOT District 7	b. POINT OF CONTACT NAME Craig Fox, P.E.	c. POINT OF CONTACT TELEPHONE NUMBER 813-975-6082
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)

I-275/SR93 (from Alt. US19/SR595/5th Ave. N. to SR694/Gandy Blvd.) is an Urban Principal Arterial Interstate. Located in Pinellas County, the project corridor is a northbound and southbound interstate with existing three (3) 12-foot travel lanes in each direction, 12 foot outside shoulder, and 8 foot (median) inside shoulder. The total project length was 5.203 miles.

Due to increasing public demand for transit ridership, the Department partnered with Pinellas Suncoast Transit Authority (PSTA) to implement the I-275 Bus on Shoulder Pilot Project which consisted of widening and resurfacing the northbound and southbound outside paved shoulder of I-275 (from Alt. US19/SR595/5th Ave. N. to SR694/Gandy Blvd.) from 10 feet to 12 feet. The shoulder widening will allow for transit vehicles to travel along the shoulder when traffic congestions slowed down the travel lanes to 35 mph. The existing three (3) 12-foot travel lanes were maintained along the northbound and southbound of I-275.

Project improvements consisted of shoulder milling/resurfacing, and shoulder widening. Existing drainage structures, pavement markings, signs, guardrail, lighting, and other features impacted by the project were replaced or relocated. Furthermore, side slopes affected by the shoulder widening were regraded and stabilized.

This was a roadway milling and resurfacing project which included pavement evaluation, mainline cross slope correction, and utility coordination. Signing and pavement marking design, specifications and cost estimating were also included. Project cost was 5 million dollars.



FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Lighthouse Engineering, Inc.	(2) FIRM LOCATION (City and State) Safety Harbor, FL	(3) ROLE Consultant
b.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE

**F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S
QUALIFICATIONS FOR THIS CONTRACT**

*(Present as many projects as requested by the agency, or 10 projects, if not specified.
Complete one Section F for each project.)*

20. EXAMPLE PROJECT KEY
NUMBER

6

21. TITLE AND LOCATION (City and State)

FDOT District 7 – SR 39 from County Line to Bay Ave.
Pasco County - Florida

22. YEAR COMPLETED

PROFESSIONAL SERVICES
2020

CONSTRUCTION (If applicable)

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER FDOT District 7	b. POINT OF CONTACT NAME Pia Cormier	c. POINT OF CONTACT TELEPHONE NUMBER 813-975-6176
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)

The purpose of this RRR project was to preserve and extend the life of the existing pavement and perform general safety modification work. It included design of keyhole widening, cross slope correction, milling and resurfacing, signing and pavement markings, utility coordination, and permitting from SR 39 (Paul S. Buchman Hwy.) from Hillsborough County Line to South of Bay Ave. The segment of SR39 is classified as an urban principal arterial roadway with two typical sections. The first section consists of two lane undivided with 12' wide travel lanes, 8" wide shoulder (5' paved with bike lanes), and ditches on both sides. The second section is a two-lane divided with 12' wide travel lanes, 12' paved median, 8' shoulder (5' paved with bike lanes) and ditches on both sides. The project limit is from milepost 0.000 to milepost 0.679.

LHE provided drainage plans to accomplish the following goals:

- *Identify existing drainage issues and provide the most cost-effective solutions.
- *Enhance the safety level of the drainage structures
- * Replace or repair structurally deficient drainage structures
- *Ensure existing drainage features were not adversely impacted by the project
- *Desilt all storm drain/side drain/cross drainpipes within the project limits.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Lighthouse Engineering, Inc.	(2) FIRM LOCATION (City and State) Safety Harbor, FL	(3) ROLE Consultant
b.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE

**F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S
QUALIFICATIONS FOR THIS CONTRACT**

*(Present as many projects as requested by the agency, or 10 projects, if not specified.
Complete one Section F for each project.)*

20. EXAMPLE PROJECT KEY
NUMBER

7

21. TITLE AND LOCATION (City and State)

*City of Tampa – Himes and Azeele Signal Improvements
Tampa, Florida*

22. YEAR COMPLETED

PROFESSIONAL SERVICES
2015

CONSTRUCTION (If applicable)

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER City of Tampa	b. POINT OF CONTACT NAME Vik Bhide	c. POINT OF CONTACT TELEPHONE NUMBER 813-274-3101
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)

The project scope was for the design of signal and ADA upgrades of the subject intersection. The project included new pedestrian countdown signals, sidewalk, roadway improvements, and mast arms. Additional elements included public involvement, utility relocation, signing and pavement marking, and all project management to complete the design.

Our scope of services included the following tasks:

- * The design accommodated 4 legs of the intersection. Survey was required.
- * Survey included all utilities above and below ground as well as all other above ground entities.
- * Underground utilities were located via Subsurface Utility Engineering (SUE) in the vicinity of proposed pole foundation.
- * Geotechnical services were required for mast arm pole.
- * The limits of the project were milled and resurfaced to remove conflicting pavement markings.
- * Himes was crowned to remove the “bump” both north and south of Azeele and to drain to the inlets in all four corners of the intersection.
- * Data collection including traffic data and count information, sewer, water, storm sewer data, other planned projects in the vicinity, and all utilities
- * Field Review and Analysis of project site conditions.
- * Design Survey/SUE/Utility Coordination
- * Design and Construction Plan Preparation
- * Quality Assurance / Quality Review

Project cost was \$200,000.



Before



After

FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Lighthouse Engineering, Inc.	(2) FIRM LOCATION (City and State) Safety Harbor, FL	(3) ROLE Consultant
b.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE

**F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S
QUALIFICATIONS FOR THIS CONTRACT**

*(Present as many projects as requested by the agency, or 10 projects, if not specified.
Complete one Section F for each project.)*

20. EXAMPLE PROJECT KEY
NUMBER

8

Contract #14-D-560

21. TITLE AND LOCATION (City and State)

*City of Tampa General Engineering Services – Palm Ave
Tampa, Florida*

22. YEAR COMPLETED

PROFESSIONAL SERVICES

CONSTRUCTION (If applicable)

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER
City of Tampa

b. POINT OF CONTACT NAME
Milton Martinez, P.E.

c. POINT OF CONTACT TELEPHONE
NUMBER
813-274-8998

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)

The project scope included upgrades to the ADA facilities along Palm Ave (between Nuccio and 19th Ave), add detectable warnings surfaces, and/or reconstruct ADA ramps with modifications to the median to allow pedestrians to cross at mid-block locations. Design also included RRFB's for pedestrian mid-block crossings along Palm Ave. at 17th and North 19. We also provided utility coordination and project management services necessary to complete the design.

Project Cost was \$100,000.



FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Lighthouse Engineering, Inc.	(2) FIRM LOCATION (City and State) Safety Harbor, FL	(3) ROLE Consultant
b.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE

**F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S
QUALIFICATIONS FOR THIS CONTRACT**

*(Present as many projects as requested by the agency, or 10 projects, if not specified.
Complete one Section F for each project.)*

20. EXAMPLE PROJECT KEY
NUMBER

9

21. TITLE AND LOCATION (City and State)

*City of Tampa General Engineering Services – Howard Ave at Dekle / DeSoto Ave.
Tampa, Florida*

22. YEAR COMPLETED

PROFESSIONAL SERVICES
2020

CONSTRUCTION (If applicable)

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER
City of Tampa

b. POINT OF CONTACT NAME
Milton Martinez, P.E.

c. POINT OF CONTACT TELEPHONE NUMBER
813-274-8998

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)

The project scope was for the redesign of the existing intersection that will accommodate the realignment of the intersection at Howard Ave. and DeSoto/Dekle Ave. The design included public involvement, utility relocation, roadway design, signing and pavement marking, and all project management to complete the design. Tasks to complete this project included the following:

*Update the design and concept plan to accommodate the additional parking spaces south on Dekle Ave. Additional meetings were required to gain the approval of the concept plan by the City and other design firms involved in the corridor study of the project area.

* Landscape and Irrigation plan for the green space between Dekle and De Soto.

* Obtained additional survey south on Dekle for the additional parking spaces.

* Provided utility coordination for the relocation of existing utilities within the project area as required as part of the new intersection configuration

* Provided a set of construction documents based on the concept plans.

* Provided construction phasing as part of the MOT

LHE provided utility coordination, design and construction plan preparation, pedestrian ramp/crosswalk design, design review, construction plans, quality assurance / quality review; as well as attended all field and coordination meetings. Project Cost was \$500,000.



Before



After

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Lighthouse Engineering, Inc.	(2) FIRM LOCATION (City and State) Safety Harbor, FL	(3) ROLE Consultant
b.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE

**F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S
QUALIFICATIONS FOR THIS CONTRACT**

*(Present as many projects as requested by the agency, or 10 projects, if not specified.
Complete one Section F for each project.)*

20. EXAMPLE PROJECT KEY
NUMBER

10

21. TITLE AND LOCATION (City and State)

Meadow Pointe II Community Development District (CDD) General Engineering Consultant (GEC) – Wesley Chapel, Florida

22. YEAR COMPLETED

PROFESSIONAL SERVICES
2021

CONSTRUCTION (If applicable)

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER Meadow Pointe II CDD	b. POINT OF CONTACT NAME Bob Nanni	c. POINT OF CONTACT TELEPHONE NUMBER 813-991-1116 X105
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (Include scope, size, and cost)

LHE was the general engineering consultant for this CDD community which contains 108 ponds, is home to almost 3500 residents and has almost 75 miles of roads. Over a 12-year period, LHE was tasked to produce pavement evaluations, pond evaluations and evaluations of all of the existing facilities that included the 2500 SF club house, pool, multipurpose courts and all of their existing wholly owned and operated infrastructure. LHE was also tasked with the tree removal and replanting within the communities. As the GEC for the CDD we routinely interacted with the board and provided reports, evaluation, and financial guidance for current and future needs of the community. We were engaged in the reissuance of bonds for the CDD that totaled more than ten million dollars and were intended to upgrade the existing infrastructure and produce monies for future expansion of the community facilities. As the GEC for the CDD we were responsible to the CDD for all its engineering needs.

The project consisted of the milling and resurfacing of the existing roadway within eleven sub-divisions of Meadow Point II CDD including the clubhouse. The communities included are listed below:

1. Charlesworth 7. Long leaf
2. Colehaven 8. Manor Isle
3. Covina Key 9. Sedgwick
4. Glenham 10. Vermillion
5. Iverson 11. Wrencrest
6. Lettingwell

The scope included the following requirements:

1. Mobilization
2. Maintenance of traffic
3. Prevent asphalt and/or debris from entering existing inlets during construction
4. Mill existing asphalt pavement
5. Resurface the milled roadway with asphalt
6. Pavement restriping
7. Clean up site

FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME Lighthouse Engineering, Inc.	(2) FIRM LOCATION (City and State) Safety Harbor, FL	(3) ROLE Consultant
b.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION (City and State)	(3) ROLE

G. KEY PERSONNEL PARTICIPATION IN EXAMPLE PROJECTS

29. EXAMPLE PROJECTS KEY

NO.	TITLE OF EXAMPLE PROJECT (FROM SECTION F)	NO.	TITLE OF EXAMPLE PROJECT (FROM SECTION F)
1	Harbor Bay Community Development District	6	FDOT District 7 – SR 39
2	City of Clearwater Bayshore Trail	7	City of Tampa – Himes and Azeele Signal Improvements
3	FDOT District 7 – Withlacoochee Trail	8	City of Tampa – Palm Ave Improvements
4	Pinellas County – US 41	9	City of Tampa – Howard Ave-Dekle Ave-De Soto Ave Improvements
5	Pinellas County – I-275 Bus on Shoulder	10	Meadow Pointe II Community Development District

H. ADDITIONAL INFORMATION

30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

LHE's strong local presence in the Tampa Bay area is supported by local professionals with a spectrum of expertise, enabling us to provide our clients with the most effective project solutions on time and under budget.

private clients. We maintain a broad spectrum of expertise, including our primary service areas:

- Roadway Transportation Design, Planning
- Permitting
- Site/Civil Engineering and Planning
- Traffic Engineering
- Signing and Marking Design
- Signalization Design
- Lighting

Introduction: The Lighthouse Engineering Team

Founded in 2006, LIGHTHOUSE ENGINEERING, INC. is a multi-disciplinary engineering firm located in Pinellas County and is a Certified Statewide SBE and Small Local Business Enterprise (SLBE).

Over the past 18 years, Lighthouse Engineering (LHE) has advanced the concept of providing a total package of engineering services to public and



This diversity enables our organization to offer a unified "in-house" team approach composed of highly skilled and experienced professionals in a variety of specialties. The result is high-quality consulting services provided in a professional and timely manner. **The advantage to selecting LHE is that our engineers are diverse and multi-disciplined.** As a small business, this is a unique advantage as we can service a project with as few as three professionals and deliver the project to you. By keeping the project team small, compact, and efficient, LHE can service this contract and provide immense value to the Wesbridge Community Development District. Logically, the Wesbridge CDD should see that when three multi-discipline engineers work together, the project is much more manageable when compared to the engineering team than the larger corporations need to finish this project.

Even though we have a small staff, we have combined experience of over 100 years in the design of roadway transportation design, water, sewer, drainage, intersection improvements, permitting and other similar types of designs normally required by CDDs. We are familiar with and are experienced in design, construction inspection, project administration, and general civil support for any project that the CDD may undertake. We have designed, permitted, and performed construction phase services for hundreds of projects ranging from the most complex Interstate highways to projects as small as local traffic calming, park design or small parking lot additions.

Local Knowledge

LHE has on staff several professionals who have a great deal of experience in roadway design. **Previous staff experience was obtained on City projects such as the Intersection Improvement Project for Dale Mabry and Kennedy Blvd, Himes and Azeele Signal upgrades, Palm Ave Improvements, and Intersection Improvement Project for Fowler Avenue and 50th Street.** In addition, our staff has extensive local experience in roadway, storm water and utility design projects for clients such as Hillsborough County, Pasco County, and the Florida Department of Transportation (FDOT), District Seven; as well as many private clients including Meadow Pointe II Community Development District (CDD), Harbor Bay Community Development District, Asturia Community Development District, Parkview at Long Lake Ranch Community Development District, Lakeside Plantation Community Development District, Lakeside Community Development District, Summerstone Community Development District, Union Park East Community Development District, and most recently Panther Trace I Community Development District.

In the past 17 years, LHE has completed over 70 roadway projects, solidifying an expertise that reduces project risk for our clients.

Engineering Experience Serving Community Development Districts

Lighthouse Engineering, Inc. (LHE) has extensive experience providing professional engineering services to Community Development Districts (CDDs) throughout Florida. Our firm understands that a CDD is a unique unit of local government with statutory responsibilities, public accountability, budget constraints, and long-term infrastructure stewardship obligations that differ significantly from private development or municipal work. Our approach is specifically tailored to support CDD Boards, District Managers, and District Counsel in meeting these responsibilities efficiently, transparently, and defensibly.

Understanding a CDD Environment

Our experience with CDDs has provided us with a deep understanding of the requirements of Florida Statues Chapter 190, public procurement procedures, and the need for defensible documentation supporting Board decisions. We are familiar with capital improvement planning and long-term asset management, as well as the operation and maintenance challenges associated with stormwater systems, ponds, control structures, roadways, utilities, and amenities after developer turnover. We regularly coordinate with District Counsel, auditors, and bond counsel, prepare engineer's reports and supporting exhibits for bond issuances, and attend public Board meetings. We recognize that CDD engineering is not limited to design work but involves ongoing advisory services, documentation, and protection of District infrastructure for the benefit of residents and taxpayers.

Capability and Ability to Deliver Project

We have a seasoned design team that is more than capable of delivering all the necessary components of a project and routinely handle larger scale projects with high dollar values. CDD Boards often face time-sensitive issues such as erosion, drainage failures, and infrastructure complaints. LHE is known for providing rapid site evaluations, practical repair solutions, clear scopes of work for contractor pricing, and cost-effective approaches suitable for District budgets. We provide documentation that protects the District from future liability while addressing issues in a timely and efficient manner.

Exceptional Staff Competence from Continued Training and Education

LHE is committed to ensuring that every staff member affecting product quality is fully competent to perform their assigned tasks. All personnel assigned to production have recent experience in their respective areas of responsibility. Competency is established through education, training, experience, and demonstration of skills.

Continuing education of our technical and professional staff is strongly encouraged. Many of our employees are enrolled in continuing education seminars and conferences offered by FDOT and other professional associations. Examples of these courses include the FDOT Project Management Course, Quality Assurance/Quality Control Training, FDOT Project Engineer Training, Traffic Control Zone Certification, Cost Estimating, and Long-Range Estimates Systems. Many of our engineers attend national seminars, where a variety of engineering trends and innovations are presented. Keeping up to date with the latest technology and management solutions allows us to provide more value to our clients.

Proposed LHE Staff Members

The accompanying resumes in Section E present proposed staff members and their education, years of experience, role on this proposed contract, and specialized experience. The following paragraphs illustrate highlights of the qualifications and experience of our proposed project management team and key staff:

Project Manager

Brad Foran, P.E., has a long history of working with both State and Local agencies and has helped many Cities, CDDs and Counties achieve their capital work programs. He was the Project Manager for the State's rehabilitation project in Tarpon Springs where new sidewalk, roadway, water and sewer upgrades as well as streetscaping improvements were constructed. In addition, he served as the Project Manager for the City of Safety Harbor's SR 590 improvements. He also possesses work experience that highlights his knowledge of highway design, permitting, and hydraulic analysis of existing and proposed facilities. He served as project manager and Engineer of Record for the Florida Department of Transportation on design contracts for Districts 1, 2, 3, 4, 6 and 7 and has worked on numerous major and minor roadway restoration projects. He designed the signalization improvement at Himes and Azeele for the City of Tampa and the enhancement project at Howard and Dekle. He is experienced in the evaluation, design, and permitting of existing and proposed facilities through either 3R or New Construction standards. He recently completed the Selmon Greenway Design Build Contract with Tampa-Hillsborough Expressway Authority (THEA) and will be coordinating with the City's TIGER grant project.

His most recent projects have focused on Florida Department of Transportation's 3R criteria and work with local agencies throughout Tampa Bay. These projects have included the complete evaluation of the enhancement projects new design projects criteria including the hydraulic analysis, pavement design, and variance approval for urban and rural projects. He is experienced in taking the design plans to completion and subsequently toward the construction phase of the project. **Mr. Foran brings to this project a wealth of experience and has the resources to assign and address design issues, ensure compliance with schedules, and provide a successful contract for the Wesbridge CDD. Mr. Foran was the former Florida Engineering Society's (FES) Pinellas Chapter President and was a member of its Board of Directors.**

Assistant Project Manager/ Roadway Design / Drainage Design

Thomas Liu, P.E. Mr. Liu has over 20 years of roadway design and drainage experience on City, Florida Department of Transportation, County, and Private Development projects in Florida. Mr. Liu has served as Project Engineer on several projects in the Tampa Bay Area. Mr. Liu's drainage experience includes design of stormwater treatment systems including treatment and attenuation requirements for SWFWMD and SFWMD permits. Mr. Liu also has both design and project management experience in traffic operations (signalization, signing and marking, highway lighting). He has extensive experience in transportation engineering

including design for rural and urban highways, limited access expressways, and rural and urban interchanges. Technical aspects of design include horizontal and vertical geometry, development of traffic control plans, drainage design, utility conflicts, and permitting. His expertise also includes basin delineation, pond siting reports, inlet locations, pavement drainage, hydraulic calculation for storm sewer networks, cross-drain analysis, stormwater routing, floodplain analysis, water quality, optional culvert material, dredge and fill impacts, coordination with water management agencies for permitting, and formulating technical stormwater reports.

We have a long-standing relationship with LHE and have collaborated on multiple jobs together. We can always depend on Brad and his team to be knowledgeable of all design aspects of the project, be innovative with their approach, dependable with deadlines and communication, and responsive to any challenges that may arise. When anyone asks for a recommendation for an engineer, I do not hesitate to put them in touch with Brad and Lighthouse.”

**Jeff nelson, President
Nelson Construction**

Principal-In-Charge, Quality Assurance/Quality Control

Frank Foran, P.E., LHE's Vice President for Southeast Transportation with oversight responsibility of the Florida operations, is a Highway Design Engineer with more than 40 years of experience in the Tampa Bay Area. He will provide the direction for our **Quality Control** program out of our Tampa Bay area office located in Safety Harbor. Mr. Foran is certified with the Florida Department of Transportation (FDOT) in the preparation of traffic control plans and has also received training from the Department in cost estimating and long-range estimating systems. In addition to writing Quality Control Plans for various assignments at LHE,

Mr. Foran has performed quality assurance plan reviews for other consulting firms

Customer Centric Focus Yields Repeat Business

The LHE Team understands that adherence to schedule, quality, and budget standards are not the only measures of past performance. We also measure the quality of our services through customer satisfaction and the level of business-like concern for governmental client interests.

We pride ourselves on a reputation for reasonable and cooperative behavior from proposal and initial negotiations through contract modifications and final delivery. The LHE project team members take great pride in both their individual and team record of service for our clients. We recognize that the **quality of service provided to a client is directly related to the potential for repeat business.**

The number of letters of appreciation, repeat clients, and repeat contracts we have been awarded reflects our product quality and consistent history of preparing innovative and realistic design solutions that are consistently within four (4) percent of the competitive low bid and meet the client's most demanding schedules. **Repeat business now constitutes roughly ninety (90) percent of our business.**

LHE seeks to continually improve our job performance, quality of products and services, and responsiveness. We have formally interviewed both private and public sector clients to determine how our staff could better fill their needs. We have implemented many of their suggestions and will provide you with a top team of experienced professionals ready to respond to every need.

Recent, Current and Projected Workload

The following information is provided to demonstrate specifically that the LHE team has the personnel and experience to best provide the requested services.

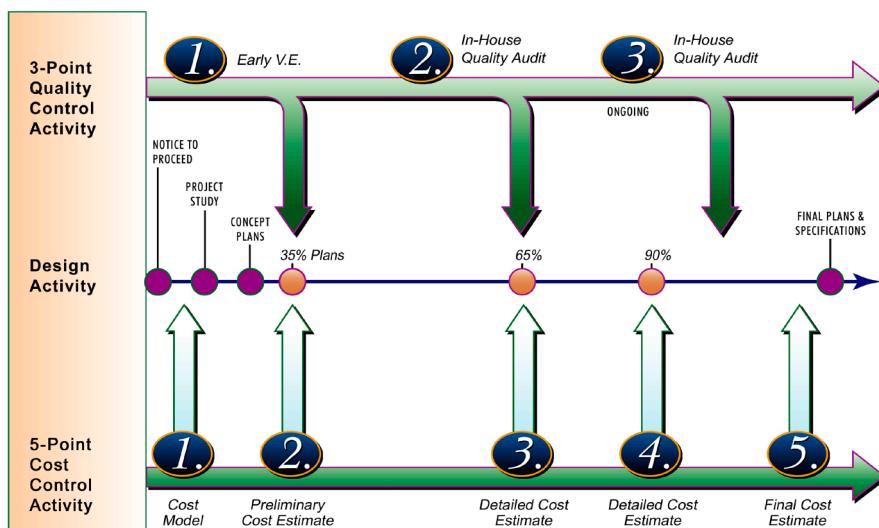
The current workload of LHE will allow us to begin work immediately. Our available design staff can provide more than 250 staff hours per month from our office in Safety Harbor. LHE routinely handles a multitude of projects involving various disciplines. We utilize subconsultants with experience in specialized areas such as SUE, land surveying and mapping, geotechnical engineering, and right of way acquisition, while employing our own engineers in other areas such as CEI, pavement evaluation, asset management, bridge inspection, and structure repairs.

We recently completed several significant projects including a Design-Build Project for FDOT District 1 at SR 789 from Longboat Club Road to SR 64. We are also scheduled to finish a Design-Build Project at SR 25 (US 27) in the next month. Currently, we are working on a Sidewalk Gap Project for FDOT District 7 and a few smaller projects for private clients, which puts our projected workload critically low. We are in the process of finishing up the contract to begin work on TWO 10.2023 for the City of Pinellas Park. This project is for the plan preparation for the elimination of ten abandoned driveway aprons at various locations along Park Boulevard, including FDOT permitting.

Our projected workload falls within the capacity of our staff. As with any firm, our workload is not always constant, but has peaks and valleys. The dedication of our staff enables LHE to meet our clients' goals by working overtime during peaks and improving our technical skills during slower periods. LHE and our entire team will pull together to ensure that we meet the CDD's needs.

Successful Projects Result from Our Quality Assurance Program

Lighthouse Engineering believes that leadership in our industry can be achieved only through quality. Meeting quality goals at Lighthouse Engineering means commitment to the full satisfaction of every internal and external client. We continuously improve our management and technical processes in order to meet client requirements the first time, every time. Every team member of Lighthouse Engineering is dedicated to continuous improvement.



LHE Construction Cost and Quality Control Process.

The head of the QA/QC Team for this contract will be **Frank Foran**. Mr. Foran, P.E. will serve as the Management Representative responsible for implementing and maintaining the quality system and for regularly reporting system, process, or product failures with a view to continually improving the quality system. LHE recognizes that a quality product is the key to the successful performance of a contract, having maintained QA/QC standards and procedures since the company was founded in 2006. LHE has embraced the philosophy of Six Sigma Quality Management, which focuses on constantly monitoring performance and anticipating and preventing future problems by changing processes rather than merely reacting to mistakes. Our Six Sigma Program is client-and-product focused and is an established part of our corporate culture. The QA Program provides the controls and continuity necessary to perform a project in a defined, systematic manner and includes adequate provisions for changes. Our subcontractors are briefed on this process and fully comply with all procedures.

I. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

31. SIGNATURE

Bradley S. Foran

32. DATE

2/4/2026

33. NAME AND TITLE

Bradley S. Foran, P.E., President

ARCHITECT – ENGINEER QUALIFICATIONS

PART II – GENERAL QUALIFICATIONS

(If a firm has branch offices, complete for each specific branch office seeking work.)

2a. FIRM (OR BRANCH OFFICE) NAME Lighthouse Engineering, Inc.			3. YEAR ESTABLISHED 2006	4. DUNS NUMBER 01-249-5373
2b. STREET 701 Enterprise Road East, Suite 410			5. OWNERSHIP	
2c. CITY Safety Harbor		2d. STATE FL	2e. ZIP CODE 34695	a. TYPE Corporation
6a. POINT OF CONTACT NAME AND TITLE Bradley S. Foran, P.E., President			b. SMALL BUSINESS STATUS SBE	
6b. TELEPHONE NUMBER 727-726-7856		7. NAME OF FIRM (If block 2a is a branch office)		
8a. FORMER FIRM NAME(S) (If any)			8b. YR. ESTABLISHED	8c. DUNS NUMBER

9. EMPLOYEES BY DISCIPLINE

10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS

11. ANNUAL AVERAGE PROFESSIONAL SERVICES
REVENUES OF FIRM
FOR LAST 3 YEARS
(Insert revenue index number shown at right)

(Insert revenue index number shown at right)

a. Federal Work	1	2. \$100,000 to less than \$250,000	7. \$5 million to less than \$10 million
b. Non-Federal Work	3	3. \$250,000 to less than \$500,000	8. \$10 million to less than \$25 million
c. Total Work	3	4. \$500,000 to less than \$1 million	9. \$25 million to less than \$50 million
		5. \$1 million to less than \$2 million	10. \$50 million or greater

12. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

a. SIGNATURE  B. RACE, S. FOLAN, PRESIDENT	B. DATE February 4, 2026
c. NAME AND TITLE	

Bradley S. Foran, P.E., President



Ron DeSantis, Governor

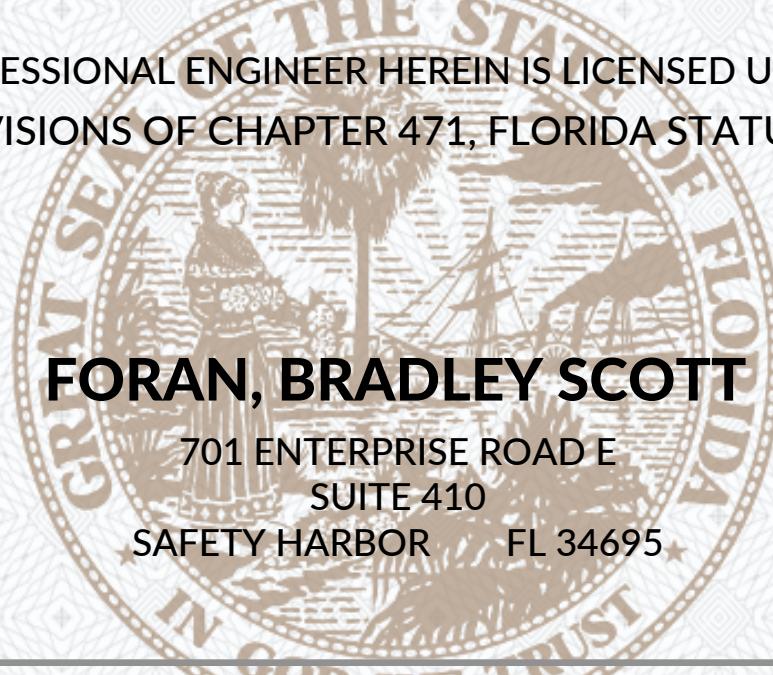
Melanie S. Griffin, Secretary



FBPE
FLORIDA BOARD OF
PROFESSIONAL ENGINEERS

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS

THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE
PROVISIONS OF CHAPTER 471, FLORIDA STATUTES



FORAN, BRADLEY SCOTT

701 ENTERPRISE ROAD E
SUITE 410
SAFETY HARBOR FL 34695

LICENSE NUMBER: PE52634

EXPIRATION DATE: FEBRUARY 28, 2027

Always verify licenses online at MyFloridaLicense.com



Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.



Florida Department of Transportation

RON DESANTIS
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450

JARED W. PERDUE, P.E.
SECRETARY

September 09, 2025

Bradley Foran, President
LIGHTHOUSE ENGINEERING INC. d/b/a LHE
701 Enterprise Road East
Suite 410
Safety Harbor, FL 34695
bforan@lighthouseenginc.com

Dear Mr. Foran:

The Florida Department of Transportation has reviewed your application for prequalification package and determined that the data submitted is adequate to technically prequalify your firm for the following professional services types of work per Rule 14-75, F.A.C.:

3.1 - Minor Highway Design
3.2 - Major Highway Design
3.3 - Controlled Access Highway Design

6.3.1 - Intelligent Transportation Systems Analysis and Design
6.3.2 - Intelligent Transportation Systems Implementation

7.1 - Signing, Pavement Marking and Channelization
7.2 - Lighting
7.3 - Signalization

Your firm is now technically prequalified with the Department for Professional Services in the above referenced work types. The overhead audit has been accepted, and your firm may pursue projects in the referenced work types with fees of any dollar amount. This status shall be valid until June 30, 2026, for contracting purposes.

Approved Rates

Home Overhead	Facilities Capital Cost of Money (FCCM)	Premium Overtime	Home Direct Expense	Published Fee Schedule
77.30%	3.838%	Reimbursed	2.64%	No

Per Title 23, U.S. Code 112, there are restrictions on sharing indirect cost rates. Refer to Code for additional information.

Should you have any questions, please feel free to contact me by email at FDOT.PSPqualification@dot.state.fl.us.

Sincerely,

A handwritten signature in blue ink that reads "Philip Pitts". The signature is fluid and cursive, with "Philip" on the top line and "Pitts" on the bottom line.

Philip Pitts
Professional Services Qualification Administrator
PP/YG

Licensee Details

Licensee Information

Name: **LIGHTHOUSE ENGINEERING INC. DBA LHE, INC. (Primary Name)**
Main Address: **701 ENTERPRISE ROAD EAST
SUITE 410
SAFETY HARBOR Florida 34695**
County: **PINELLAS**

License Mailing:

LicenseLocation:

License Information

License Type: **Registry**
Rank: **Registry**
License Number: **28576**
Status: **Current**
Licensure Date: **05/15/2009**
Expires:

Special Qualifications

Qualification Effective

Alternate Names

[View Related License Information](#)

[View License Complaint](#)

[2601 Blair Stone Road, Tallahassee FL 32399](#) :: Email: [Customer Contact Center](#) :: Customer Contact Center: 850.487.1395

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Under Florida law, email addresses are public records. If you do not want your email address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact the office by phone or by traditional mail. If you have any questions, please contact 850.487.1395. *Pursuant to Section 455.275(1), Florida Statutes, effective October 1, 2012, licensees licensed under Chapter 455, F.S. must provide the Department with an email address if they have one. The emails provided may be used for official communication with the licensee. However email addresses are public record. If you do not wish to supply a personal address, please provide the Department with an email address which can be made available to the public.



DIVISION of
CORPORATIONS
an official State of Florida website

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Detail by Entity Name

Florida Profit Corporation
LIGHTHOUSE ENGINEERING INC.

Filing Information

Document Number	P06000152907
FEI/EIN Number	20-8032896
Date Filed	12/12/2006
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	05/01/2009

Principal Address

701 ENTERPRISE ROAD EAST
SUITE 410
SAFETY HARBOR, FL 34695

Changed: 03/31/2016

Mailing Address

701 ENTERPRISE ROAD EAST
SUITE 410
SAFETY HARBOR, FL 34695

Changed: 03/31/2016

Registered Agent Name & Address

FABRIZIO, SANDRA K, MRS.
701 ENTERPRISE ROAD
SUITE 410

SAFETY HARBOR, FL 34695

Name Changed: 03/07/2014

Address Changed: 03/07/2014

Officer/Director Detail

Name & Address

Title PTD

FORAN, BRADLEY S
65 TURNSTONE DR
SAFETY HARBOR, FL 34695

Annual Reports

Report Year	Filed Date
2020	01/22/2020
2021	03/08/2021
2022	03/08/2022

Document Images

03/08/2022 -- ANNUAL REPORT	View image in PDF format
03/08/2021 -- ANNUAL REPORT	View image in PDF format
01/22/2020 -- ANNUAL REPORT	View image in PDF format
01/13/2019 -- ANNUAL REPORT	View image in PDF format
01/11/2018 -- ANNUAL REPORT	View image in PDF format
01/13/2017 -- ANNUAL REPORT	View image in PDF format
01/12/2016 -- ANNUAL REPORT	View image in PDF format
01/09/2015 -- ANNUAL REPORT	View image in PDF format
03/07/2014 -- ANNUAL REPORT	View image in PDF format
02/19/2013 -- ANNUAL REPORT	View image in PDF format
03/21/2012 -- ANNUAL REPORT	View image in PDF format
03/21/2011 -- ANNUAL REPORT	View image in PDF format
03/23/2010 -- ANNUAL REPORT	View image in PDF format
05/01/2009 -- REINSTATEMENT	View image in PDF format
08/23/2007 -- ANNUAL REPORT	View image in PDF format
12/12/2006 -- Domestic Profit	View image in PDF format

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**Board of County Commissioners
Economic Development Department
Minority and Disadvantaged Business Development**

Small Business Registration

Lighthouse Engineering, Inc. DBA LHE

HC-1873/23

Valid from December 11, 2023 - March 2, 2026

Approved Lines of Business:

Engineering - Civil, Construction-Related Services

A handwritten signature in black ink, appearing to read "Theresa Kempa".

Theresa Kempa, Manager, MCA
Minority & Small Business Enterprises Division



The City of St. Petersburg Small Business Enterprise (SBE)

This certificate is awarded to
Lighthouse Engineering, Inc. DBA LHE

Certification Number: 141280

This certificate is applicable in

NIGP 925: Engineering Services, Professional NIGP 92517: Civil Engineering, The City of St. Petersburg

Certified: April 3, 2025

Expires: April 3, 2028

*Kourey Hendryx-Bell, J.D.
Manager, Office of Supplier Diversity
(727) 893-7226
Kourey.Hendryx-Bell@stpete.org*

In accordance with the City of St. Petersburg's Small Business Enterprise Ordinance #789-G, your business is certified as a Small Business Enterprise by the City of St. Petersburg. You will need to show proof of your new Occupational License each year, as well as renew your certification with this agency every three years. If at anytime the composition of the SBE status of your firm changes, you need to complete another SBE affidavit. The City of St. Petersburg Government reserves the right to terminate or cancel this certification at anytime when it is found that the composition of the Organization has changed and no longer meets the definition established for SBE certification.



Equal Business Opportunity (EBO)

Certification Program

This is to certify that in accordance with City of Tampa Ordinance 2017-28, Chapter 26.5, Equal Business Opportunity Program

Lighthouse Engineering, Inc. DBA LHE

is hereby certified as a

Small Local Business Enterprise (SLBE)

In the following specialty(ies)

Construction-Related Services

The certification is valid from November 20, 2024 to January 15, 2027

Updates for recertification are required prior to the expiration date listed above. If at any time changes are made in the firm that are not in concert with our eligibility requirements, you agree to report those changes to us for evaluation. The City of Tampa reserves the right to terminate this certification at anytime it determines eligibility requirements are not being met.

Bertha M. Mitchell, Manager
City of Tampa Equal Business Opportunity



PORT TAMPA BAY™

Small Business Enterprise Certification

Lighthouse Engineering Inc.

Federal ID #20-8032896

***Services Provided: Architect-Engineer & Other Professional
Design Services; Consulting Services***

Valid from 04/25/2025 to 04/24/2026

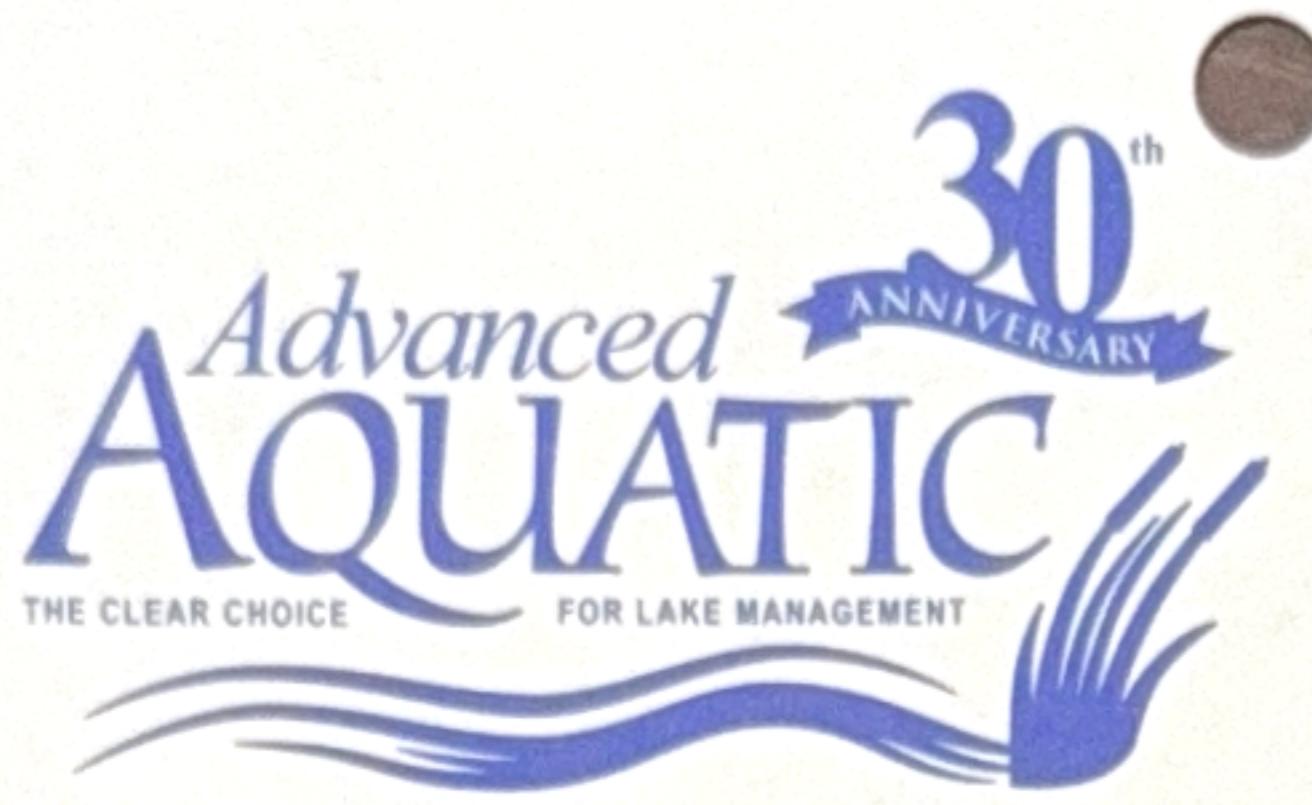
Donna L. Casey

SBE & Contracts Manager

Please note this certificate is valid only with Port Tampa Bay.

It is not reciprocal with the City of Tampa or Hillsborough County and may not be reciprocal with any other local governmental agency.

Tab 2



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

CUSTOMER: Wesbridge
ACCOUNT #: 936
DATE: 2/6/26
TECH: Cody
WEATHER CONDITIONS: Cold / clear
WATER LEVELS: Low

WATERWAY MANAGEMENT REPORT

ALGAE/AQUATIC WEED CONTROL

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

B1 B2 NE N NW < SE

SITE OBSERVATIONS:

- Treated as noted above
- Trash picked up
- Dye added to B_1 & B_2

RECOMMENDATIONS:

- Water Quality Analysis Lake (s) # _____
- Native Plantings Lake (s) # _____

FISH/WILDLIFE OBSERVATIONS

SPORT FISH

Largemouth Bass

 Bream

Catfish

BIOLOGICAL CONTROL FISH

Triploid Grass Carp

Mosquitofish

OTHER WILDLIFE:

REMARKS: Duck, Turtle, Crows, Songbirds

Tab 3

WESBRIDGE

LANDSCAPE INSPECTION REPORT



January 28, 2026
Rizzetta & Company

Matthew Mironchik - Landscape Specialist
Landscape Inspection Services



Rizzetta & Company
Professionals in Community Management

Summary/All Ornamental Beds/Tree Rings/East Perimeter

General Updates, Recent & Upcoming Maintenance Events

➤ Recent cold temperatures have damaged plant material. Crews should be instructed not to trim any plant material until the threat of frost for the season has passed.

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. All ornamental grasses not trimmed to this point should be left until March or until the threat of frost has passed. This will help insulate the crowns of the plants.
2. Annual planting beds at the Wells Rd./Dutton Dr and Boyette/Merilee Pl. should be cleared and prepped for Spring plantings. It is better to have clean open bed space, than dead plant material.(pic.2a,2b>)



3. This is a good time to make sure that all tree rings are redefined and weeds/grass is removed.(pic.3>)
4. Bed weeds should be removed along the fence line on Wells Rd.. This is the time to get caught up before the growing season.(pic.4a>>,4b>>)



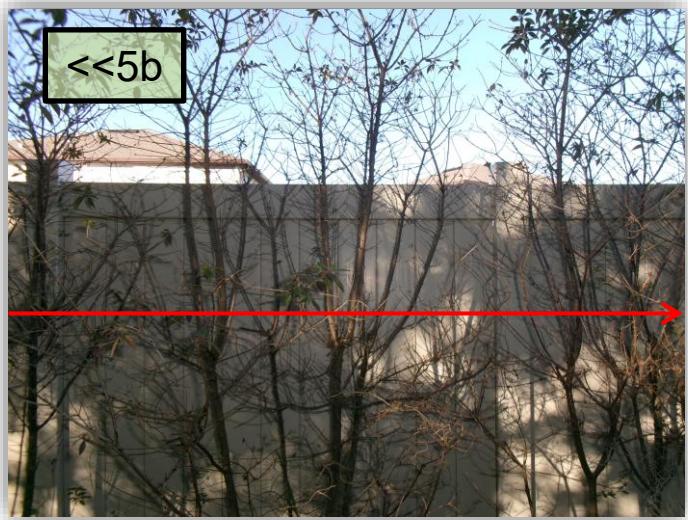
5. **Plant material along the East perimeter privacy fence should have a tentative schedule to be trimmed below the fence line after threat of frost is done for the season.(pic.5a>>,5b>>)**



<<4a



<<5b



<<4b



6. Weeds inside hedge row along eastern perimeter need to be removed to promote healthy even growth of plant material.(pic.6)

6



<<5a



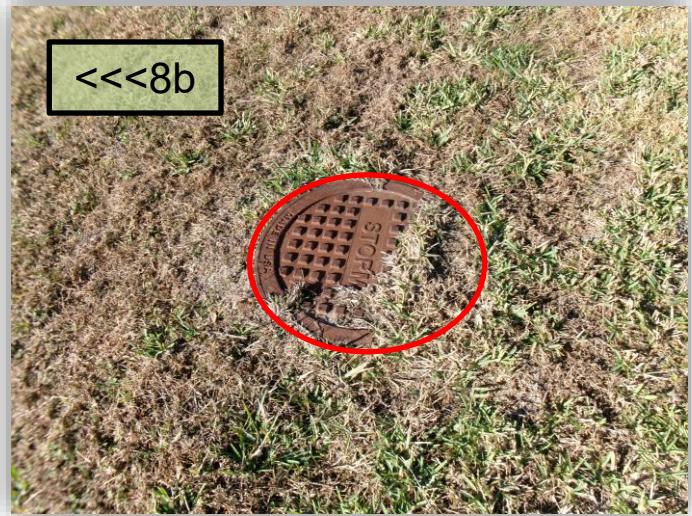
7. At the time of this inspection, the Magnolia along the East perimeter is still laying on its side. This needs to be corrected as soon as possible. Irrigation around the base of the tree needs to be checked as well. (pic.7a>>,7b>>)

8. Crews need to be instructed to hard edge all storm drain grates and man hole covers to prevent clogging and for location purposes. This is at the retention pond behind Thunderbird Dr.(pic.8a>>,8b>>)

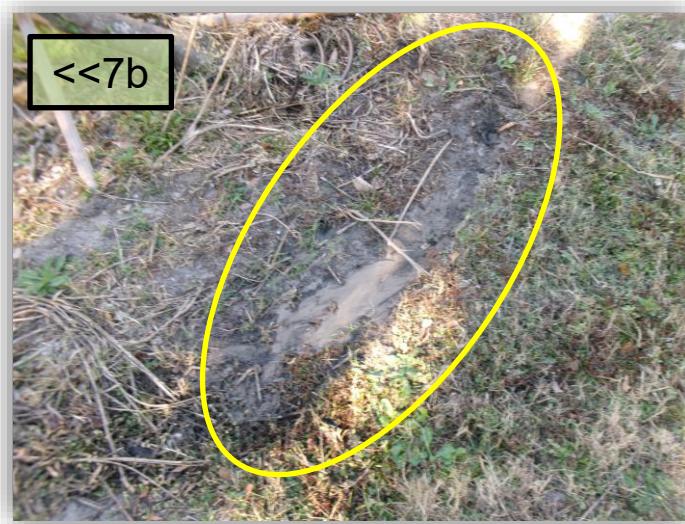


Rizzetta & Company
Professionals in Community Management

East Perimeter/Southeast Perimeter/Swale Area Between Dutton Dr and Thunderbird Dr.



9. Ornamental beds in the swale area between Dutton Dr. and Thunderbird Dr. need extensive weeding still. Getting ahead of it now will make it easier during the growing season.(pic.9)



10. **Broken Pine Tree along the South side of retention pond Tract 'B-3' is still present. Has a proposal been made to remove and dispose of?(pic.10>>)**

11. Crews should be instructed to remove small branches from pine trees during their next event.(pic.11a>>,11b>>)

12. Area along the South perimeter behind Skylark looks a lot better. Keep it up.(pic.12a>>>,12b>>>)



South Perimeter/Southwest Perimeter



13. Resident located at 30180 Skylark Dr. appears to have had some concrete work done and the form boards have been thrown behind the fence onto CDD property.(pic.13a>>,13b>>)
14. The resident at 30119 Rattana Ct. has removed the debris placed on CDD property(I observed the debris stacked in their yard), and the area has been cleared.(pic.14>>)
15. Debris behind the residences at 30112 and 30104 Skylark is still present. This area is starting to look better so this debris should be removed.(pic.15a>>>,15b>>>)



Southwest Perimeter



<<13a



<<<15a



<<13b



<<<15b



<<14

16. A small Pine Tree on CDD property, behind the resident at 30104 Skylark Dr., has broken and should be removed. The crew could also remove the debris behind this resident at the same time.(pic.16>>)

17. Heavy weed pressure is present in the grass beds along the Skylark/Marquette cut-through.(pic.17>>)

18. Though pruning should be held off until the threat of frost has past, all browning in Junipers throughout CDD property should be cut back, especially in high visibility areas.(pic.18a>>,18b>>>)



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Professionals in Community Management



19. Dead Holly near the 'Visitor Parking', on Skylark Dr. is still present and should be removed.(pic.19)



Rizzetta & Company
Professionals in Community Management

Proposals

1. Removal of broke Pine tree located on the Southside of retention pond tract 'B-3' and behind resident at 30104 Skylark Dr..
Item #'s 10&16.(pic.1a,1b)



Tab 4



UPCOMING DATES TO REMEMBER

- **Next Meeting:** March 16, 2026 at 5:30pm
- **FY 2024-2025 Audit Completion Deadline:** June 30, 2026
- **Next Election (Seats):** Term 11/22 – 11/26 (Seat 4-Eladio); & Term 11/22-11/26 (Seat 5-Leslie)

District Manager's Report

February 17

2026

W
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District Manager Updates

<u>FINANCIAL SUMMARY</u>		<u>12/31/2025</u>
General Fund Cash & Investment Balance:		\$329,370
Reserve Fund Cash & Investment Balance:		\$125,624
Debt Service Fund Investment Balance:		<u>\$635,823</u>
Total Cash and Investment Balances:		\$1,090,817
General Fund Expense Variance:	\$19,528	Under Budget



Rizzetta & Company

Wesbridge Community Development District

**Financial Statements
(Unaudited)**

December 31, 2025

Prepared by: Rizzetta & Company, Inc.

**wesbridgecdd.org
rizzetta.com**

Wesbridge Community Development District

Balance Sheet

As of 12/31/2025

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Capital Project Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets							
Cash In Bank	315,149	0	1,410	0	316,559	0	0
Investments	14,221	125,624	634,413	22,701	796,959	0	0
Accounts Receivable	15,674	0	12,695	0	28,369	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	648,518
Amount To Be Provided Debt Service	0	0	0	0	0	0	5,136,482
Total Assets	507,795	125,624	648,518	22,701	1,304,638	3,624,279	5,785,000
Liabilities							
Accounts Payable	424	0	0	0	424	0	0
Accrued Expenses	8,293	0	0	0	8,293	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	0	5,785,000
Deposits Payable	159,610	0	0	0	159,610	0	0
Total Liabilities	168,327	0	0	0	168,327	0	5,785,000
Fund Equity & Other Credits							
Beginning Fund Balance	25,077	52,890	522,029	20,582	620,578	0	0
Investment In General Fixed Assets	0	0	0	0	0	3,624,279	0
Net Change in Fund Balance	314,392	72,734	126,489	2,119	515,734	0	0
Total Fund Equity & Other Credits	339,469	125,624	648,518	22,701	1,136,312	3,624,279	0
Total Liabilities & Fund Equity	507,795	125,624	648,518	22,701	1,304,638	3,624,279	5,785,000

See Notes to Unaudited Financial Statements

Wesbridge Community Development District

Statement of Revenues and Expenditures

As of 12/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026	Through 12/31/2025	Year To Date 12/31/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	169	169
Special Assessments				
Tax Roll	377,161	377,161	379,244	2,083
Total Revenues	377,161	377,161	379,413	2,252
Expenditures				
Legislative				
Supervisor Fees	12,000	3,000	2,600	400
Total Legislative	12,000	3,000	2,600	400
Financial & Administrative				
ADA Website Compliance	1,538	1,538	1,537	1
Accounting Services	21,067	5,267	5,267	0
Administrative Services	5,268	1,317	1,317	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	1,250	1,250	0
District Engineer	20,000	5,000	700	4,300
District Management	23,526	5,881	5,882	0
Dues, Licenses & Fees	210	210	175	35
Financial & Revenue Collections	4,213	1,054	1,053	0
Legal Advertising	2,700	675	600	75
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	652
Website Hosting, Maintenance, Backup & E	2,400	600	600	0
Total Financial & Administrative	104,591	36,796	31,540	5,255
Legal Counsel				
District Counsel	9,200	2,300	1,163	1,138
Total Legal Counsel	9,200	2,300	1,163	1,138
Electric Utility Services				
Utility - Street Lights	48,235	12,058	12,503	(444)
Utility Services	10,527	2,632	2,821	(190)
Total Electric Utility Services	58,762	14,690	15,324	(634)
Water-Sewer Combination Services				
Utility Services	5,000	1,250	721	529
Total Water-Sewer Combination Services	5,000	1,250	721	529
Stormwater Control				
Aquatic Maintenance	8,774	2,194	2,175	18
Aquatic Plant Replacement	3,100	775	0	775
Total Stormwater Control	11,874	2,969	2,175	793
Other Physical Environment				

See Notes to Unaudited Financial Statements

Wesbridge Community Development District

Statement of Revenues and Expenditures

As of 12/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026	Through 12/31/2025	Year To Date 12/31/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Gate Cameras	2,150	537	312	226
General Liability Insurance	4,060	4,060	3,826	234
Holiday Decorations	2,000	2,000	1,000	1,000
Irrigation Maintenance & Repair	4,600	1,150	1,268	(118)
Landscape - Annuals/Flowers	6,000	1,500	0	1,500
Landscape - Mulch	19,800	4,950	0	4,950
Landscape Inspection Services	9,600	2,400	2,400	0
Landscape Maintenance	75,000	18,750	19,570	(820)
Landscape Replacement Plants, Shrubs, Tr	4,300	1,075	3,693	(2,618)
Property Insurance	6,754	6,754	4,667	2,087
Total Other Physical Environment	134,264	43,176	36,736	6,441
Parks & Recreation				
Fountain Service Repair & Maintenance	3,100	775	45	730
Gate Maintenance & Repair	16,750	4,188	3,167	1,020
Pressure Washing	3,000	750	325	425
Telephone, Internet, Cable	3,120	780	568	213
Total Parks & Recreation	25,970	6,493	4,105	2,388
Contingency				
Crosswalk Maintenance	1,000	250	0	250
Miscellaneous Contingency	14,500	3,625	657	2,968
Total Contingency	15,500	3,875	657	3,218
Total Expenditures	377,161	114,549	95,021	19,528
Total Excess of Revenues Over(Under) Ex- penditures	0	262,612	284,392	21,780
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	25,076
Total Fund Balance, End of Period	0	262,612	339,469	76,856

Wesbridge Community Development District

Statement of Revenues and Expenditures

As of 12/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026	Through 12/31/2025	Year To Date 12/31/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	486	486
Special Assessments				
Tax Roll	102,248	102,248	102,248	0
Total Revenues	102,248	102,248	102,734	486
Expenditures				
Contingency				
Capital Reserve	102,248	102,248	0	102,248
Total Contingency	102,248	102,248	0	102,248
Total Expenditures	102,248	102,248	0	102,248
Total Excess of Revenues Over(Under) Expenditures	0	0	102,734	102,734
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
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	52,890	52,890
Total Fund Balance, End of Period	0	0	125,624	125,624

Wesbridge Community Development District

Statement of Revenues and Expenditures

As of 12/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 12/31/2025 YTD Budget	Year To Date 12/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	4,395	4,395
Special Assessments				
Tax Roll	388,326	388,326	390,014	1,688
Total Revenues	388,326	388,326	394,409	6,083
Expenditures				
Debt Service				
Interest	243,326	243,326	121,010	122,316
Principal	145,000	145,000	145,000	0
Total Debt Service	388,326	388,326	266,010	122,316
Total Expenditures	388,326	388,326	266,010	122,316
Total Excess of Revenues Over(Under) Expenditures	0	0	128,399	128,399
Total Other Financing Sources(Uses)				
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(1,910)	(1,910)
Total Other Financing Sources(Uses)	0	0	(1,910)	(1,910)
Fund Balance, Beginning of Period	0	0	522,029	522,029
Total Fund Balance, End of Period	0	0	648,518	648,518

Wesbridge Community Development District

Statement of Revenues and Expenditures

As of 12/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 12/31/2025 YTD Budget	Year To Date 12/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	209	209
Total Revenues	0	0	209	209
 Total Excess of Revenues Over(Under) Ex- penditures	 0	 0	 209	 209
 Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	1,910	1,910
Total Other Financing Sources(Uses)	0	0	1,910	1,910
 Fund Balance, Beginning of Period	 0	 0	 20,582	 20,582
 Total Fund Balance, End of Period	 0	 0	 22,701	 22,701

Wesbridge CDD
Investment Summary
December 31, 2025

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>December 31, 2025</u>
Valley National Operating	Governmental Checking	\$ 11,928
FLCLASS Operating	Average Monthly Yield 4.2990%	2,293
		Total General Fund Investments <u><u>\$ 14,221</u></u>
FLCLASS Reserve	Average Monthly Yield 4.2990%	\$ 125,624
		Total Reserve Fund Investments <u><u>\$ 125,624</u></u>
US Bank Series 2019 Revenue	US Bank Money Markets GCTS 0490	\$ 440,250
US Bank Series 2019 Reserve	US Bank Money Markets GCTS 0490	194,163
		Total Debt Service Fund Investments <u><u>\$ 634,413</u></u>
US Bank Series 2019 Construction	US Bank Money Markets GCTS 0490	\$ 22,701
		Total Capital Projects Fund Investments <u><u>\$ 22,701</u></u>

FirstService Financial, an affiliate by ownership to your management company Rizzetta & Company, provides banking solutions exclusively to clients of Rizzetta & Company. FirstService Financial receives a monthly administration fee from partner financial institutions for our assistance with the development, placement, service, and maintenance of our banking programs without impacting the interest our clients earn on their funds. The monthly administration fee varies as it is negotiated with each participating financial institution.

Wesbridge Community Development District
Summary A/R Ledger
From 12/01/2025 to 12/31/2025

Fund_ID	Fund Name	Customer	Invoice Number	AR Account	Date	Balance Due
282, 2334						
282-001	282 General Fund	Pasco County Tax Collector	AR00002926	12110	10/01/2025	15,673.53
Sum for 282, 2334						15,673.53
282, 2336						
282-200	282 Debt Service Fund S2019	Pasco County Tax Collector	AR00002926	12110	10/01/2025	12,695.70
Sum for 282, 2336						12,695.70
Sum for 282						28,369.23
Sum Total						28,369.23

Wesbridge Community Development District
Summary A/P Ledger
From 12/01/2025 to 12/31/2025

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
282, 2334					
282 General Fund	12/09/2025	Pasco County Utilities	2365166011/25 ACH	30032 Marquette Ave 11/25	14.14
282 General Fund	12/09/2025	Pasco County Utilities	23651298 11/25 ACH	6554 Ryestone Way 11/25	33.33
282 General Fund	12/09/2025	Pasco County Utilities	23651297 11/25 ACH	6697 Dutton Irrigation DR 11/25	174.73
282 General Fund	12/09/2025	Pasco County Utilities	23651661 11/25 ACH	29966 Marquette Plance 11/25	3.03
282 General Fund	12/09/2025	Pasco County Utilities	23651677 11/25 ACH	6612 Boyette Road 11/25	109.08
282 General Fund	12/09/2025	Spectrum	1307909120925 ACH	6612 BOYETTE RD 12/25	90.00
Sum for 282, 2334					424.31
Sum for 282					424.31
Sum Total					424.31

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

Balance Sheet

1. Trust statement activity has been recorded through 12/31/2025.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Summary A/R Ledger – Payment Terms

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

Summary A/R Ledger – Subsequent Collections

5. General Fund – Payments for Invoice #AR00002926 totaling \$5,094.57 were received in January 2026.
6. Debt Service Fund – Payments for Invoice #AR00002926 totaling \$4,126.65 were received in January 2026.

Tab 5



Quarterly Compliance Audit Report

Wesbridge

Date: December 2025 - 4th Quarter

Prepared for: Matthew Huber

Developer: Rizzetta

Insurance agency:



Preparer:

Susan Morgan - *SchoolStatus Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

Table of Contents

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Compliance Audit Overview

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

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

Compliance Criteria

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



ADA Website Accessibility

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



Florida Statute Compliance

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

Audit Process

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

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

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



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

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

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

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



Florida F.S. 189.069 Requirements

Result: **PASSED**

Compliance Criteria

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

Accessibility overview

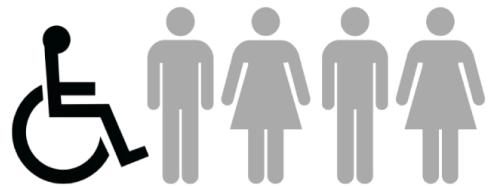
Everyone deserves equal access.

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

The legal and right thing to do

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

19%
of population has a disability.



Sight, hearing, physical, cognitive.



ADA Compliance Categories

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



Contrast and colors

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

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



Using semantics to format your HTML pages

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



Text alternatives for non-text content

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

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



Ability to navigate with the keyboard

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

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

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



Easy to navigate and find information

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

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



Properly formatting tables

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

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



Making PDFs accessible

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

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



Making videos accessible

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

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



Making forms accessible

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

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



Alternate versions

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



Feedback for users

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



Other related requirements

No flashing

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

Timers

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

Fly-out menus

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

No pop-ups

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

Web Accessibility Glossary

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

Tab 6

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the Wesbridge Community Development District was held on **Monday, 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.

Present and constituting a quorum were:

Leslie Green **Vice Chairman**
Bob Schnayzman **Assistant Secretary**
David Covert **Assistant Secretary**
Scott Petersen **Assistant Secretary**

Also present:

Darryl Adams	District Manager, Rizzetta
Eladio Izquierdo	Chairman (Via Conference Call)
Doug Agnew	Advance Aquatics (Via Conference Call)
Meredith Hammock	District Counsel, Kilinski Van Wyn (Via Conference Call)
Grace Rinaldi	District Counsel, Kilinski Van Wyn
Edward Schill	Juniper – Landscaping Representative

Audience Present

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 5:31 p.m.

SECOND ORDER OF BUSINESS

Audience Comments

No audience comments at this time.

THIRD ORDER OF BUSINESS

BUSINESS ITEMS

A. Discussion of Holiday Lights

42 The Board discussed obtaining permits for lighting and proposals that include solar panels.
43 Supervisor Schnayzman will lead the project.

FOURTH ORDER OF BUSINESS

STAFF REPORTS

A. District Engineer

48 Mr. Adams informed the Board that the RFQ is in process and it will be on the agenda next

49 month.

50 **B. Aquatics Report**

51 Mr. Agnew reviewed the Aquatic Report.

52 **C. Landscape Inspection Report**

53 The Board reviewed the Landscape Inspection Report and discussed dead annuals
54 resulting from frost damage. The Board requested proposals for replacements and directed
55 Juniper to obtain mulch proposals.

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

57 The RFP scope of work will be provided on next month's agenda.

58 **D. District Counsel**

59 Counsel gave updates, and there wasn't any request by the Board.

60 **1. Ratification for Kilinski/Van Wyk District Counsel Contract**

61 On a motion from Mr. Schnayzman, seconded by Mr. Covert, with four in favor, the Board
62 of Supervisors ratified the Kilinski/Van Wyk District Counsel Contract, for Wesbridge
63 Community Development District.

64

65 **E. District Manager**

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

67 **FIFTH ORDER OF BUSINESS**

68 **BUSINESS ADMINISTRATION**

69 **A. Consideration of Minutes of the Board of Supervisors' Regular Meeting held on**
70 **December 15, 2025**

71 The Board requested the following edits:

72

- 73 • Line 26 – Delete "District Counsel" and revise "Kilinski Van Wyn" to "Kilinski Van Wyk"
- 74 • Line 27 – Delete "Counsel" and revise "Kilinski Van Wyn" to "Kilinski Van Wyk"

75

76 On a motion from Mr. Schnayzman, seconded by Mr. Green, with all in favor, the Board
77 of Supervisors approved the Minutes of the Board of Supervisors meeting held on
78 December 15, 2025, as presented, for Wesbridge Community Development District.

79

80 **B. Consideration of Operation & Maintenance Expenditures for October 2025**

81

82 On a motion from Mr. Green, seconded by Mr. Schnayzman, with all in favor, the Board
83 of Supervisors ratified the Operation & Maintenance Expenditures for October 2025
(\$36,321.16), for the Wesbridge Community Development District.

84

85 **C. Consideration of Operation & Maintenance Expenditures for November 2025**

84

On a motion from Mr. Covert, seconded by Mr. Petersen, with all in favor, the Board of Supervisors ratified the Operation & Maintenance Expenditures for November 2025 (\$5,430.68), for the Wesbridge Community Development District.

85

SIXTH ORDER OF BUSINESS

Audience and Supervisor Requests

87

The Board requested a discussion of entranceway flowers at the next meeting.

89

90 Under Supervisor Request, Supervisor Petersen asked the team to get a proposal for solar lights
91 for the walking path.

92

SEVENTH ORDER OF BUSINESS

Adjournment

94

On a motion from Mr. Green, seconded by Mr. Schnaydman, with four in favor, the Board of Supervisors adjourned the meeting at 6:53 p.m. for Wesbridge Community Development District.

95

96

97

98

99

100

101 Secretary/Assistant Secretary

Chairman/ Vice Chairman

Tab 7

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

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Advanced Aquatic Services, Inc.	300169	10560815	Monthly Lake Maintenance 10/25	\$ 725.00
Advanced Aquatic Services, Inc.	300169	10561232	Monthly Lake Maintenance 11/25	\$ 725.00
Advanced Aquatic Services, Inc.	300192	10561362	Removed dead vegetation and debris 11/25	\$ 450.00
Advanced Aquatic Services, Inc.	300169	10561646	Monthly Lake Maintenance 12/25	\$ 725.00
American Illuminations & Decor	300190	94	Year 2 of 3-Year Holiday Lighting 12/25	\$ 1,000.00
Bob Schnayzman	300180	BS102025	Board of Supervisors Meeting 10/20/25	\$ 200.00
Bob Schnayzman	300162	BS111725	Board of Supervisor Meeting 11/17/2025	\$ 200.00
Bob Schnayzman	300187	BS121525	Board of Supervisor Meeting 12/15/25	\$ 200.00
Brletic Dvorak, Inc.	300170	2178	Engineering Services 10/25	\$ 450.00
Brletic Dvorak, Inc.	300193	2215	Engineering Services 11/25	\$ 850.00
Burr & Forman, LLP	300171	1594336	Legal Services 08/25	\$ 750.00
Burr & Forman, LLP	300171	1600853	Legal Services 10/25	\$ 150.00
Costena Services, LLC	300163	93025-1	Electrician Services 09/25	\$ 1,972.16
David Covert	300181	DC102025	Board of Supervisors Meeting 10/20/25	\$ 200.00

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

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
David Covert	300164	DC111725	Board of Supervisor Meeting 11/17/25	\$ 200.00
DoorKing, Inc.	20251223-1	2655451 ACH	Cell System Services 12/25	\$ 43.95
DoorKing, Inc.	20251226-1	2657895 ACH	Cell System Services 12/25	\$ 55.95
Down and Dirty Pressure Washing	300191	INV-000113	sidewalk pressure washing 12/25	\$ 325.00
Eladio Izquierdo	300165	EI111725	Board of Supervisor Meeting 11/17/2025	\$ 200.00
Eladio Izquierdo	300188	EI121525	Board of Supervisor Meeting 12/15/25	\$ 200.00
Eladio Izquierdo	300182	EL102025	Board of Supervisors Meeting 10/20/25	\$ 200.00
Fountain Design Group, Inc.	300172	37438A	Quarterly Fountain Cleaning Service 10/25	\$ 345.00
Juniper Landscaping of Florida, LLC	300173	357577	Irrigation Repairs 09/25	\$ 360.00
Juniper Landscaping of Florida, LLC	300173	358553	Irrigation Repairs 09/25	\$ 996.06
Juniper Landscaping of Florida, LLC	300173	360114	Landscape Maintenance 10/25	\$ 5,332.90
Juniper Landscaping of Florida, LLC	300173	361323	Fertilize and Insect Disease 10/25	\$ 1,935.46
Juniper Landscaping of Florida, LLC	300173	363056	Annual Flowers 10/25	\$ 3,692.77
Juniper Landscaping of Florida, LLC	300173	365246	Irrigation Repairs 10/25	\$ 414.32

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

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Juniper Landscaping of Florida, LLC	300173	365247	Irrigation Repairs 10/25	\$ 433.88
Juniper Landscaping of Florida, LLC	300186	365786	Landscape Maintenance 11/25	\$ 5,332.91
Juniper Landscaping of Florida, LLC	300173	366863	Insect and Disease Control 10/25	\$ 150.11
Juniper Landscaping of Florida, LLC	300173	367393	Palm Fertilization 11/25	\$ 13.50
Juniper Landscaping of Florida, LLC	300173	367837	Irrigation Repairs 11/25	\$ 420.20
Juniper Landscaping of Florida, LLC	300183	367920	Insect and Disease Control 11/25	\$ 1,321.96
Juniper Landscaping of Florida, LLC	300194	370278	Landscape Maintenance 12/25	\$ 5,332.91
Juniper Landscaping of Florida, LLC	300196	372404	Insect and Disease Control 12/25	\$ 150.11
Leslie J Green	300184	LG102025	Board of Supervisors Meeting 10/20/25	\$ 200.00
Leslie J Green	300166	LG111725	Board of Supervisors Meeting 11/17/25	\$ 200.00
Leslie J Green	300189	LG121525	Board of Supervisor Meeting 12/15/25	\$ 200.00
Pasco County Utilities	20251210-2	23467354 10/25 ACH	6697 Dutton Irrigation DR 10/25	\$ 160.59
Pasco County Utilities	20251210-1	23467355 10/25 ACH	6554 Ryestone Way 10/25	\$ 30.30
Pasco County Utilities	20251210-4	23467715 10/25 ACH	30032 Marquette Ave 10/25	\$ 18.18

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

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Pasco County Utilities	20251210-3	23467717 10/25 ACH	29966 Marquette Plance 10/25	\$ 3.03
Pasco County Utilities	20251210-5	23467735 10/25 ACH	6612 Boyette Road 10/25	\$ 101.00
Rizzetta & Company, Inc.	300168	INV0000104474	District Management Services 11/25	\$ 5,922.83
Rizzetta & Company, Inc.	300177	INV0000105289	Accounting Services 12/25	\$ 5,922.83
School Now	300174	INV-SN-994	CDD Website Annual Service 09/25	\$ 1,537.50
Scott Petersen	300185	SP102025	Board of Supervisors Meeting 10/20/25	\$ 200.00
Scott Petersen	300167	SP111725	Board of Supervisors Meeting 11/17/25	\$ 200.00
Southern Automated Access Services, LLC	300175	17033	Gate Repair 09/25	\$ 1,094.56
Southern Automated Access Services, LLC	300175	17168	Call Box was lying on the Ground 10/25	\$ 207.50
Southern Automated Access Services, LLC	300175	17244	Entrance gate Repair 11/25	\$ 115.00
Southern Automated Access Services, LLC	300195	17441	pedestrian gate 12/25	\$ 3,052.25
Spectrum	20251210-6	1303841112125 ACH	5678 Dutton Road 11/25	\$ 90.00
Spectrum	20251229-2	1303841122125 ACH	5678 Dutton Road 12/25	\$ 90.00
U.S. Bank	300176	7907038	Trustee Fees Series 2019 09/01/25 - 08/31/26	\$ 4,040.63

Wesbridge Community Development District
Paid Operation & Maintenance Expenditures
December 1, 2025 Through December 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.	20251219-1	2078246-120825 ACH	Public Lighting 11/25	\$ 4,131.33
Withlacoochee River Electric Cooperative, Inc.	20251219-2	2087102-120825 ACH	5678 Dutton Drive 11/25	\$ 805.19
Withlacoochee River Electric Cooperative, Inc.	20251219-3	2127372-120825 ACH	6612 Boyette Road 11/25	\$ 152.13
Report Total				\$ <u>64,529.00</u>

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

10/1/2025

10560815

\$725.00

Bill To

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

RECEIVED
09/19/25

Due Date

Net 30

10/31/2025

Monthly Lake Maintenance Per Signed Contract.

725.00

***THE INVOICE DATE ABOVE INDICATES MONTH SERVICES WILL BE
PERFORMED***

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

\$725.00

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

11/1/2025

10561232

\$725.00

Bill To

Wesbridge CDD
c/o Rizzetta & Company
PO Box 32414
Charlotte, NC 28232

Due Date

Net 30

12/1/2025

Monthly Lake Maintenance Per Signed Contract.

725.00

***THE INVOICE DATE ABOVE INDICATES MONTH SERVICES WILL BE
PERFORMED***

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

\$725.00

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

11/25/2025
10561362
\$450.00

Bill To

Wesbridge CDD
c/o Rizzetta & Company
PO Box 32414
Charlotte, NC 28232

Due Date
Net 30
12/25/2025

Removed dead vegetation and debris from behind the outflow structure and disposed of all material off-site.

450.00

Labor rate: \$150.00 per hour x 3 hours = \$450.00
Completed on 11-20-25

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

\$450.00

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

12/1/2025

10561646

\$725.00

Bill To

Wesbridge CDD
c/o Rizzetta & Company
PO Box 32414
Charlotte, NC 28232

Due Date

Net 30

12/31/2025

Monthly Lake Maintenance Per Signed Contract.

725.00

***THE INVOICE DATE ABOVE INDICATES MONTH SERVICES WILL BE
PERFORMED***

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

\$725.00



American Illuminations

Wesbridge CDD

📞 (813) 928-9099
✉️ Darryla@rizzetta.com

INVOICE	#94
PAYMENT TERMS	Upon receipt
DUE DATE	Dec 12, 2025
AMOUNT DUE	\$1,000.00

CONTACT US

8247 Westhaven Dr
Land O' Lakes, FL 34638

📞 (757) 572-3732
✉️ william@american-powerwashing.com

INVOICE

Services	qty	unit price	amount
Year 2 of 3-Year Holiday Lighting	1.0	\$2,000.00	\$2,000.00
Warm White LED C9 Lights on the tops of 2 Entrance Signs (4) Palm Tree Trunk wrapped with Warm White LED Mini Lights (3 at the front entrance and 1 at the side entrance) (4) 36" Pre-Lit Warm White Wreaths with Red w/ Gold Trim Bows on both entrance and exit gates at both entrances			
Subtotal			\$2,000.00
Job Total			\$2,000.00
Amount Due			\$1,000.00

Payment History

Dec 12 Fri 10:00am Check \$1,000.00

- This is a 3-year Full Service agreement for the holiday season for the years 2024, 2025, & 2026.
- American Illuminations & Decor will install, maintain throughout the season, takedown all lights & decor at the end of the season, and store during the offseason.
- American Illuminations & Decor maintains ownership of all lights, equipment and decor at the end of the agreement.
- Installation to be completed by December 10th (Lighting installs begin by in October, Greenery and Decor installs begin in November).
- Removal of decor by January 20th (Lighting may come down after the 20th, but Greenery and Decor will be removed by the 20th)
- 50% deposit due upon receipt. Remaining 50% due upon completion of installation (Net 15)

See our [Terms & Conditions](#)

WESBRIDGE CDD
SUPERVISOR PAY REQUEST
Meeting Date: October 20, 2025

Name of Board Supervisor	Check if paid
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 102025
 EL 102025
 LG 102025
 BS 102025
 SP 102025

RECEIVED
 10/21/25

EXTENDED MEETING TIMECARD

Meeting Start Time:	5:33 pm
Meeting End Time:	6:47 pm
Total Meeting Time:	1.14

Time Over	(3) Hours:	✓
-----------	------------	---

Total at \$400 per Hour:	
--------------------------	--

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$400 per Hour:	\$0.00

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

DM Signature:

L Taylor Adams

WESBRIDGE CDD
SUPERVISOR PAY REQUEST
Meeting Date: November 17, 2025

Name of Board Supervisor	Check if paid
David Covert	X ^{ps}
Eladio Izquierdo	X ^{ps}
Leslie Green	X ^{ps}
Bob Schanydman	X ^{ps}
Scott Petersen	X ^{ps}

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

RECEIVED
11/18/25

EXTENDED MEETING TIMECARD

Meeting Start Time:	5:30 pm
Meeting End Time:	7:11 pm
Total Meeting Time:	1.41

Time Over	(3) Hours:	
-----------	------------	--

Total at \$400 per Hour:	
--------------------------	--

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$400 per Hour:	\$0.00

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

DM Signature:



WESBRIDGE CDD
SUPERVISOR PAY REQUEST
Meeting Date: December 15, 2025

Name of Board Supervisor	Check if paid
David Covert	No
Eladio Izquierdo	Yes
Leslie Green	Yes
Bob Schanydman	Yes
Scott Petersen	No

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	5:53pm
Meeting End Time:	7:07pm
Total Meeting Time:	1.14

Time Over	(3) Hours:	
-----------	------------	--

Total at \$400 per Hour:	
--------------------------	--

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$400 per Hour:	\$0.00

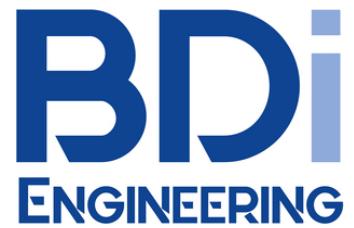
Business Mileage Round Trip	
IRS Rate per Mile	\$0.700
Mileage to Charge	\$0.00

DM Signature:

Dg 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 2178
DATE 10/31/2025
TERMS Net 30
DUE DATE 11/30/2025

PROJECT NAME
Wesbridge CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Project Manager II	[October 23 - October 31]	2:30	180.00	450.00
BALANCE DUE				\$450.00

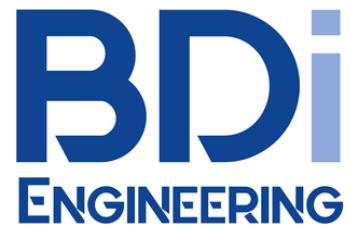


WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT
Oct-25

	<u>HOURS</u>	<u>RATE</u>	<u>PERSON</u>	<u>TOTAL</u>
<u>CDD Activities</u>				
Board Meeting Prep, Attendance, Follow up	0.00	\$210	S. Brletic	\$0.00
Engineer's Reports/Invoicing	0.50	\$180	J. Whited	\$90.00
Review Plats, Deeds and Plans. Advise on	2.00	\$180	J. Whited	\$360.00
Sidewalk Ownership.	0.00	\$80	S. Ferguson	\$0.00
INVOICE TOTAL	2.50			\$450.00

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 2215
DATE 11/25/2025
TERMS Net 30
DUE DATE 12/25/2025

PROJECT NAME
Wesbridge CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Inspector	[November 04]	5:00	80.00	400.00
Project Manager II	[November 17 - November 25]	2:30	180.00	450.00
BALANCE DUE				\$850.00



WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT
Nov-25

	<u>HOURS</u>	<u>RATE</u>	<u>PERSON</u>	<u>TOTAL</u>
<u>CDD Activities</u>				
Board Meeting Prep, Attendance, Follow up	0.00	\$210	S. Brletic	\$0.00
Engineer's Reports/Invoicing	0.50	\$180	J. Whited	\$90.00
Traffic Enforcement Agreement Coordination, Report Completion and Submission and County Communication; Including Stop Bar Repair Coordination.	2.00	\$180	J. Whited	\$360.00
	5.00	\$80	S. Ferguson	\$400.00
INVOICE TOTAL	7.50			\$850.00



**BURR &
FORMAN**

REMITTANCE ADDRESS
Post Office Box 830719
Birmingham, Alabama 35283-0719
Main: (205) 251-3000
<https://www.BURR.com/payment/>
Tax ID #63-0322727

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

26 Sep 2025
Invoice # 1594336
Bill Atty: S. Steady
As of 08/31/25

0032649 WESBRIDGE CDD
0000001 General CDD

BILL SUMMARY THROUGH AUGUST 31, 2025

Professional Services	<hr/> \$750.00
TOTAL DUE THIS BILL	\$750.00

Please list the Invoice Number and Client-Matter Number in the Reference field.
Should you need assistance, please email AccountsReceivable@burr.com.

REMITTANCE COPY

PLEASE INCLUDE THE INVOICE NUMBER or CLIENT ID WITH YOUR PAYMENT

For your convenience, pay online at <https://www.Burr.com/payment> (Bank Draft or Credit Card)
Please direct inquiries to Ereina Hirneisen at ehirneisen@burr.com or BFReceivables@burr.com

BURR & FORMAN LLP

0032649 WESBRIDGE CDD
0000001 General CDD

26 Sep 2025
Invoice # 1594336
Page 2

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

26 Sep 2025
Invoice # 1594336
Bill Atty: S. Steady
As of 08/31/25

EMPLOYER I.D. #63-0322727

0032649 WESBRIDGE CDD
0000001 General CDD

Date	Description	Tkpr	Hours	Value
08/18/25	Attend Board meeting.	SIS	1.20	\$450.00
08/19/25	Review the Bond Indenture for early redemption; email Board short memo.	SIS	0.50	\$187.50
08/20/25	Email with Engineer regarding draft of Agreement for traffic enforcement with the County; review draft from other district.	SIS	0.30	\$112.50
Total Services			2.00	\$750.00
Total Services and Disbursements				<u>\$750.00</u>
TOTAL NOW DUE				<u>\$750.00</u>

SUMMARY OF SERVICES

Name	Rate	Hours	Amount
Scott I. Steady	\$375.00	2.00	\$750.00
TOTALS		2.00	\$750.00



REMITTANCE ADDRESS
Post Office Box 830719
Birmingham, Alabama 35283-0719
Main: (205) 251-3000
<https://www.BURR.com/payment/>
Tax ID #63-0322727

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

OCT 23 2025

17 Oct 2025
Invoice # 1600853
Bill Atty: S. Steady
As of 09/30/25

0032649 WESBRIDGE CDD
0000001 General CDD

BILL SUMMARY THROUGH SEPTEMBER 30, 2025

Professional Services	<u>\$150.00</u>
TOTAL DUE THIS BILL	\$150.00
Previous Balance Due	<u>\$750.00</u>
TOTAL BALANCE DUE	\$900.00

Please list the Invoice Number and Client-Matter Number in the Reference field.
Should you need assistance, please email AccountsReceivable@burr.com.

REMITTANCE COPY

PLEASE INCLUDE THE INVOICE NUMBER or CLIENT ID WITH YOUR PAYMENT

For your convenience, pay online at <https://www.BURR.com/payment> (Bank Draft or Credit Card)

Please direct inquiries to Ereina Hirneisen at ehirneisen@burr.com or BFReceivables@burr.com

BURR & FORMAN LLP

0032649 WESBRIDGE CDD
0000001 General CDD

17 Oct 2025
Invoice # 1600853
Page 2

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

17 Oct 2025
Invoice # 1600853
Bill Atty: S. Steady
As of 09/30/25

EMPLOYER I.D. #63-0322727

0032649 WESBRIDGE CDD
0000001 General CDD

Date	Description	Tkpr	Hours	Value
09/17/25	Email Daryl that addendum to Rizzetta agreement is good to go.	SIS	0.20	\$75.00
09/23/25	Follow-up on meeting; email Board Talavera's traffic control agreement with the County.	SIS	0.20	\$75.00
Total Services			0.40	\$150.00
Total Services and Disbursements				\$150.00
Previous Balance Due				\$750.00
TOTAL NOW DUE				<u>\$900.00</u>

SUMMARY OF SERVICES

Name	Rate	Hours	Amount
Scott I. Steady	\$375.00	0.40	\$150.00
TOTALS		0.40	\$150.00

BURR & FORMAN LLP

0032649 WESBRIDGE CDD
0000001 General CDD

17 Oct 2025
Invoice # 1600853
Page 3

PREVIOUS BALANCE DETAIL

Date	Invoice	Balance
09/26/2025	1594336	\$750.00
Total Previous Balance		\$750.00

**Costena Services, LLC**

Licensed Electrician EC13003223

30729 Burleigh Dr Wesley Chapel FL 33543

www.costenaseservices.com**Call Us (813) 401-6571**

Invoice

9/30/2025

Job Number 93025-1

Customer Wesbridge CDD

Contact Darryl Adams

Job address: 6614 Boyette Rd Wesley Chapel FL 33545

RECEIVED
09/29/25**Scope of Work:**

Replaced (4) broken flood lights at North entry. Replaced (2) drivers at West Entry and repaired flood lights at sign. Checked all lights at signs for operation.

Total for Job **\$1,972.16**

Terms: Due upon receipt, net 10 days.

Please remit to: 30729 Burleigh Drive Wesley Chapel FL 33543

Thank you for your business!

[Back](#)

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

DKS Cellular Subscription

STATEMENT

STATEMENT #
2655451
STATEMENT DATE
December 20, 2025

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

User ID:	dmeloon
Period Starts:	November 20, 2025
Period Ends:	December 19, 2025

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
11/20/2025	Credit: Autopay	(\$55.95)
11/20/2025	Credit: Autopay	(\$2.00)

Cell Systems

From	To	Name	Phone	MC	Min	Transfer	Amount
11/20/2025	12/19/2025	WesBridge	813 652 9978	7775	65	0	\$45.95

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

[Back](#)

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

DKS Cellular Subscription

STATEMENT

STATEMENT #
2657895
STATEMENT DATE
December 23, 2025

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

User ID:	WesbridgePh2
Period Starts:	November 23, 2025
Period Ends:	December 22, 2025

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

Payments

Date	Details	Amount
11/23/2025	Credit: Autopay	(\$55.95)
11/23/2025	Credit: Autopay	(\$2.00)

Cell Systems

From	To	Name	Phone	MC	Min	Transfer	Amount
11/23/2025	12/22/2025	Wesbridge Ph. 2 Entry	813 576 9664	9999	124	0	\$57.95

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



INVOICE

INV-000113

Date Issued: Dec 12, 2025
Date Due: Due on Receipt
Type: Final Payment
Check Payable To: Down and Dirty Pressure Washing of Florida LLC
Balance Due: \$325.00

FROM:

Down and Dirty Pressure Washing of Florida LLC
13042 Terrace Springs Dr
Tampa, FL, 33637
Email: downanddirtypressurewashing19@yahoo.com
Phone: (813) 957-5243

TO:

Wesbridge CDD
Attn: darryl Adams

JOB LOCATION:

larimore and dutton

JOB:

pressure washing sidewalk

# Services	Qty	Price	Discount	Tax	Total
1 sidewalk pressure washing	1.00	\$325.00	\$0.00	No Tax	\$325.00
Subtotal					\$325.00
Grand Total (\$)					\$325.00

Accepted payment methods

Credit Card, Check, Cash, Zelle

Message

Thank you, I appreciate your business. Please leave me a review on Google. Thank you again.

Terms

- 1.) The services will be completed in accordance with the agreed upon schedule.
- 2.) Changes in the specifications, quantities, schedule or other aspects of the services that are requested or approved by you do not become binding unless accepted in writing. Any such changes may result in additional or increased charges, and you agree to pay such increased charges.
- 3.) You will be responsible for payment of all applicable federal, state and local taxes.
- 4.) All invoices for services covered by the estimate are payable upon completion of work or date stated on the

invoice.

5.) Commercial customers. Unless notified in writing of a 30-day payment option payment will be due within 10 days of completion and invoice received or a 10% late fee of balance owed will be applied each month until payment is received.

6.) All deposits are non-refundable.

7.) If legal action is required customer is responsible for all legal fees.

8.) We abide to all of the statements stated on this invoice - Service Terms and Conditions.

9.) Client agrees to allow us to utilize any photos, descriptions, reviews, quotes, texts or videos of the property for marketing purposes.

The accepted forms of payment are listed on this invoice.

Again, we appreciate you agreeing to these terms and conditions as we only set them in place to ensure everyone's safety and satisfaction. If you have any questions regarding these Terms and Conditions, please reach out to us.

You can be confident, that our goal is to provide you with the highest quality of service!

****Down and Dirty Pressure Washing shall not be held responsible for any loss or damage to property, materials or individuals caused by the personal actions of the customer or other household members or guests before, during or after such work has been carried out. ****.

Business powered by Markate.com

FOUNTAIN DESIGN GROUP, INC.

DBA CASCADE FOUNTAINS

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

Invoice

Date	Invoice #
10/20/2025	37438A

Bill To	Ship To
WESBRIDGE CDD 5844 OLD PASCO ROAD, STE. 100 WESLEY CHAPEL, FL. 33544	WESBRIDGE COMMUNITY 6723 DUTTON DRIVE WESLEY CHAPEL, FL 33545

RECEIVED
10/21/25

P.O. No.	Terms	Rep	Ship Date	Ship Via	FOB	Project				
	Due on receipt	SC	10/20/2025		TW					
Qty	Description				Rate	Amount				
	QUARTERLY FOUNTAIN CLEANING SERVICE SALES TAX				345.00	345.00				
					7.00%	0.00				
					Balance Due					
					\$345.00					

Please Remit Payment to:

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



Invoice 357577

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

Date	Due Date
09/22/25	10/22/2025
Account Owner	PO#
LAURALEE BISHOP	

Item	Qty/UOM	Rate	Ext. Price	Amount
#357205 - Needed Irrigation Repairs - Mounting Pole Replacements (Controller 2)				\$360.00
<i>Lateral Components - 09/18/2025</i>				
Irrigation Tech Labor	4.00HR	\$75.00	\$300.00	
Lumber - Wood Stakes	1.00EA	\$60.00	\$60.00	
				Grand Total \$360.00

RECEIVED
09/22/25

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$2,130.62	\$0.00	\$0.00	\$0.00	\$0.00

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

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

Thank you for allowing us to serve you.

Irrigation Repair

Job Details

Date:

08/13/2025

Time:

10:22 AM

Account Owner Name: LAURALEE BISHOP

Property Name:

Wesbridge CDD - Maintenance

Are Repairs Billable:

Yes

New Customer:

Location and Details

Location of Repair	Parts	Qty	Repairs Completed	Additional Repairs Required
Irrigation controller #2 by school			No	Yes

Description of Additional Repair:

DURING WET CHECK FOUND IRRIGATION CONTROLLER ON THE GROUND. Lumber need replacement 4X6X8. 4hrs



Technician Name: Crescencio Barranda

Job Stop Time: 10:26 AM

Supervisor Name: Elias J Avila

Juniper

Proposal

Proposal No.: **357205**
Proposed Date: **08/15/25**

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

Needed Irrigation Repairs - Mounting Pole Replacement (Controller 2)

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





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

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

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

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

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

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

Darryl Adams

9-17-25

Signature (Owner/Property Manager)

Date

Darryl Adams

Printed Name (Owner/Property Manager)

Elias Avila

8.15.25

Signature - Representative

Date

Please Remit Payment to:

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



Invoice 358553

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

RECEIVED
09/29/25

Date	Due Date
09/29/25	10/29/2025
Account Owner	PO#
LAURALEE BISHOP	

Item	Qty/UOM	Rate	Ext. Price	Amount
#357174 - Needed Irrigation Repairs - Lateral Line Repair (Controller 2: Zone 6 &10)				\$996.06
<i>Lateral Components - 09/24/2025</i>				
Irrigation Tech Labor	10.00HR	\$75.00	\$750.00	
PVC Pipe 1" - 1.5" - sch 40 by the foot	5.00FT	\$1.78	\$8.90	
Expansion Coupling 1.25"	4.00EA	\$47.73	\$190.92	
1" - 1.5" Misc Fittings	6.00EA	\$5.14	\$30.82	
1/2" - 3/4" Misc Fittings	6.00EA	\$2.57	\$15.42	
				Grand Total \$996.06

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$2,006.17	\$0.00	\$0.00	\$0.00	\$0.00

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

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Thank you for allowing us to serve you.



Irrigation Repair

Job Details

Date:

08/12/2025

Time:

02:58 PM

Account Owner Name: LAURALEE BISHOP**Property Name:**

Wesbridge CDD - Maintenance

Are Repairs Billable:

Yes

New Customer:

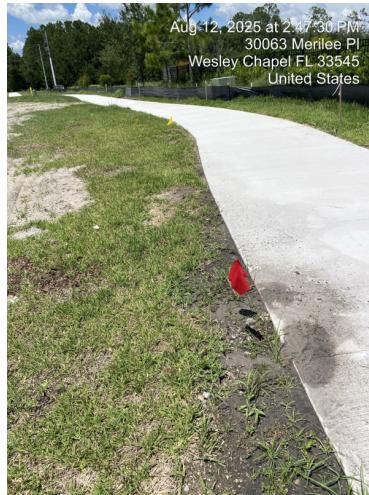
Location and Details

Location of Repair	Parts	Qty	Repairs Completed	Additional Repairs Required
Controller 2- zone 6 & 10 lateral line repair needed	1" - 1.5" Misc Fittings	6	No	Yes
Controller 2- zone 6 & 10 lateral line repair needed	1/2" - 3/4" Misc Fittings	6	No	Yes
Controller 2- zone 6 & 10 lateral line repair needed	Expansion Coupling 1.5"	2	No	Yes
Controller 2- zone 6 & 10 lateral line repair needed	Expansion Coupling 1.25"	2	No	Yes
Controller 2- zone 6 & 10 lateral line repair needed	PVC Pipe 1" - 1.5" - sch 40 by the foot	5	No	Yes

Irrigation Repair

Description of Additional Repair:

Controller 2 Back entrance- zone 6 has a lateral line right where new sign was installed, needs to dig up and repair sign will need to be remove. Zone 10 after new sidewalk construction found a lateral that is under sidewalk new to dig up repairs and retest make there are no more breaks present. 10hrs labor



Technician Name: Crescencio Barranda

Job Stop Time: 03:06 PM

Supervisor Name: Elias J Avila

Juniper

Proposal

Proposal No.: **357174**
Proposed Date: **08/15/25**

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

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

Scope of work:

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





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

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

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

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

Darryl Adams

8-18-25

Signature (Owner/Property Manager)

Date

Darryl Adams

Printed Name (Owner/Property Manager)

8.15.25

Elias Avila

Date

Signature - Representative

Please Remit Payment to:

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



Invoice 360114

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

RECEIVED
10/01/25

Date	Due Date
10/01/25	10/31/2025
Account Owner	PO#
LAURALEE BISHOP	

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

Grand Total **\$5,332.90**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$7,339.07	\$0.00	\$0.00	\$0.00	\$0.00

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Orlando FL 32862-8395



Invoice 361323

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

RECEIVED
10/06/25

Date	Due Date
10/06/25	11/5/2025
Account Owner	PO#
LAURALEE BISHOP	

Item	Amount
#337970 - Wesbridge CDD 2025-2026 Maintenance Renewal	
Fertilize Shrub October 2025 - 10/01/2025	\$600.00
Palm Fertilization September 2025 - 10/01/2025	\$13.50
Insect and Disease Control - 10/01/2025	\$150.11
Fertilize Turf St Augustine September 2025 - 10/01/2025	\$1,171.85
<hr/>	
Grand Total \$1,935.46	

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$9,274.53	\$0.00	\$0.00	\$0.00	\$0.00

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Orlando FL 32862-8395



Invoice 363056

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

RECEIVED
10/23/25

Date	Due Date
10/23/25	11/22/2025
Account Owner	PO#
LAURALEE BISHOP	

Item	Amount
#365410 - Annual flower install	\$3,692.77

Irrigation Enhancement - 10/21/2025

Plant Material - 10/08/2025

Purpose:

In Spring Annuals in marked areas on map below.

Process:

Juniper will install Spring Annuals in each of the marked beds

200- Front entrance next to the High School

300- at the entrance on Merilee Place

Top with Pine Fines/Nuggets

Thank you for allowing us to serve you.



Grand Total **\$3,692.77**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$11,957.20	\$360.00	\$0.00	\$0.00	\$0.00

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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 365246

Bill To
Wesbridge CDD - Maintenance c/o Community Development District P.O. Box 32414 Charlotte, NC 28232

Date	Due Date
10/31/25	11/30/2025
Account Owner	PO#
LAURALEE BISHOP	

Item	Qty/UOM	Rate	Ext. Price	Amount
#363906 - Irrigation Repair Lateral Line Break Clock 2 Back Entrance Lake				\$414.32
Bank				
<i>Lateral Components - 10/21/2025</i>				
Lateral Line Repair	5.00EA	\$82.86	\$414.32	
				Grand Total \$414.32

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$6,476.43	\$6,688.97	\$0.00	\$0.00	\$0.00

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Please Remit Payment to:

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PO Box 628395
Orlando FL 32862-8395

Invoice 365247



Bill To

Wesbridge CDD - Maintenance
c/o Community Development District
P.O. Box 32414
Charlotte, NC 28232

Date	Due Date
10/31/25	11/30/2025
Account Owner	PO#
LAURALEE BISHOP	

Item	Qty/UOM	Rate	Ext. Price	Amount
#370746 - September 2025 Irrigation Repair-CDD Clock 7 Reconnection				\$433.88
<i>Lateral Components - 10/03/2025</i>				
Irrigation Tech Labor	5.00HR	\$75.00	\$375.00	
1" - 1.5" Misc Fittings	8.00EA	\$5.14	\$41.09	
PVC Pipe 1" - 1.5" - sch 40 by the foot	10.00FT	\$1.78	\$17.79	
				Grand Total
				\$433.88

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$6,476.43	\$6,688.97	\$0.00	\$0.00	\$0.00

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PO Box 628395
Orlando FL 32862-8395



Invoice 365786

Bill To
Wesbridge CDD - Maintenance c/o Community Development District P.O. Box 32414 Charlotte, NC 28232

Date	Due Date
11/01/25	12/1/2025
Account Owner	PO#
LAURALEE BISHOP	

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

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$11,809.34	\$6,688.97	\$0.00	\$0.00	\$0.00

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PO Box 628395
Orlando FL 32862-8395



Invoice 366863

Bill To
Wesbridge CDD - Maintenance c/o Community Development District P.O. Box 32414 Charlotte, NC 28232

Date	Due Date
10/31/25	11/30/2025
Account Owner	PO#
LAURALEE BISHOP	

Item	Amount
#337970 - Wesbridge CDD 2025-2026 Maintenance Renewal	
<i>Insect and Disease Control - 10/31/2025</i>	\$150.11
	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)
\$11,959.45	\$6,688.97	\$0.00	\$0.00	\$0.00

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PO Box 628395
Orlando FL 32862-8395



Invoice 367393

Bill To
Wesbridge CDD - Maintenance c/o Rizzetta & Company P.O. Box 32414 Charlotte, NC 28232

Date	Due Date
11/07/25	12/7/2025
Account Owner	PO#
LAURALEE BISHOP	

Item	Amount
#337970 - Wesbridge CDD 2025-2026 Maintenance Renewal	
<i>Palm Fertilization November 2025 - 11/04/2025</i>	\$13.50
	Grand Total \$13.50

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$10,037.49	\$8,624.43	\$0.00	\$0.00	\$0.00

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



Invoice 367837

Bill To
Wesbridge CDD - Maintenance c/o Rizzetta & Company P.O. Box 32414 Charlotte, NC 28232

Date	Due Date
11/14/25	12/14/2025
Account Owner	PO#
LAURALEE BISHOP	

Item	Qty/UOM	Rate	Ext. Price	Amount
#368920 - October 2025 Irrigation Repair-Clock 2 Back Entrance-Node Replacement				\$420.20
<i>Control Components - 11/11/2025</i>				
Irrigation Tech Labor	1.00HR	\$75.00	\$75.00	
Hunter NODE Bluetooth Controller 1 Station Battery Powered	2.00EA	\$172.60	\$345.20	
				Grand Total \$420.20

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$10,457.69	\$8,624.43	\$0.00	\$0.00	\$0.00

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PO Box 628395
Orlando FL 32862-8395



Invoice 367920

Bill To
Wesbridge CDD - Maintenance c/o Rizzetta & Company P.O. Box 32414 Charlotte, NC 28232

Date	Due Date
11/17/25	12/17/2025
Account Owner	PO#
LAURALEE BISHOP	

Item	Amount
#337970 - Wesbridge CDD 2025-2026 Maintenance Renewal	
<i>Insect and Disease Control - 11/04/2025</i>	\$150.11
<i>Fertilize Turf St Augustine November 2025 - 11/04/2025</i>	\$1,171.85
<hr/>	
Grand Total	\$1,321.96

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$11,779.65	\$8,624.43	\$0.00	\$0.00	\$0.00

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PO Box 628395
Orlando FL 32862-8395



Invoice 370278

Bill To
Wesbridge CDD - Maintenance c/o Rizzetta & Company P.O. Box 32414 Charlotte, NC 28232

Date	Due Date
12/01/25	12/31/2025
Account Owner	PO#
LAURALEE BISHOP	

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

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$12,421.48	\$6,626.54	\$6,688.97	\$0.00	\$0.00

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Please Remit Payment to:

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



Invoice 372404

Bill To
Wesbridge CDD - Maintenance c/o Rizzetta & Company P.O. Box 32414 Charlotte, NC 28232

Date	Due Date
12/08/25	1/7/2026
Account Owner	PO#
LAURALEE BISHOP	

Item	Amount
#337970 - Wesbridge CDD 2025-2026 Maintenance Renewal	
<i>Insect and Disease Control - 12/01/2025</i>	\$150.11
	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)
\$7,225.18	\$10,037.49	\$8,624.43	\$0.00	\$0.00

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

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Thank you for allowing us to serve you.



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

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

UtilCustServ@MyPasco.net

Pay By Phone: 1-855-786-5344



244 0 1

11-70060

WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT

Service Address: 6697 DUTTON IRRIGATION DR.

Bill Number: 23467354

Billing Date: 11/20/2025

Billing Period: 10/8/2025 to 11/7/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.

Please visit 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	10/8/2025	21568	11/7/2025	21727	30	159

Usage History

Reclaimed

November 2025	159
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

Transactions

Previous Bill	91.91
Payment 11/10/25	-91.91 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	159 Thousand Gals X \$1.01
Total Current Transactions	160.59
TOTAL BALANCE DUE	\$160.59



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account #	1024395
Customer #	01391962
Balance Forward	0.00
Current Transactions	160.59
Total Balance Due	\$160.59
Due Date	12/8/2025

10% late fee will be applied if paid after due date
The Total Due will be electronically
transferred on 12/08/2025.

WESBRIDGE COMMUNITY DEVELOPMENT
DISTRICT
PO BOX 32414
CHARLOTTE NC 32414

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

013919621102439502346735400000160597



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

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

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



245 0 1

11-70060

WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT

Service Address: 6554 RYESTONE WAY

Bill Number: 23467355

Billing Date: 11/20/2025

Billing Period: 10/8/2025 to 11/7/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
Please visit 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	10/8/2025	8266	11/7/2025	8296	30	30

Usage History

Reclaimed

November 2025	30
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

Transactions

Previous Bill	32.32
Payment 11/10/25	-32.32 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	30 Thousand Gals X \$1.01
Total Current Transactions	30.30
TOTAL BALANCE DUE	\$30.30



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account #	1024400
Customer #	01391962
Balance Forward	0.00
Current Transactions	30.30
Total Balance Due	\$30.30
Due Date	12/8/2025

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

The Total Due will be electronically
transferred on 12/08/2025.

WESBRIDGE COMMUNITY DEVELOPMENT
DISTRICT
PO BOX 32414
CHARLOTTE NC 32414

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

013919621102440012346735570000030308



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

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

UtilCustServ@MyPasco.net

Pay By Phone: 1-855-786-5344



229 0 1

11-70060

WESBRIDGE CDD

Service Address: 30032 MARQUETTE AVENUE

Bill Number: 23467715

Billing Date: 11/20/2025

Billing Period: 10/8/2025 to 11/7/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
Please visit bit.ly/pcurates for details.

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

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Reclaim	200201676	10/8/2025	2018	11/7/2025	2036	30	18

Usage History
Reclaimed

November 2025	18
October 2025	16
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

Transactions		
Previous Bill		16.16
Payment 11/10/25		-16.16 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	18 Thousand Gals X \$1.01	18.18
Total Current Transactions		18.18
TOTAL BALANCE DUE		\$18.18

Please return this portion with payment



TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account #	1077180
Customer #	01415679
Balance Forward	0.00
Current Transactions	18.18
Total Balance Due	\$18.18
Due Date	12/8/2025

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

The Total Due will be electronically transferred on 12/08/2025.

WESBRIDGE CDD
PO BOX 32414
CHARLOTTE NC 28232

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

014156799107718062346771510000018182



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

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

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



230 0 1
11-70060

WESBRIDGE CDD

Service Address: 29966 MARQUETTE PLACE

Bill Number: 23467717

Billing Date: 11/20/2025

Billing Period: 10/8/2025 to 11/7/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
Please visit bit.ly/pcurates for details.

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

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Reclaim	200201673	10/8/2025	540	11/7/2025	543	30	3

Usage History

Reclaimed

November 2025	3
October 2025	3
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

Transactions

Previous Bill	3.03
Payment 11/10/25	-3.03 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	3 Thousand Gals X \$1.01.
Total Current Transactions	3.03
TOTAL BALANCE DUE	\$3.03

Please return this portion with payment!



TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account #	1077185
Customer #	01415679
Balance Forward	0.00
Current Transactions	3.03
Total Balance Due	\$3.03
Due Date	12/8/2025

10% late fee will be applied if paid after due date
The Total Due will be electronically
transferred on 12/08/2025.

WESBRIDGE CDD
PO BOX 32414
CHARLOTTE NC 28232

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

014156799107718512346771750000003036



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

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

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



231 0 1
11-70060

WESBRIDGE CDD

Service Address: 6612 BOYETTE ROAD

Bill Number: 23467735

Billing Date: 11/20/2025

Billing Period: 10/8/2025 to 11/7/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.

Please visit bit.ly/pcurates for details.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	200204608	10/8/2025	10261	11/7/2025	10361	30	100

Usage History		Transactions		
	Reclaimed	Previous Bill		
November 2025	100	Payment	11/10/25	72.72
October 2025	72	Balance Forward		-72.72 CR
September 2025	40	Current Transactions		0.00
August 2025	63	Reclaimed		
July 2025	57	Reclaimed	100 Thousand Gals X \$1.01	101.00
June 2025	56	Total Current Transactions		101.00
May 2025	66			
April 2025	42			
March 2025	0			
February 2025	16			
January 2025	61			
December 2024	64			
		TOTAL BALANCE DUE		\$101.00



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account #	1083945
Customer #	01415679
Balance Forward	0.00
Current Transactions	101.00
Total Balance Due	\$101.00
Due Date	12/8/2025

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

The Total Due will be electronically transferred on 12/08/2025.

WESBRIDGE CDD
PO BOX 32414
CHARLOTTE NC 28232

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

014156799108394582346773570000101000

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

Invoice

Date	Invoice #
11/2/2025	INV0000104474

Bill To:

Wesbridge CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33626

RECEIVED
10/30/25

Description	Services for the month of		Client Number
	November	Terms	
Accounting Services	Qty	Rate	Amount
Administrative Services	1.00	\$1,755.58	\$1,755.58
Dissemination Services	1.00	\$439.00	\$439.00
Email Accounts, Admin & Maintenance	1.00	\$416.67	\$416.67
Financial & Revenue Collections	5.00	\$20.00	\$100.00
Landscape Consulting Services	1.00	\$351.08	\$351.08
Management Services	1.00	\$800.00	\$800.00
Website Compliance & Management	1.00	\$1,960.50	\$1,960.50
	1.00	\$100.00	\$100.00
		Subtotal	\$5,922.83
		Total	\$5,922.83

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

Invoice

Date	Invoice #
12/2/2025	INV0000105289

Bill To:

Wesbridge CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33626



INVOICE

Wesbridge CDD
12756 Citrus Park Lane
Tampa FL 33625
United States

RECEIVED
09/29/25

Invoice # INV-SN-994
Invoice Date: 9/25/2025
Due Date: 10/25/2025
PO#:

Item	Description	AMOUNT
SchoolNow CDD ADA-PDF		\$937.50
SchoolNow CDD	Community Development District (CDD) governmental unit management company ADA-compliant website	\$600.00

Subscription start: 10/1/2025
Subscription end: 9/30/2026

Subtotal: \$1,537.50
Tax Total:
Total: \$1,537.50
Amount Paid: \$0.00

Direct Deposit Instruction: **Amount Due:** **\$1,537.50**

[Click Here to pay with Credit Card](#)

Check Remittance:

Innersync Studios Ltd
P.O. Box 771470
St. Louis, MO 63177-9816
United States



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
9/29/2025	17033

Bill To
Wesbridge CDD

RECEIVED
10/01/25

Job Name	Terms
	Due on receipt

Quantity	Description	Rate	Serviced	Amount
3	Replace photo eyes at both entrances. Only had to replace 3 photo eyes because the exit gate at Boyette had the same eyes that I switched the others to.			
3	Secolarm Enforcer photo eye.	191.52		574.56
	Miscellaneous materials.	60.00		60.00
4	Hourly Tech Charge	115.00		460.00
	Sales Tax	6.00%		0.00

Estimate valid for 30 days.	Total \$1,094.56
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.	Payments/Credits \$0.00
Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles.	Balance Due \$1,094.56

Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons
or animals including emergency vehicles or personnel due to mechanical failure. All material
remains the property of SAAS, Inc, until final payment is made.

SOUTHERN AUTOMATED
ACCESS SERVICES, LLC

Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646**Invoice**

Date	Invoice #
10/23/2025	17168

Bill To
Wesbridge CDD

RECEIVED

10/23/25

Job Name	Terms
WELLS RD	Due on receipt

Quantity	Description	Rate	Serviced	Amount
1.5	Report that the call box pedestal was lying on the ground. Anchors and the base plate was badly corroded. I removed old anchors, cleaned up the surface rust on the pedestal and installed new anchors. Tested all functions successfully. Miscellaneous materials. Hourly Tech Charge Sales Tax	35.00 115.00 6.00%		35.00 172.50 0.00

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days	Total	\$207.50
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.	Payments/Credits	\$0.00
Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles.	Balance Due	\$207.50

Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personnel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
11/4/2025	17244

Bill To
Wesbridge CDD

RECEIVED
11/04/25

Job Name	Terms
WELLS RD	Due on receipt

Quantity	Description	Rate	Serviced	Amount
1	Entrance island side operator staying open. Circuit board was showing a UL error. Removed error code and reset circuit board. Gates resumed normal operation. Hourly Tech Charge Sales Tax	115.00 6.00%		115.00 0.00

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days	Total \$115.00
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.	Payments/Credits \$0.00
Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles.	Balance Due \$115.00

Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personnel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.



SOUTHERN AUTOMATED ACCESS SERVICES, LLC

Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
12/18/2025	17441

Bill To

Wesbridge CDD
P.O. Box 32414
Charlotte, NC 28232

Job Name	Terms
WELLS RD	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	<p>Made same day emergency call to remove and repair the pedestrian gate at Wells Rd which was torn from the hinges.</p> <p>2.5 hours emergency labor plus repairs.</p> <p>HINGE TAB REPAIR NEW KANT SLAM NEW HELPER SPRING NEW LEVERED HANDLE SAND, PRIME, AND PAINT ENTIRE PEDESTRIAN GATE NEW J-BOLT CUP HINGES WITH ANGLES NEW RECEIVER Sales Tax</p>	<p>3,052.25</p> <p>6.00%</p>		<p>3,052.25</p> <p>0.00</p>

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days

Total \$3 052.25

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.

Payments/Credits

watch/hood, etc.
Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles.

Balance Due \$3,052.25

Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personnel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.

November 21, 2025

Invoice Number: 1303841112125
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 11/21/25 through 12/20/25
details on following pages*

Previous Balance	90.00
Payments Received -Thank You!	-90.00
Remaining Balance	\$0.00
Spectrum Business™ Internet	80.00
Spectrum Business™ Voice	10.00
Other Charges	0.00
Current Charges	\$90.00
YOUR AUTO PAY WILL BE PROCESSED 12/08/25	
Total Due by Auto Pay	\$90.00

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.

Spectrum
BUSINESS®4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 21 11222025 NNNNNNNN 01 001100 0006WESTBRIDGE CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

November 21, 2025

WESTBRIDGE CDDInvoice Number: 1303841112125
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

Invoice Number: WESTBRIDGE CDD
1303841112125
Account Number: 8337 13 001 1303841

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

8633 2390 DY RP 21 11222025 NNNNNNNN 01 001100 0006

Charge Details

Previous Balance	90.00	
EFT Payment	11/08	-90.00
Remaining Balance		\$0.00

Payments received after 11/21/25 will appear on your next bill.

Service from 11/21/25 through 12/20/25

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	
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.netSpectrum Business™ Voice Total **\$10.00****Other Charges**

Payment Processing	5.00	
Auto Pay Discount	-5.00	
Other Charges Total	\$0.00	
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 for more information.

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

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

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

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.



December 21, 2025
 Invoice Number: 1303841122125
 Account Number: **8337 13 001 1303841**
 Service At: 5678 DUTTON DR
 WESLEY CHAPEL FL 33545

Auto Pay Notice

Contact Us

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

Summary *Service from 12/21/25 through 01/20/26
 details on following pages*

Previous Balance	90.00
Payments Received -Thank You!	-90.00
Remaining Balance	\$0.00
Spectrum Business™ Internet	80.00
Spectrum Business™ Voice	10.00
Other Charges	0.00
Current Charges	\$90.00
<i>YOUR AUTO PAY WILL BE PROCESSED 01/08/26</i>	
Total Due by Auto Pay	\$90.00

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.

You've been selected for exclusive multi-line mobile savings. Call 1-877-509-0282 now.

Pick the right TV package for your business. Stream popular news, sports and entertainment channels! Call 1-877-509-0286 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.

December 21, 2025

WESTBRIDGE CDD

Invoice Number: 1303841122125
 Account Number: 8337 13 001 1303841
 Service At: 5678 DUTTON DR
 WESLEY CHAPEL FL 33545

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



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
 8633 2390 DY RP 21 12222025 NNNNNNNN 01 001120 0004

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



CHARTER COMMUNICATIONS
 PO BOX 7186
 PASADENA CA 91109-7186



833713001130384100090001

Invoice Number: WESTBRIDGE CDD
 Account Number: 1303841122125
 8337 13 001 1303841

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

8633 2390 DY RP 21 12222025 NNNNNNNN 01 001120 0004

Charge Details

Previous Balance	90.00	
EFT Payment	12/08	-90.00
Remaining Balance	\$0.00	

Payments received after 12/21/25 will appear on your next bill.

Service from 12/21/25 through 01/20/26

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
	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

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

Other Charges

Payment Processing	5.00
Auto Pay Discount	-5.00
Other Charges Total	\$0.00
Current Charges	\$90.00
Total Due by Auto Pay	\$90.00

**Billing Information**

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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**.



Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 7907038
Account Number: 275673000
Invoice Date: 09/25/2025
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Wesbridge Community Dev Dist
ATTN District Manager
3434 Colwell Avenue Suite 200
Tampa, FL 33614
United States

**WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BOND,
SERIES 2019 2019 REVENUE ACCOUNT**

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE	\$4,040.63
-------------------------	-------------------

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

**WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BOND,
SERIES 2019 2019 REVENUE ACCOUNT**

Invoice Number:	7907038
Account Number:	275673000
Current Due:	\$4,040.63

Direct Inquiries To: Phone:	Duffy, Leanne M (407)-835-3807
--------------------------------	-----------------------------------

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

**WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BOND,
SERIES 2019 2019 REVENUE ACCOUNT**

Invoice Number: 7907038
Invoice Date: 09/25/2025
Account Number: 275673000
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Accounts Included 275673000 275673001 275673002 275673003 275673004 275673005

In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP				
Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,750.00	100.00%	\$3,750.00
Subtotal Administration Fees - In Advance 09/01/2025 - 08/31/2026				\$3,750.00
Incidental Expenses 09/01/2025 to 08/31/2026	3,750.00	0.0775		\$290.63
Subtotal Incidental Expenses				\$290.63
TOTAL AMOUNT DUE				\$4,040.63





MK-WI-S300 GCFS
1555 N. Rivercenter Drive, Suite 300
Milwaukee, WI 53212

000002694 02 SP 106481541037506 P

7907038

000002694 02 SP 106481541037506 P

000002694 02 SP 106481541037506 P

Wesbridge Community Dev Dist
ATTN District Manager
3434 Colwell Avenue Suite 200
Tampa, FL 33614
United States



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

Bill Date **12/08/2025**
Amount Due **4,131.33**
Current Charges Due **12/31/2025**

District Office Serving You
One Pasco Center

Service Address **PUBLIC LIGHTING**
Service Classification **Public Lighting**

See Reverse Side For More Information

ELECTRIC SERVICE

<u>Date</u>	<u>From</u> <u>Reading</u>	<u>Date</u>	<u>To</u> <u>Reading</u>	<u>Multiplier</u>	<u>Dem. Reading</u>	<u>KW Demand</u>	<u>kWh Used</u>
-------------	-------------------------------	-------------	-----------------------------	-------------------	---------------------	------------------	-----------------

Comparative Usage Information
Average kWh
Period Days Per Day

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



2 0 0 4 8 8 8 5

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

Previous Balance
Payment
Balance Forward

4,131.33
4,131.33CR
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 12/19/2025.

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

Bill Date **12/08/2025**
Amount Due **805.19**
Current Charges Due **12/31/2025**

District Office Serving You
One Pasco Center

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

See Reverse Side For More Information

ELECTRIC SERVICE

From	To	Multiplier	Dem. Reading	KW Demand	kWh Used
11/03	12/03		37643 44330	12.52 13	6687

Comparative Usage Information

Period	Days	Average kWh
Dec 2025	30	223
Nov 2025	31	220
Dec 2024	29	96

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



2 0 0 4 8 8 8 5

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

Previous Balance	819.54	819.54
Payment	819.54CR	0.00
Balance Forward		
Customer Charge	39.16	
Energy Charge 6,687 KWH @ 0.06090	407.24	
Fuel Adjustment 6,687 KWH @ 0.04200	280.85	
FL Gross Receipts Tax	18.64	
State Tax	51.84	
Pasco County Tax	7.46	
Total Current Charges	805.19	
Total Due	E.F.T.	805.19

DO NOT PAY

Total amount will be electronically transferred on or after 12/19/2025.

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

Bill Date **12/08/2025**
Amount Due **152.13**
Current Charges Due **12/31/2025**

District Office Serving You
One Pasco Center

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

See Reverse Side For More Information

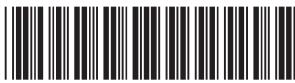
ELECTRIC SERVICE

From	To	Multiplier	Dem. Reading	KW Demand	kWh Used
11/03	12/03		25242 26203		961

Comparative Usage Information

Period	Days	Average kWh Per Day
Dec 2025	30	32
Nov 2025	31	6
Dec 2024	29	74

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



2 0 0 4 8 8 8 5

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

Previous Balance	63.68CR	63.68
Payment		0.00
Balance Forward		
Customer Charge	39.16	
Energy Charge 961 KWH @ 0.06090	58.52	
Fuel Adjustment 961 KWH @ 0.04200	40.36	
FL Gross Receipts Tax	3.54	
State Tax	9.84	
Hernando County Tax	0.71	
Total Current Charges		152.13
Total Due	E.F.T.	152.13

DO NOT PAY

Total amount will be electronically transferred on or after 12/19/2025.