



Rizzetta & Company

Wesbridge Community Development District

Board of Supervisor's Regular Meeting

March 16, 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 Schnaydman David Covert Scott Petersen	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Daryl Adams	Rizzetta & Company, Inc.
District Counsel	Meredith W. Hammock	Kilinski Van Wyk
District Engineer	Amy Palmer	Lighthouse Engineering Inc.

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.

March 9, 2026

Board of Supervisors
Wesbridge Community
Development District

Agenda

Dear Board Members:

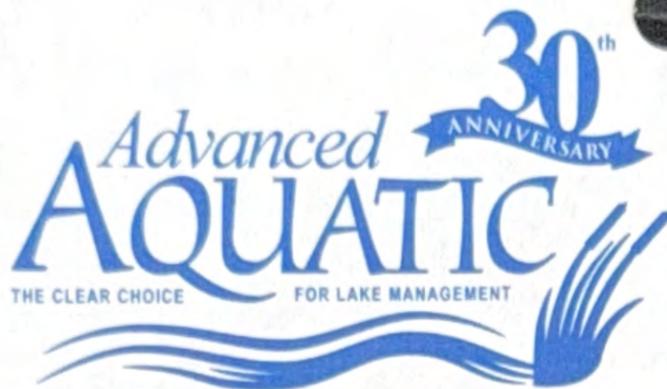
The regular meeting of the Board of Supervisors of the Wesbridge Community Development District will be held on **Tuesday, March 16, 2026, at 5:30 p.m.** at the office of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544. The following is the agenda for the meeting:

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. STAFF REPORTS**
 - A. District Engineer
 - B. Aquatics Report
 1. Review of Waterway Inspection Report..... Tab 1
 - C. Landscape Inspection Manager
 1. Review of Landscape Inspection Reports Tab 2
 - D. District Counsel
 - E. District Manager
 1. Presentation of District Manager Report
and Monthly Financial Statements Tab 3
- 4. BUSINESS ITEMS**
 - A. Discussion of 2026-2027 Budget
 - B. Discussion of Holiday Lights
 - C. Consideration of Nebula Lighting System Proposal Tab 4
 - D. Consideration of the District Engineering Services Agreement..... Tab 5
 - E. Consideration of Romaner Graphics Proposal Tab 6
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors
Meeting held on February 17, 2026 Tab 7
 - B. Consideration of Operation & Maintenance
Expenditures for January 2026..... Tab 8
- 6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
- 7. ADJOURNMENT**

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

Sincerely,
Daryl Adams
Daryl Adams
District Manager

Tab 1



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

CUSTOMER: Wesbridge
 ACCOUNT #: 936
 DATE: 3/6/26
 TECH: Eody
 WEATHER CONDITIONS: Partly cloudy
 WATER LEVELS: Normal/Low

WATERWAY MANAGEMENT REPORT

ALGAE/AQUATIC WEED CONTROL

WATERWAY I.D.

ALGAE TREATMENT

BORDER GRASSES

SUBMERSED AQUATICS

FLOATING AQUATICS

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

SITE OBSERVATIONS: - Treated as noted above

- Lots of trash removed from all ponds

- Property is looking EXCELLENT!

Water bodies are clean and neat,
no algae anywhere!

RECOMMENDATIONS:

• Water Quality Analysis

Lake (s) # /

• Native Plantings

Lake (s) # /

• Native Fish Stocking

Lake (s) # /

• Triploid Grass Carp

Lake (s) # /

FISH/WILDLIFE OBSERVATIONS

SPORT FISH

Largemouth Bass

Bream

Catfish

BIOLOGICAL CONTROL FISH

Triploid Grass Carp

Mosquitofish

OTHER WILDLIFE:

REMARKS: Turtle, Gator, Ducks, Ibis, Songbirds

Tab 2

WESBRIDGE

LANDSCAPE INSPECTION REPORT



February 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 Mid-March or until the threat of frost has passed. This will help insulate the crowns of the plants.
2. Plant material near the entrances that have suffered frost damage should be hard pruned Mid-March to promote growth. Any plant material that appears to have been killed off should be removed.(pic.2a,2b>)



3. This is a good time to make sure that all tree rings are redefined and weeds/grass in 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. **Some of the plant material along the East perimeter fence has been trimmed.** (pic5a>>,5b>>)



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



7. At the time of this inspection, the Magnolia along the East perimeter is still has been removed, this area should be cleaned up better.(pic.7>>)

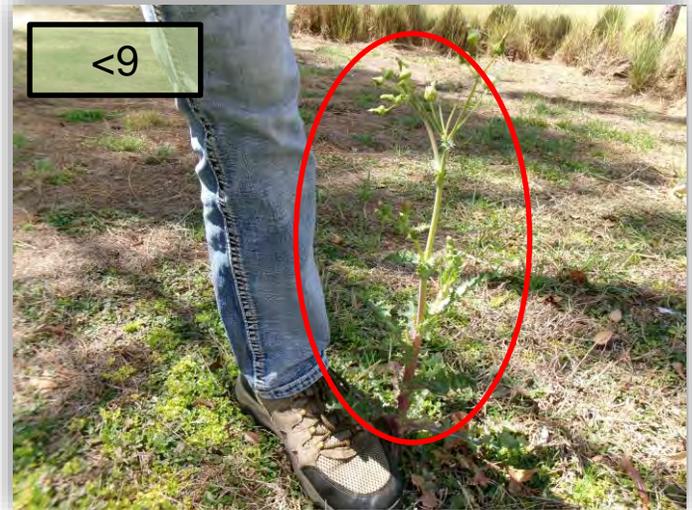


8. Crews need to be instructed to hard edge all storm drain grates and man hole covers to prevent clogging and for location purposes. This is at the retention pond behind Thunderbird Dr. and along Boyette(pic.8a>>,8b>>)

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



9. Mowing schedule should be resuming normal weekly events in March. Areas throughout property have large turf weeds that have sprung up between cuts. These areas need more attention during next mow event.(pic.9>)



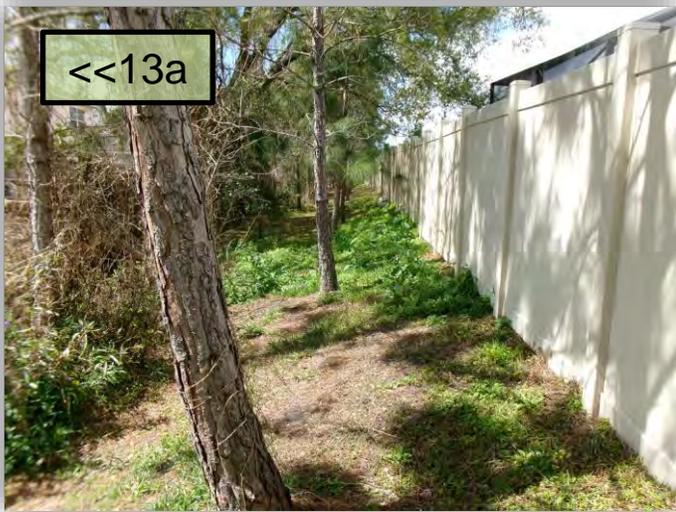
10. Ornamental beds in the swale area between Dutton Dr. and Thunderbird Dr. are better, but still need extensive weeding still. Getting ahead of it now will make it easier during the growing season.

11. Pansy's at front entrances look good.

12. **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.12>>)**



13. Area along the Southwest perimeter behind Skylark was on the up tick. Mowing event schedule changes have let this area slide a little again.(pic.13a>>,13b>>)



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 # 12.(pic.1a,1b)



Tab 3



UPCOMING DATES TO REMEMBER

- **Next Meeting:** April 20, 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

March 16

2026

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District Manager Updates

<u>FINANCIAL SUMMARY</u>	<u>1/31/2026</u>
General Fund Cash & Investment Balance:	\$302,473
Reserve Fund Cash & Investment Balance:	\$126,031
Debt Service Fund Investment Balance:	<u>\$640,936</u>
Total Cash and Investment Balances:	\$1,069,440
General Fund Expense Variance: \$15,192	Under Budget



Rizzetta & Company

Wesbridge Community Development District

**Financial Statements
(Unaudited)**

January 31, 2026

Prepared by: Rizzetta & Company, Inc.

wesbridgecdd.org
rizzetta.com

Wesbridge Community Development District

Balance Sheet

As of 01/31/2026

(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	288,208	0	(4)	0	288,204	0	0
Investments	14,265	126,031	640,940	23,360	804,596	0	0
Accounts Receivable	10,931	0	8,854	0	19,785	0	0
Refundable Deposits	162,752	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	649,790
Amount To Be Provided Debt Service	0	0	0	0	0	0	5,135,210
Total Assets	476,156	126,031	649,790	23,360	1,275,336	3,624,279	5,785,000
Liabilities							
Accounts Payable	2,057	0	0	0	2,057	0	0
Accrued Expenses	7,600	0	0	0	7,600	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	169,267	0	0	0	169,267	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	281,812	73,141	127,761	2,778	485,492	0	0
Total Fund Equity & Other Credits	306,889	126,031	649,790	23,360	1,106,070	3,624,279	0
Total Liabilities & Fund Equity	476,156	126,031	649,790	23,360	1,275,336	3,624,279	5,785,000

See Notes to Unaudited Financial Statements

Wesbridge Community Development District

Statement of Revenues and Expenditures

As of 01/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 01/31/2026 <u>YTD Budget</u>	Year To Date 01/31/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	239	239
Special Assessments				
Tax Roll	377,161	377,161	379,591	2,430
Total Revenues	<u>377,161</u>	<u>377,161</u>	<u>379,830</u>	<u>2,669</u>
Expenditures				
Legislative				
Supervisor Fees	12,000	4,000	3,600	400
Total Legislative	<u>12,000</u>	<u>4,000</u>	<u>3,600</u>	<u>400</u>
Financial & Administrative				
ADA Website Compliance	1,538	1,538	1,538	0
Accounting Services	21,067	7,022	7,022	0
Administrative Services	5,268	1,756	1,756	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	1,667	1,667	0
District Engineer	20,000	6,667	990	5,677
District Management	23,526	7,842	7,842	0
Dues, Licenses & Fees	210	210	175	35
Financial & Revenue Collections	4,213	1,404	1,404	0
Legal Advertising	2,700	900	218	682
Public Officials Liability Insurance	3,322	3,322	3,130	192
Tax Collector/Property Appraiser Fees	715	0	0	0
Trustees Fees	5,000	5,000	4,348	652
Website Hosting, Maintenance, Backup & E	2,400	800	800	0
Total Financial & Administrative	<u>104,591</u>	<u>43,810</u>	<u>36,572</u>	<u>7,238</u>
Legal Counsel				
District Counsel	9,200	3,067	1,162	1,905
Total Legal Counsel	<u>9,200</u>	<u>3,067</u>	<u>1,162</u>	<u>1,905</u>
Electric Utility Services				
Utility - Street Lights	48,235	16,078	16,666	(587)
Utility Services	10,527	3,509	3,989	(480)
Total Electric Utility Services	<u>58,762</u>	<u>19,587</u>	<u>20,655</u>	<u>(1,067)</u>
Water-Sewer Combination Services				
Utility Services	5,000	1,667	236	1,430
Total Water-Sewer Combination Services	<u>5,000</u>	<u>1,667</u>	<u>236</u>	<u>1,430</u>
Stormwater Control				
Aquatic Maintenance	8,774	2,924	2,900	25
Aquatic Plant Replacement	3,100	1,034	0	1,033
Total Stormwater Control	<u>11,874</u>	<u>3,958</u>	<u>2,900</u>	<u>1,058</u>
Other Physical Environment				

See Notes to Unaudited Financial Statements

Wesbridge Community Development District

Statement of Revenues and Expenditures

As of 01/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026	Through 01/31/2026	Year To Date 01/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Gate Cameras	2,150	717	407	309
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	1,533	2,305	(771)
Landscape - Annuals/Flowers	6,000	2,000	0	2,000
Landscape - Mulch	19,800	6,600	0	6,600
Landscape Inspection Services	9,600	3,200	3,200	0
Landscape Maintenance	75,000	25,000	25,053	(53)
Landscape Replacement Plants, Shrubs, Tr	4,300	1,433	3,693	(2,259)
Property Insurance	6,754	6,754	4,667	2,087
Total Other Physical Environment	134,264	53,297	44,151	9,147
Parks & Recreation				
Fountain Service Repair & Maintenance	3,100	1,034	6,080	(5,048)
Gate Maintenance & Repair	16,750	5,583	3,283	2,301
Pressure Washing	3,000	1,000	2,776	(1,776)
Telephone, Internet, Cable	3,120	1,040	838	202
Total Parks & Recreation	25,970	8,657	12,977	(4,321)
Contingency				
Crosswalk Maintenance	1,000	333	0	334
Miscellaneous Contingency	14,500	4,834	5,765	(932)
Total Contingency	15,500	5,167	5,765	(598)
Total Expenditures	377,161	143,210	128,018	15,192
Total Excess of Revenues Over(Under) Ex- penditures	0	233,951	251,812	17,861
Total Other Financing Sources(Uses)				
Interfund Transfer (Expense)				
Interfund Transfer	0	0	30,000	30,000
Total Other Financing Sources(Uses)	0	0	30,000	30,000
Fund Balance, Beginning of Period	0	0	25,077	25,077
Total Fund Balance, End of Period	0	233,951	306,889	72,938

Wesbridge Community Development District

Statement of Revenues and Expenditures

As of 01/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 01/31/2026 <u>YTD Budget</u>	Year To Date 01/31/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	893	893
Special Assessments				
Tax Roll	102,248	102,248	102,248	0
Total Revenues	<u>102,248</u>	<u>102,248</u>	<u>103,141</u>	<u>893</u>
Expenditures				
Contingency				
Capital Reserve	102,248	102,248	0	102,248
Total Contingency	<u>102,248</u>	<u>102,248</u>	<u>0</u>	<u>102,248</u>
Total Expenditures	<u>102,248</u>	<u>102,248</u>	<u>0</u>	<u>102,248</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>0</u>	<u>103,141</u>	<u>103,141</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	(30,000)	(30,000)
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>(30,000)</u>	<u>(30,000)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>52,890</u>	<u>52,890</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>126,031</u>	<u>126,031</u>

Wesbridge Community Development District

Statement of Revenues and Expenditures

As of 01/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 01/31/2026 <u>YTD Budget</u>	Year To Date 01/31/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	5,976	5,976
Special Assessments				
Tax Roll	388,326	388,326	390,295	1,969
Total Revenues	<u>388,326</u>	<u>388,326</u>	<u>396,271</u>	<u>7,945</u>
Expenditures				
Debt Service				
Interest	243,326	243,326	121,010	122,316
Principal	145,000	145,000	145,000	0
Total Debt Service	<u>388,326</u>	<u>388,326</u>	<u>266,010</u>	<u>122,316</u>
Total Expenditures	<u>388,326</u>	<u>388,326</u>	<u>266,010</u>	<u>122,316</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>0</u>	<u>130,261</u>	<u>130,261</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(2,500)	(2,500)
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>(2,500)</u>	<u>(2,500)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>522,029</u>	<u>522,029</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>649,790</u>	<u>649,790</u>

Wesbridge Community Development District

Statement of Revenues and Expenditures

As of 01/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 01/31/2026 <u>YTD Budget</u>	Year To Date 01/31/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	278	278
Total Revenues	<u>0</u>	<u>0</u>	<u>278</u>	<u>278</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>0</u>	<u>278</u>	<u>278</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	2,500	2,500
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>2,500</u>	<u>2,500</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>20,582</u>	<u>20,582</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>23,360</u>	<u>23,360</u>

Wesbridge CDD
Investment Summary
January 31, 2026

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>January 31, 2026</u>
Valley National Operating	Governmental Checking	\$ 11,965
FLCLASS Operating	Average Monthly Yield 3.8084%	2,300
	Total General Fund Investments	\$ 14,265
FLCLASS Reserve	Average Monthly Yield 3.8084%	\$ 126,031
	Total Reserve Fund Investments	\$ 126,031
US Bank Series 2019 Revenue	US Bank Money Markets GCTS 0490	\$ 446,778
US Bank Series 2019 Reserve	US Bank Money Markets GCTS 0490	194,162
	Total Debt Service Fund Investments	\$ 640,940
US Bank Series 2019 Construction	US Bank Money Markets GCTS 0490	\$ 23,360
	Total Capital Projects Fund Investments	\$ 23,360

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 01/01/2026 to 01/31/2026**

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	10,931.09
Sum for 282, 2334							10,931.09
282, 2336	282-200	282 Debt Service Fund S2019	Pasco County Tax Collector	AR00002926	12110	10/01/2025	8,854.28
Sum for 282, 2336							8,854.28
Sum for 282							19,785.37
Sum Total							19,785.37

**Wesbridge Community Development District
Summary A/P Ledger
From 01/01/2026 to 01/31/2026**

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
282, 2334					
282 General Fund	01/23/2026	Brlitic Dvorak, Inc.	2142	Engineering Services 09/25	490.00
282 General Fund	01/20/2026	Juniper Landscaping of Florida, LLC	378302	Insect and Disease Control 01/26	150.11
282 General Fund	01/20/2026	Juniper Landscaping of Florida, LLC	379351	Irrigation Repairs 01/26	1,036.28
282 General Fund	01/23/2026	Pasco County Utilities	23791455 ACH	6697 Dutton Irrigation DR 12/25	82.82
282 General Fund	01/23/2026	Pasco County Utilities	23794517 ACH	29966 Marquette Plance 12/25	2.02
282 General Fund	01/20/2026	Pasco County Utilities	23794516 ACH	30032 Marquette Ave 12/25	11.11
282 General Fund	01/20/2026	Pasco County Utilities	23794154 ACH	6554 Ryestone Way 12/25	24.24
282 General Fund	01/20/2026	Pasco County Utilities	23794534 ACH	6612 Boyette Road 12/25	74.74
282 General Fund	01/20/2026	Pasco County Utilities	23794152 ACH	6308 Dutton Drive Re- claim 12/25	6.06
282 General Fund	01/21/2026	Spectrum	1303841012126 ACH	5678 Dutton Road 01/26	90.00
282 General Fund	01/20/2026	Spectrum	1303841012126 012126 ACH	5678 Dutton Road 01/26	90.00
Sum for 282, 2334					2,057.38
Sum for 282					2,057.38
Sum Total					2,057.38

Wesbridge Community Development District
Notes to Unaudited Financial Statements
January 31, 2026

Balance Sheet

1. Trust statement activity has been recorded through 01/31/2026.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Summary A/R Ledger – Payment Terms

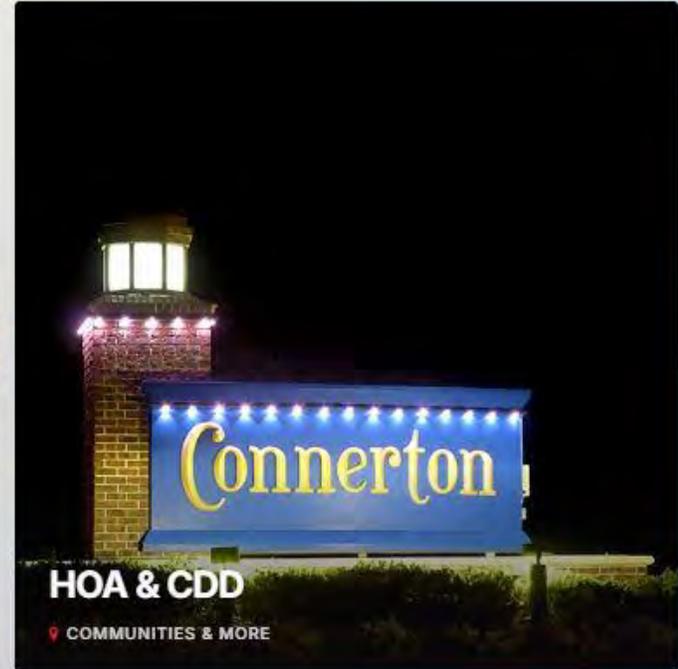
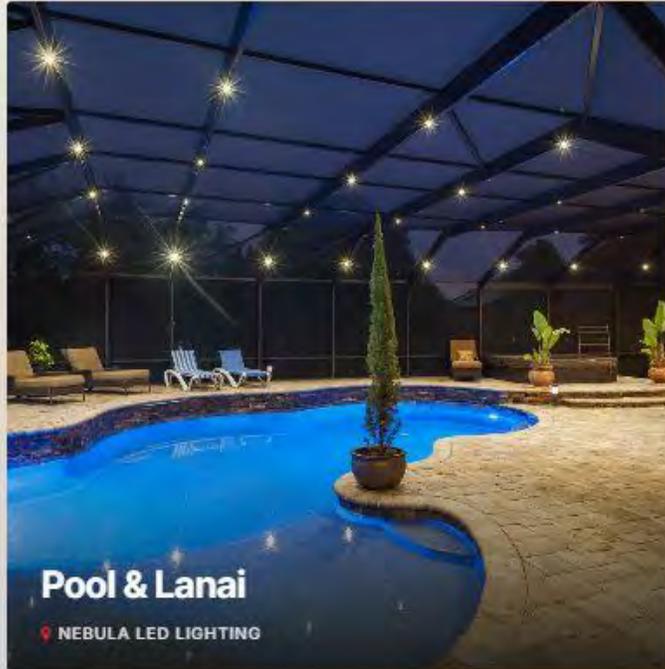
4. Payment terms for landowner assessments are (a) defined in the FY25-26 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

Summary A/R Ledger – Subsequent Collections

5. General Fund – Payment for Invoice #AR00002926 in the amount of \$1,744.50 was received in February 2026.
6. Debt Service Fund – Payment for Invoice #AR00002926 in the amount of \$1,413.06 was received in February 2026.

Tab 4

NEBULA LIGHTING SYSTEMS





Introduction

Why Nebula Lighting?

Visual Scope of Work

Our Proposal

Installation Timeline

Warranty

Meet Our Team

Support

INTRODUCTION

Founded in 2007 and headquartered in Tampa, FL, Nebula LED Lighting Systems, was the first and ONLY company to design a **totally 'integrated top down' lighting system** (patent pending) for screen enclosures and pool cages, **allowing homeowners a choice** other than typical perimeter lighting for their outdoor space.

In 2020, Nebula LED Lighting Systems partnered with Gemstone Lights, the Most Superior home LED lighting system on the market. Since then, our relationship with Gemstone Lights has grown to Premiere status, leading the most Gemstone Lights installations in the state of Florida.





WHY NEBULA?

• Annual Revenue **19 Years In Business**

- Inventors of the Screen Enclosure Lighting System
- 5-Star Rating and Reputation
- Exceptional Customer Service
- Fully Trained Nebula Certified Technicians
- No Sub-Contractors
- Workmans Comp & On-Site Liability Insurance
- Over 10,000 Pool & Lanai Enclosure Lighting Installations
- Over 4000 Gemstone Lights Installations
- Florida's Largest Gemstone Installer
- Weather-Proof Hardware
- Aesthetically Color Matched Track
- Control from anywhere Phone App
- 10 Year Parts & 10 Year Labor – Lifetime LED Replacement Warranty!



NEBULA
LED LIGHTING SYSTEMS
EST. 2007

**THE ONLY GEMSTONE
LIGHTS PREMIERE LEVEL
DEALER IN FLORIDA**

FULL OFFICE & SUPPORT STAFF

LOCAL WESLEY CHAPEL & TAMPA
OFFICES

LICENSED FL ELECTRICAL CONTRACTOR

**WE'VE COMPLETED
OUR ASSESSMENT**

THE RESULTS ARE IN....



PROPERTY TO BE ASSESSED..





2 FLOOD LIGHTS PER PALM TREE
– FRONT AND REAR



DUAL FLOOD LIGHTS AT PALM TREE
– FRONT AND BACK

THE WESBRIDGE HOA ENTRANCE PILLARS



EACH PILLAR TO BE CROWDED WITH GEMSTONE TRACK LIGHTING

17 TOTAL PILLARS BETWEEN BOTH ENTRANCES

WESBRIDGE HOA INVESTMENT

ENTRANCE 1. WESBROOK MONUMENT 118LF x \$35PLF = \$4130 – 15% *REFERRAL DISCOUNT* = **\$3500**
TOP CROWN AND BOTTOM LAYER
INCLUDING PILLARS - TOPPER CROWN

MAIN ENTRANCE ISLAND GEMSTONE FLOOD LIGHTS: QUANTITY 10 X \$598 EACH = \$5980 – 15% DISCOUNT = **\$5085**
INCLUDES 2 GEMSTONE POWER SUPPLIES & 1 HUB2 CONTROLLER
6 GEMSTONE FLOOD LIGHTS AT CENTER ISLAND
4 – LEFT AND RIGHT SIDES

ENTRANCE 2 – WESBROOK MONUMENT 65LF X \$35PLF = \$3080 – 15% DISCOUNT = **\$2600**

2 GEMSTONE FLOOD LIGHT AT CENTER ISLAND PALM TREE \$998 – 15% DISCOUNT = **\$850**
INCLUDES THE COST OF GEMSTONE POWER SUPPLY & HUB2 CONTROLLER.

PILLARS – 18 TOTAL PILLARS BETWEEN BOTH ENTRANCES – 8LF EACH = \$280 PER PILLAR – DISCOUNT = \$238 PER PILLAR

18 PILLARS X \$238 = **\$4284**

PATHWAY FLOOD LIGHTING: 15 GEMSTONE FLOOD LIGHTS PER PATHWAY, 30 TOTAL. EACH PATH WAY WILL HAVE 8 ON ONE SIDE AND 7 ON THE OTHER IN STAGGERED PATTERN, MOUNTED ON 4X4 POSTS. EACH PATH WILL BE ALLOCATED 2 POWER SUPPLY UNITS, ALSO MOUNTED ON 4X4 POSTS (IF NECESSARY)

30 GEMSTONE FLOOD LIGHTS W/4 PS UNITS = \$16,966 – 15% DISCOUNT = **\$14,425**

TOTAL PROJECT VALUE: \$30,744

**YOUR NEW GEMSTONE LIGHTS AND FLOOD LIGHTS INCLUDE
THE EXCLUSIVE NEBULA
10-YEAR PARTS AND LABOR WARRANTY.
LIFETIME LED REPLACEMENT WARRANTY!**



INSTALLATION TIMELINE & CHECKLIST

ONCE YOU'VE DECIDED TO MOVE FORWARD WITH YOUR PROJECT - YOU WILL RECEIVE YOUR CONTRACTS VIA EMAIL FROM DOCUSIGN

**FULLY EXECUTED CONTRACT
50% DEPOSIT
GEMSTONE MATERIALS ORDER
GEMSTONE MATERIALS ARRIVAL
PRELIMINARY SCHEDULING
CALL FROM NEBULA SERVICE TEAM 3 DAYS PRIOR TO
INSTALLATION.**

PLEASE EXPECT 6 - 8 WEEK INSTALLATION LEAD TIME!

GEMSTONE LIGHTS MANUFACTURING (“MANUFACTURER”) HEREBY WARRANTS THE GEMSTONE LIGHTING SYSTEM (THE “PRODUCT”) PURCHASED BY THE “OWNER”, TO BE FREE FROM DEFECTS IN MATERIAL (PRODUCT WARRANTY). NEBULA LED LIGHTING SYSTEMS (“DEALER/INSTALLER”) HEREBY WARRANTS THE WORKMANSHIP (LABOR WARRANTY) UNDER NORMAL USE AND SERVICE, SUBJECT TO THE FOLLOWING LIMITATIONS:

1. PARTS:

DEALER/INSTALLER WILL SUPPLY AT NO CHARGE TO OWNER, NEW OR REBUILT REPLACEMENT PARTS FOR DEFECTIVE PRODUCTS FOR A PERIOD OF TEN (10) YEARS FROM THE DATE OF INSTALLATION. AFTER TEN (10) YEARS FROM THE DATE OF INSTALLATION, OWNER WILL BE RESPONSIBLE FOR ALL PRODUCT-RELATED COSTS REQUIRED TO REPAIR THE GEMSTONE LIGHTS SYSTEM.

2. LABOR:

FOR A PERIOD OF TEN (10) YEARS FROM THE DATE OF INSTALLATION, DEALER/INSTALLER WILL PROVIDE THE LABOR NECESSARY TO REPAIR OR REPLACE A DEFECTIVE PRODUCT AT NO CHARGE TO THE OWNER; OR AT THE MANUFACTURER’S OPTION, WILL UNDERWRITE THE COST OF HAVING AN AUTHORIZED GEMSTONE DEALER PROVIDE THE LABOR NECESSARY TO REPAIR OR REPLACE A DEFECTIVE PRODUCT AT NO CHARGE TO OWNER. AFTER TEN (10) YEARS FROM THE DATE OF INSTALLATION, OWNER WILL BE RESPONSIBLE FOR ALL LABOR CHARGES TO REMOVE, REPAIR OR REPLACE A DEFECTIVE PRODUCT.

3. LIMITATIONS:

THIS WARRANTY IS EXPRESSLY IN LIEU OF ALL OTHER WARRANTIES AND REPRESENTATIONS, EXPRESSED OR IMPLIED, AND ALL OTHER OBLIGATIONS OR LIABILITIES ON THE PART OF THE MANUFACTURER AND DEALER/INSTALLER.

ONLY DEALER/INSTALLER CAN ISSUE AND ACTIVATE THIS WARRANTY.

GEMSTONE LIGHTS SYSTEM INCLUDES BUILT-IN SURGE PROTECTIONS. DEALER/INSTALLER RECOMMENDS THE USE OF A SURGE PROTECTOR IN THE CIRCUIT FOR POWERING THE GEMSTONE CONTROLLER AS AN EXTRA LAYER OF PROTECTION.

THIS WARRANTY DOES NOT COVER COSMETIC DAMAGE, OR DAMAGE DUE TO ACT OF GOD, INCLUDING BUT NOT LIMITED TO WIND AND LIGHTNING, POWER INTERRUPTIONS OR SURGES, ACCIDENT, MISUSE, ABUSE, NEGLIGENCE, COMMERCIAL USE OR MODIFICATION OF, OR TO,

THE PRODUCT OR ANY COMPONENTS, INCLUDING ANY OPTIONS.

THIS WARRANTY DOES NOT COVER DAMAGE DUE TO IMPROPER OPERATION OR MAINTENANCE, CONNECTION TO, OR FLUCTUATION OF, AN IMPROPER VOLTAGE SUPPLY, OR ATTEMPTED REPAIR BY ANYONE OTHER THAN THE DEALER/INSTALLER’S SERVICE TECHNICIANS.

OWNER MUST REGISTER THEIR PRODUCT WITH MANUFACTURER AFTER INSTALLATION IS COMPLETED FOR PART WARRANTY COVERAGE. OWNER WILL ALSO NEED TO PROVIDE PROOF OF PURCHASE IN THE FORM OF NEBULA BILL OF SALE OR INVOICE MUST BE PRESENTED TO OBTAIN WARRANTY SERVICES.

THIS WARRANTY IS INVALID IF THE FACTORY-ASSIGNED SERIAL NUMBER HAS BEEN ALTERED OR REMOVED FROM THE PRODUCT.

“REPAIR OR REPLACEMENT” AS PROVIDED UNDER THIS WARRANTY IS THE EXCLUSIVE REMEDY OF THE OWNER.

MANUFACTURER SHALL NOT BE LIABLE FOR ANY INCIDENTAL OR CONSEQUENTIAL DAMAGES FOR BREACH OF ANY EXPRESS OR IMPLIED WARRANTY ON THIS PRODUCT, EXCEPT TO THE EXTENT PERMITTED BY APPLICABLE LAW.

TO REQUEST RESOLUTION OF A WARRANTY QUESTION OR PROBLEM, CONTACT NEBULA LED LIGHTING SYSTEMS:

WWW.NEBULALIGHTING.COM/REQUEST-SERVICE OR INFO@NEBULALIGHTING.COM

10 YEARS PARTS AND LABOR WARRANTY FROM NEBULA LIGHTING SYSTEMS

MEET YOUR TEAM



MARC BAYKARA
SALES MANAGER

HOA LIAISON
MARCB@NEBULALIGHTING.COM



BEN WILLIAMS

INSTALLATION &
SERVICE MANAGER
BENW@NEBULALIGHTING.COM



STEPHANIE SCHWARTZ

ADMINISTRATIVE
COORDINATOR
STEPHANIES@NEBULALIGHTING.COM

GET SUPPORT



NEBULALIGHTING.COM

OR CALL
813-996-0001



REQUEST SERVICE

<https://nebulalighting.com/request-service/>



REQUEST A QUOTE

<https://nebulalighting.com/residential-quote/>



**WE LOOK FORWARD TO ADDING YOU
THE NEBULA FAMILY!**

THANK YOU

Tab 5

CONTINUING PROFESSIONAL ENGINEERING SERVICES AGREEMENT

THIS AGREEMENT (“Agreement”) is made and entered into effective this 27th day of February 2026 (“**Effective Date**”), by and between:

WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and located within Pasco County, Florida, with a mailing address of c/o Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (the “**District**”); and

LIGHTHOUSE ENGINEERING INC., a Florida corporation, with a mailing address of 701 Enterprise Road East, Suite 410, Safety Harbor, Florida 34695 (the “**Engineer**”).

RECITALS

WHEREAS, the District is a local unit of special purpose government established pursuant to the Uniform Community Development District Act of 1980, codified as Chapter 190, Florida Statutes, as amended; and

WHEREAS, the District is authorized to plan, finance, construct, install, acquire and/or maintain improvements, facilities and services in conjunction with the development of the lands within the District; and

WHEREAS, pursuant to Sections 190.033 and 287.055, *Florida Statutes*, the District solicited proposals from qualified firms to provide professional engineering services on a continuing basis; and

WHEREAS, Engineer submitted a proposal to serve in this capacity; and

WHEREAS, the District’s Board of Supervisors (“**Board**”) determined Engineer as the most qualified firm to provide professional engineering services for the District and authorized the negotiation of a contract pursuant to Section 287.055, *Florida Statutes*; and

WHEREAS, the District intends to employ Engineer to perform engineering services, including but not limited to, construction administration, environmental management and permitting, financial and economic studies, as defined by a separate work authorization or work authorizations; and

WHEREAS, upon authorization, Engineer shall serve as the District’s professional representative in each service or project to which this Agreement applies and will give consultation and advice to the District during performance of these services.

NOW, THEREFORE, for and in consideration of the mutual covenants herein contained, the acts and deeds to be performed by the parties and the payments by the District to Engineer of the sums of money herein specified, it is mutually covenanted and agreed as follows:

1. SCOPE OF SERVICES.

- a. Engineer will provide general engineering services, including the following, subject to work authorizations with hourly or not to exceed amounts pre-authorized by the Board in writing:
 - i. Preparation of any necessary reports and attendance at meetings of the Board.
 - ii. Providing professional engineering services including but not limited to review and execution of documents under the District's Trust Indentures and monitoring and contract administration associated with District projects. Performance of any other duties related to the provision of infrastructure and services as requested by the Board, District Manager, or District Counsel.
 - iii. Any other items requested by the Board.
- b. Engineer will, when authorized by the Board by written work authorization, provide general services related to construction of any District projects and will provide such recommendations for such services as deemed appropriate in his or her professional experience, including, but not limited to:
 - i. Periodic visits to the site, part-time or full-time construction management of District projects, as may be recommended by Engineer and authorized by the District.
 - ii. Processing of contractor's pay estimates.
 - iii. Preparation of, and/or assistance with the preparation of, work authorizations, requisitions, direct purchase orders, change orders and acquisitions for review by the District Manager, District Counsel and the Board.
 - iv. Final inspection and requested certificates for construction including the final certificate of construction.
 - v. Consultation and advice during construction, including performing all roles and actions required of any construction contract between District and any contractor(s) in which Engineer is named as owner's representative or "Engineer."
 - vi. Any other activity related to construction as authorized by the Board.
- c. With respect to maintenance of the facilities, Engineer will render such services as authorized by the Board.

2. REPRESENTATIONS. Engineer hereby represents to the District that:

- a. It has the experience and skill to perform the services required to be performed by this Agreement.

- b. It will design to and comply with applicable federal, state, and local laws, and codes, including without limitation, professional registration and licensing requirements (both corporate and individual for all required basic disciplines) in effect during the term of this Agreement, and will, if requested by the District, provide certification of compliance with all registration and licensing requirements.
- c. It will perform said services in accordance with generally accepted professional standards in the most expeditious and economical manner, and to the extent consistent with the best interests of the District.
- d. It is adequately financed to meet any financial obligations it may be required to incur under this Agreement.

3. METHOD OF AUTHORIZATION. Each service or project will be authorized in writing by the District. Engineer will request such work authorizations in its professional capacity as Engineer when it is deemed desirable or necessary and the District is relying on Engineer to make such recommendations when Engineer deems professional engineering services appropriate for the facts and circumstances of any project. The written authorization will be incorporated in a work authorization which will include the scope of work, compensation, project schedule, and special provisions or conditions specific to the service or project being authorized, in substantially the form attached hereto as **Exhibit A (“Work Authorization”)**. Authorization of services or projects under the contract will be the sole option of the District but with advice and recommendations by Engineer.

4. COMPENSATION. It is understood and agreed that the payment of compensation for services under this Agreement will be stipulated in each Work Authorization. One of the following methods will be utilized:

- a. Lump Sum Amount - The District and Engineer will mutually agree to a lump sum amount for the services to be rendered payable monthly in direct proportion to the work accomplished. For any lump-sum or cost-plus-a-fixed-fee professional service contract over the threshold amount provided in Section 287.017, *Florida Statutes*, for CATEGORY FOUR, the District will require Engineer to execute a truth-in-negotiation certificate stating that wage rates and other factual unit costs supporting the compensation are accurate, complete, and current at the time of contracting. The price for any lump sum Work Authorization, and any additions thereto, will be adjusted to exclude any significant sums by which the District determines the Work Authorization was increased due to inaccurate, incomplete, or noncurrent wage rates and other factual unit costs. All such adjustments must be made within one year following the completion of the work contemplated by the lump sum Work Authorization.
- b. Hourly Personnel Rates - For services or projects where scope of services is not clearly defined, or recurring services or other projects where the District desires to use the hourly compensation rates outlined in **Exhibit B** attached hereto. The

District and Engineer may agree to a “not to exceed” amount when utilizing hourly personnel rates for a specific work authorization.

5. REIMBURSABLE EXPENSES. Reimbursable expenses consist of actual expenditures made by Engineer, its employees, or its consultants in the interest of the project for the incidental expenses as listed as follows:

- a. Expenses of transportation and living when traveling in connection with a project, for long distance phone calls and telegrams, and fees paid for securing approval of authorities having jurisdiction over an authorized project. All expenditures will be made in accordance with Chapter 112, Florida Statutes, and with the District’s travel policy.
- b. Expense of reproduction, postage and handling of drawings and specifications.

6. TERM OF CONTRACT. It is understood and agreed that this Agreement is for engineering services. It is further understood and agreed that the term of this Agreement will be from the Effective Date until terminated pursuant to the terms herein.

7. SPECIAL SERVICES. When authorized in writing by the District, additional special consulting services may be utilized by Engineer and paid for on a cost basis with no markup.

8. BOOKS AND RECORDS. Engineer will maintain comprehensive books and records relating to any services performed under this Agreement, which will be retained by Engineer for a period of at least four (4) years from and after completion of any services hereunder (or such longer period to the extent required by Florida’s public records retention laws). The District, or its authorized representative, will have the right to audit such books and records at all reasonable times upon prior notice to Engineer.

9. OWNERSHIP OF DOCUMENTS.

- a. All rights in and title to all plans, drawings, specifications, ideas, concepts, designs, sketches, models, programs, software, creation, inventions, reports, or other tangible work product originally developed by Engineer pursuant to this Agreement (“**Work Product**”) will be and remain the sole and exclusive property of the District when developed and will be considered work for hire.
- b. Engineer will deliver all Work Product to the District upon completion thereof unless it is necessary for Engineer in the District’s sole discretion, to retain possession for a longer period of time. Upon early termination of Engineer’s services hereunder, Engineer will deliver all such Work Product whether complete or not. The District will have all rights to use any and all Work Product. Engineer will retain copies of the Work Product for its permanent records, provided the Work Product is not used without the District’s prior express written consent. Engineer agrees not to recreate any Work Product contemplated by this Agreement, or portions thereof, which if constructed or

otherwise materialized, would be reasonably identifiable with the project. If said work product is used by the District for any purpose other than that purpose which is intended by this Agreement, the District will indemnify Engineer from any and all claims and liabilities which may result from such re-use, in the event Engineer does not consent to such use.

- c. The District exclusively retains all manufacturing rights to all materials or designs developed under this Agreement. To the extent the services performed under this Agreement produce or include copyrightable or patentable materials or designs, such materials or designs are work made for hire for the District as the author, creator, or inventor thereof upon creation, and the District will have all rights therein including, without limitation, the right of reproduction, with respect to such work. Engineer hereby assigns to the District any and all rights Engineer may have including, without limitation, the copyright, with respect to such work. Engineer acknowledges that the District is the motivating factor for, and for the purpose of copyright or patent, has the right to direct and supervise the preparation of such copyrightable or patentable materials or designs.

10. ACCOUNTING RECORDS. Records of Engineer pertaining to the services provided hereunder will be kept on a basis of generally accepted accounting principles and shall be available to the District or its authorized representative for observation or audit at mutually agreeable times.

11. REUSE OF DOCUMENTS. All documents including drawings and specifications furnished by Engineer pursuant to this Agreement are instruments of service. They are not intended or represented to be suitable for reuse by District or others on extensions of the work for which they were provided or on any other project. Any reuse without specific written consent by Engineer will be at the District's sole risk and without liability or legal exposure to Engineer. All documents including drawings, plans and specifications furnished by Engineer to District are subject to reuse in accordance with Section 287.055(10), *Florida Statutes*.

12. INSURANCE. Engineer will, at its own expense, maintain insurance during the performance of its services under this Agreement, with limits of liability not less than the following:

Workers' Compensation	Statutory
General Liability	
Bodily Injury (including Contractual)	\$1,000,000/\$2,000,000
Property Damage (including Contractual)	\$1,000,000/\$2,000,000
Automobile Liability	Combined Single Limit \$1,000,000 Bodily Injury / Property Damage
Professional Liability for Errors and Omissions	\$3,000,000

If any such policy of insurance is a “claims made” policy, and not an “occurrence” policy, Engineer will, without interruption, and at the District’s option, maintain the insurance during the term of this Agreement and for at least five years after the termination of this Agreement.

The District, its officers, supervisors, agents, professional staff, employees and representatives will be named as additional insured parties, except with respect to the Workers’ Compensation Insurance and the Professional Liability for Errors and Omissions Insurance both for which only proof of insurance will be provided. All above-referenced policies shall be considered primary and non-contributory with respect to the additional insureds, and all required insurance policies shall be endorsed to provide for a waiver of underwriter’s rights of subrogation in favor of the additional insureds. Engineer will furnish the District with the Certificate of Insurance evidencing compliance with the requirements of this Section. No certificate will be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective without written notice to the District per the terms of the applicable policy. Insurance coverage will be from a reputable insurance carrier, licensed to conduct business in the state of Florida.

If Engineer fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, Engineer will pay the cost for that required insurance and will furnish, upon demand, all information that may be required in connection with the District’s obtaining the required insurance.

13. CONTINGENT FEE. Engineer warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for Engineer, to solicit or secure this Agreement and that it has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for Engineer, any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making of this Agreement.

14. AUDIT. Engineer agrees that the District or any of its duly authorized representatives will, until the expiration of four years after expenditure of funds under this Agreement, have access to and the right to examine any books, documents, papers, and records of Engineer involving transactions related to the Agreement. Engineer agrees that payment made under the Agreement will be subject to reduction for amounts charged thereto that are found on the basis of audit examination not to constitute allowable costs. All required records will be maintained until an audit is completed and all questions arising therefrom are resolved, or four years after completion of all work under the Agreement.

15. INDEMNIFICATION. Engineer agrees to indemnify, defend, and hold the District and the District’s officers and employees wholly harmless from liabilities, damages, losses, and costs of any kind, including, but not limited to, reasonable attorney’s fees, which may come against the District and the District’s officers, supervisors, professional staff, representatives and employees, to the extent caused wholly or in part by negligent, reckless, or intentionally wrongful acts, omissions, or defaults by Engineer or persons employed or utilized by Engineer in the course of any work done relating to this Agreement. Only to the extent that a limitation on liability is required by Section 725.06 of the *Florida Statutes* or other applicable law, liability under

this section will not exceed the sum of Three Million Dollars and Engineer will carry, at his own expense, insurance in a company satisfactory to District to cover the aforementioned liability. Engineer agrees such limitation bears a reasonable commercial relationship to the contract and was part of the project specifications or bid documents.

16. INDIVIDUAL LIABILITY. UNDER THIS AGREEMENT, AND SUBJECT TO THE REQUIREMENTS OF SECTION 558.0035, *FLORIDA STATUTES*, WHICH REQUIREMENTS ARE EXPRESSLY INCORPORATED HEREIN, AN INDIVIDUAL EMPLOYEE OR AGENT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.

17. SOVEREIGN IMMUNITY. Engineer agrees and covenants that nothing in this Agreement shall constitute or be construed as a waiver of the District's sovereign immunity or limitations on liability pursuant to Section 768.28, *Florida Statutes*, or any other statute or law.

18. PUBLIC RECORDS. Engineer agrees and understands that Chapter 119, Florida Statutes, may be applicable to documents prepared in connection with work provided to the District and agrees to cooperate with public record requests made thereunder. In connection with this Agreement, Engineer agrees to comply with all provisions of Florida's public records laws, including but not limited to Section 119.0701, *Florida Statutes*, the terms of which are incorporated herein. Among other requirements, Engineer must:

- a. Keep and maintain public records required by the District to perform the service.
- b. Upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes or as otherwise provided by law.
- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if Engineer does not transfer the records to the District.
- d. Upon completion of this Agreement, transfer, at no cost, to the District all public records in possession of Engineer or keep and maintain public records required by the District to perform the service. If Engineer transfers all public records to the District upon completion of this Agreement, Engineer will destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If Engineer keeps and maintains public records upon completion of the Agreement, Engineer will meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

IF ENGINEER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ENGINEER'S DUTY TO

PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 994-1001, DARRYL@RIZZETTA.COM, OR 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614.

19. EMPLOYMENT VERIFICATION. Engineer agrees that it will bear the responsibility for verifying the employment status, under the Immigration Reform and Control Act of 1986, of all persons it employs in the performance of this Agreement.

20. E-VERIFY. Engineer will comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Engineer will register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that Engineer has knowingly violated Section 448.091, *Florida Statutes*. If Engineer anticipates entering into agreements with a subcontractor for the Work, Engineer will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Engineer will maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request.

In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but Engineer has otherwise complied with its obligations hereunder, the District will promptly notify Engineer. Engineer agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, Engineer or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated Section 448.09(1), *Florida Statutes*, will promptly terminate its agreement with such person or entity. By entering into this Agreement, Engineer represents that no public employer has terminated a contract with Engineer under Section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

21. CONFLICTS OF INTEREST. Engineer will bear the responsibility for acting in the District's best interests, will avoid any conflicts of interest and will abide by all applicable ethical canons and professional standards relating to conflicts of interest.

22. SUBCONTRACTORS. Engineer may subcontract portions of the services, subject to the terms of this Agreement and subject to the prior written consent of the District, which may be withheld for any or no reason. Without in any way limiting any terms and conditions set forth in this Agreement, all subcontractors of Engineer will be deemed to have made all of the representations and warranties of Engineer set forth herein and will be subject to any and all obligations of Engineer hereunder. Prior to any subcontractor providing any services, Engineer will obtain from each subcontractor its written consent to and acknowledgment of the terms of this Agreement. Engineer will be responsible for all acts or omissions of any subcontractors.

23. INDEPENDENT CONTRACTOR. The District and Engineer agree and acknowledge

that Engineer will serve as an independent contractor of the District. Neither Engineer nor employees of Engineer, if any, are employees of the District under the meaning or application of any federal or state unemployment, insurance laws, or any other potentially applicable laws. Engineer agrees to assume all liabilities or obligations by any one or more of such laws with respect to employees of Engineer, if any, in the performance of this Agreement. Engineer will not have any authority to assume or create any obligation, express or implied, on behalf of the District and Engineer will have no authority to represent as agent, employee, or in any other capacity the District unless set forth differently herein or authorized by vote of the Board.

24. ASSIGNMENT. Neither the District nor Engineer will assign, sublet, or transfer any rights under or interest in this Agreement without the express written consent of the other. Nothing in this paragraph will prevent Engineer from employing such independent professional associates and consultants as Engineer deems appropriate, pursuant to the terms of this Agreement.

25. THIRD PARTIES. Nothing in the Agreement will inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred by operation of law.

26. CONTROLLING LAW. Engineer and the District agree that this Agreement will be controlled and governed by the laws of the State of Florida. Venue for any action arising under this Agreement will be in the State Courts located in Pasco County, Florida.

27. TERMINATION. The District may terminate this Agreement for cause immediately upon notice to Engineer. The District may terminate this Agreement without cause upon thirty (30) days' written notice to Engineer. At such time as Engineer receives notification of the intent of the District to terminate the contract, Engineer will not perform any further services unless directed to do so in writing by the District. Engineer may terminate this Agreement with or without cause upon ninety (90) days' written notice to the District. In the event of any termination or breach of any kind, Engineer will not be entitled to consequential damages of any kind (including but not limited to lost profits), but instead Engineer's sole remedy will be to recover payment for services rendered to the date of the notice of termination, subject to any offsets.

28. RECOVERY OF COSTS AND FEES. In the event either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party will be entitled to recover from the other party all costs incurred, including reasonable attorneys' fees at all judicial levels.

29. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto and formally approved by the Board.

30. AGREEMENT. This Agreement reflects the negotiated agreement of the parties, each represented by competent legal counsel. Accordingly, this Agreement will be construed as if both parties jointly prepared it, and no presumption against one party or the other will govern the interpretation or construction of any of the provisions of this Agreement.

31. NOTICES. All notices, requests, consents and other communications hereunder (“**Notices**”) shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or sent via electronic mail with read receipt to the parties, as follows:

A. If to the District: Wesbridge Community Development District
c/o Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614
Attn: District Manager
darryla@rizzetta.com

With a copy to: Kilinski | Van Wyk PLLC
517 E. College Avenue
Tallahassee, Florida 32301
Attn: Wesbridge CDD, District Counsel
meredith@cddlawyers.com

B. If to Engineer: Lighthouse Engineering Inc.
701 Enterprise Road East, Suite 410
Safety Harbor, Florida 34695
Attn: Brad Foran, P.E.
bforan@lighthouseenginc.com

Except as otherwise provided in this Agreement, any Notice will be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, will be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period will be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government will not be regarded as business days. Counsel for the District and counsel for Engineer may deliver Notice on behalf of the District and Engineer. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices will be sent by providing the same on five (5) days’ written notice to the parties and addressees set forth herein.

32. COUNTERPARTS. This Agreement may be executed in any number of counterparts. Any party hereto may join into this Agreement by executing any one counterpart. All counterparts when taken together will constitute but one and the same instrument constituting this Agreement.

33. ACCEPTANCE. Acceptance of this Agreement is indicated by the signature of the authorized representative of the District and Engineer in the spaces provided below.

34. ANTI-HUMAN TRAFFICKING. Engineer certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Engineer agrees to execute an affidavit in compliance with Section 787.06(13), *Florida Statutes*, and acknowledges that if Engineer refuses to sign said affidavit, the District may terminate this Agreement immediately.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed on the day and year first above written.

**WESBRIDGE
COMMUNITY DEVELOPMENT DISTRICT**

Chairperson / Vice Chairperson,
Board of Supervisors

LIGHTHOUSE ENGINEERING INC.



By: BRADLEY S FORAN
Its: President

Exhibit A: Form of Work Authorization
Exhibit B: Hourly Fee Schedule

EXHIBIT A
Form of Work Authorization

Wesbridge Community Development District
Pasco County, Florida

Subject: **Work Authorization Number ____**
 Wesbridge Community Development District

Dear Chairperson, Board of Supervisors:

Lighthouse Engineering Inc. (“**Engineer**”) is pleased to submit this work authorization to provide engineering services for Wesbridge Community Development District (the “**District**”). We will provide these services pursuant to our current agreement dated February 27, 2026 (“**Engineering Agreement**”) as follows:

I. Scope of Work

The District will engage Engineer to: [description of scope of work; or attach scope exhibit]

II. Fees

The District will [compensate Engineer pursuant to the hourly rate schedule contained in the Engineering Agreement, not to exceed \$_____. The District will reimburse Engineer all direct costs which include items such as printing, drawings, travel, deliveries, et cetera, pursuant to the Agreement.] OR [will compensate Engineer in a flat fee amount of \$_____, inclusive of all effort, expenses, and costs to complete the work described herein].

This proposal, together with the Engineering Agreement, represents the entire understanding between the District and Engineer with regard to the referenced work authorization. If you wish to accept this work authorization, please return an executed copy to our office. Upon receipt, we will promptly schedule our services.

APPROVED AND ACCEPTED

Wesbridge
Community Development District

By: _____
 Authorized Representative

Date: _____

Sincerely,

Lighthouse Engineering Inc.

By: _____
 Authorized Representative

Date: _____

EXHIBIT B
Hourly Fee Schedule

Lighthouse Engineering, Inc.
701 Enterprise Road East, Suite 410
Safety Harbor, FL 34695



Lighthouse Engineering

Rate Schedule

(As of 1/1/2026)

Project Manager	\$ 205/ Hour
Chief Engineer	\$ 215 / Hour
Senior Engineer	\$ 184 / Hour
Operations Manager	\$ 180 / Hour
Engineer	\$ 170 / Hour
Senior Designer	\$ 157 / Hour
Cadd Technician	\$140/ Hour
Clerical	\$ 130 / Hour

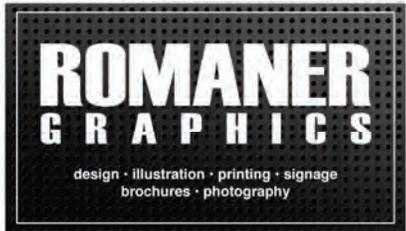
- We propose to tie our rate increase to the CP Index. This increase has typically been in the range of approximately 3% annually

Note: Expenses for projects / task assignments will be negotiated on a project by project basis or be billed to the CDD as a direct expense.

Signed Bradley S. Foran

Bradley S. Foran, P.E., President

Tab 6



20108 Pond Spring Way
Tampa, FL 33647
(813) 991-6069
FAX (813) 907-8205

JOB ESTIMATE

TO: _____

COMPANY NAME: Wesbridge

DATE: 2/27/26

QUOTE: Wesbridge:

Clean and varnish rough cut cedar on entry columns on gates and perimeter fences.

(10) Columns at Boyette Entry = \$2,500.00

(11) Columns at Wells Rd. Entry - \$2,750.00

TOTAL: \$5,250.00

Thank You: Romaner Graphics

Tab 7

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, 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.

Present and constituting a quorum were:

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

Also present:

Darryl Adams	District Manager, Rizzetta
David Covert	Assistant Secretary (Via Conference Call)
Matthew Mironchik	Landscape Inspection Mgr.
Doug Agnew	Advance Aquatics (Via Conference Call)
Meredith Hammock	District Counsel, Kilinski Van Wyn (Via Conference Call)
Megan Birnholz-Couture	District Counsel, Kilinski Van Wyn (Via Conference Call)
Grace Rinaldi	District Counsel, Kilinski Van Wyn (Via Conference Call)
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 5:30 p.m.

SECOND ORDER OF BUSINESS

Audience Comments

Resident Sam commended the Board for addressing and repairing the sidewalk.

THIRD ORDER OF BUSINESS

STAFF REPORTS

43 **A. District Engineer**

44 **1. Consideration Light House Engineering Proposal**

On a motion by Mr. Petersen, seconded by Mr. Izquierdo, with all in favor, the Board of Supervisors awarded the RFQ to Light House Engineering and directed District Counsel to draft the agreement for Wesbridge Community Development District.

45
46 **B. Aquatics Report**

47 Mr. Agnew reviewed the Aquatic Report.

48
49 **C. Landscape Inspection Report**

50 Mr. Mironchik reviewed his report, and Mr. Schill provided feedback.

51 Mr. Mironchik discussed the RFP for Landscaping and potential projects, as well as the
52 proposal schedule.

53
54 Mr. Covert departed the meeting.

On a motion by Mr. Schnaydman, seconded by Mr. Green, with four in favor, the Board of Supervisors approved the Scope of Work for Landscape RFP and Authorized staff to complete the necessary paperwork for the April 20, 2026, meeting, Wesbridge Community Development District.

55
56 **D. District Counsel**

57 Ms. Hammock reminded the Board about the mandatory ethics training and noted that she
58 will be working on the RFP with the Rizzetta team.

59
60 **E. District Manager**

61 **1. Presentation of District Manager Report and Monthly Financial Statements**

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

63
64 **2. Presentation of the 4th Quarterly Website Audit**

65 Mr. Adams reviewed the website audit.

66
67 **FOURTH ORDER OF BUSINESS** **BUSINESS ITEMS**

68 **A. Discussion of 2026-2027 Budget**

69 The Board discussed the upcoming budget and requested a road inspection and proposal
70 for solar lighting for the pathways.

71
72 **B. Discussion of Entrance Way Flowers**

73 The Board discussed maintaining the current entrance.

74
75 **C. Discussion of Holiday Lights**

76 The Board requested a discussion for the next meeting.

77
78 **D. Consideration of Landscaping RFP Scope of Work (Under Separate Cover)**

79 Mr. Mironchik discussed his Landscape report with the Board.

80

FIFTH ORDER OF BUSINESS

BUSINESS ADMINISTRATION

A. Consideration of Minutes of the Board of Supervisors' Regular Meeting held on January 19, 2026

The Board requested a few edits.

On a motion from Mr. Schnaydman, seconded by Mr. Izquierdo, with four in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors meeting held on January 19, 2026, as presented, for Wesbridge Community Development District.

B. Consideration of Operation & Maintenance Expenditures for December 2025

On a motion from Mr. Schnaydman, seconded by Mr. Izquierdo, with four in favor, the Board of Supervisors ratified the Operation & Maintenance Expenditures for December 2025 (\$64,529), for the Wesbridge Community Development District.

SIXTH ORDER OF BUSINESS

Audience and Supervisor Requests

Mr. Izquierdo commented that the work completed by Harris was not quality work.

Mr. Petersen requested that the gates be locked.

Mr. Schnaydman stated that the lights are still out at the NW Pond.

Mr. Green requested an updated insurance claim.

SEVENTH ORDER OF BUSINESS

Adjournment

On a motion from Mr. Schnaydman, seconded by Mr. Izquierdo, with four in favor, the Board of Supervisors adjourned the meeting at 7:10 p.m. for Wesbridge Community Development District.

Secretary/Assistant Secretary

Chairman/ Vice Chairman

Tab 8

Wesbridge Community Development District

District Office · Riverview, Florida

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

Operations and Maintenance Expenditures January 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2026 through January 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$32,827.65**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Wesbridge Community Development District
Paid Operation & Maintenance Expenditures
 January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
ACPLM, Inc.	300199	2026068	Striping 10/25	\$ 1,950.00
Advanced Aquatic Services, Inc.	300198	10562050	Monthly Lake Maintenance 01/26	\$ 725.00
Bob Schnaydman	300206	BS012026	Board of Supervisors Meeting 01/20/2026	\$ 200.00
Costena Services, LLC	300200	11426-2	Lights not working at both entrances - Electrician Services 01/26	\$ 3,157.93
David Covert	300207	DC012026	Board of Supervisors Meeting 01/20/2026	\$ 200.00
DoorKing, Inc.	20260123-4	2676901 ACH	Cell System Service 01/26	\$ 47.95
DoorKing, Inc.	20260127-1	2679388 ACH	Cell System Services 01/26	\$ 47.95
Down and Dirty Pressure Washing	300203	INV-000126	Fence Soft pressure washing 01/26	\$ 2,451.60
Eladio Izquierdo	300208	EI012026	Board of Supervisors Meeting 01/20/2026	\$ 200.00
Fountain Design Group, Inc.	300201	37763A	MOTOR for Fountain - Foutain Repair 11/25	\$ 5,680.71
Fountain Design Group, Inc.	300201	38231A	6612 Boyette Road 01/26	\$ 355.00
Juniper Landscaping of Florida, LLC	300202	375582	Landscape Maintenance 01/26	\$ 5,332.91
Leslie J Green	300209	JG012026	Board of Supervisors Meeting 01/20/2026	\$ 200.00
Pasco County Utilities	20260107-5	23651297 11/25 ACH	6697 Dutton Irrigation DR 11/25	\$ 174.73

Wesbridge Community Development District
Paid Operation & Maintenance Expenditures
 January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Pasco County Utilities	20260107-4	23651298 11/25 ACH	6554 Ryestone Way 11/25	\$ 33.33
Pasco County Utilities	20260107-3	2365166011/25 ACH	30032 Marquette Ave 11/25	\$ 14.14
Pasco County Utilities	20260107-2	23651661 11/25 ACH	29966 Marquette Plance 11/25	\$ 3.03
Pasco County Utilities	20260107-1	23651677 11/25 ACH	6612 Boyette Road 11/25	\$ 109.08
Rizzetta & Company, Inc.	300197	INV0000106209	Accounting Services 01/26	\$ 5,922.83
Scott Petersen	300210	SP012026	Board of Supervisors Meeting 01/20/2026	\$ 200.00
Southern Automated Access Services, LLC	300204	17582	Wells Rd gate stuck open 01/26	\$ 115.00
Spectrum	20260128-1	1307909010926 010926 ACH	6612 BOYETTE RD 01/26	\$ 90.00
Spectrum	20260112-1	1307909120925 ACH	6612 BOYETTE RD 12/25	\$ 90.00
Times Publishing Company	300205	73540-012126	Account #TB187596 Legal Advertising 01/26	\$ 218.00
Withlacoochee River Electric Cooperative, Inc.	20260123-2	2078246-010926 ACH	Public Lighting 12/25	\$ 4,131.33
Withlacoochee River Electric Cooperative, Inc.	20260123-3	2087102-010926 ACH	5678 Dutton Drive 12/25	\$ 906.26
Withlacoochee River Electric Cooperative, Inc.	20260123-1	2127372-010926 ACH	6612 Boyette Road 12/25	<u>\$ 270.87</u>
Report Total				<u>\$ 32,827.65</u>



Invoice

2010 S. 51st Street
 Tampa, FL 33619
 813-633-0548

Date	Invoice #
10/28/2025	2026068

Bill To
Wesbridge CDD 3434 Colwell Ave, Suite 200 Tampa, FL 33614

Ship To
Wesbridge CDD 3434 Colwell Ave, Suite 200 Tampa, FL 33614

Method of payment: Checks, Cashiers Check, and Money Order ONLY. ACPLM does not accept Credit Cards.	Customer's P.O. #	Terms	ACPLM's Proposal #	Rep
		Net Upon Substantial Com...	18904925	JS

Description	U/M	Amount
Striping		1,950.00

Returned Checks Will Incur a \$35 Fee!

All payments later than 30 days after the due date shall bear interest at 18% per annum.

Thank you for your business!!
 Please remit to above address.

Total	\$1,950.00
--------------	------------

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

1/1/2026
10562050
\$725.00

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

Due Date
Net 30
1/31/2026

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

725.00

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

\$725.00

WESBRIDGE CDD
SUPERVISOR PAY REQUEST
Meeting Date: January 20, 2026

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

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	5:30pm
Meeting End Time:	10:53pm
Total Meeting Time:	1.22

Time Over _____ (3) Hours:

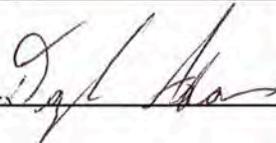
Total at \$400 per Hour:

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: _____





Costena Services, LLC

Licensed Electrician EC13003223

30729 Burleigh Dr Wesley Chapel FL 33543

www.costenaservices.com

Call Us (813) 401-6571

Invoice

1/14/2026

Job Number 11426-2
Customer Wesbridge CDD
Contact Darryl Adams
Job address: 6614 Boyette Rd Wesley Chapel FL 33545

Scope of Work:

Lights not working at both entrances.

Tested lights at Wells Rd entrance. Lights working properly. Troubleshoot lights at Boyette Rd entry.

Transformer shorted out. Replaced (7) broken heads & replaced LV cable shorted out in center island.

Street lights not working at both entrances. Street lights property of Utility Co.

Total for Job **\$3,157.93**

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 #
2676901
STATEMENT DATE
January 20, 2026

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

User ID:	dmeloon
Period Starts:	December 20, 2025
Period Ends:	January 19, 2026

Previous Balance:	\$45.95	Note: All \$ amounts are in US Dollars.
Payment Received:	(\$45.95)	
New Charges:	\$49.95	
Total Amount Due:	\$49.95 USD	

Payments

Date	Details	Amount
12/20/2025	Credit: Autopay	(\$43.95)
12/20/2025	Credit: Autopay	(\$2.00)

Cell Systems

From	To	Name	Phone	MC	Min	Transfer	Amount
12/20/2025	1/19/2026	WesBridge	813 652 9978	7775	49	0	\$49.95

Summary	Total Amount Due
This amount will be charged to your credit card or echeck.	\$49.95 USD

[Back](#)

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

DKS Cellular Subscription

STATEMENT

STATEMENT #
2679388
STATEMENT DATE
January 23, 2026

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

User ID:	WesbridgePh2
Period Starts:	December 23, 2025
Period Ends:	January 22, 2026

Previous Balance:	\$57.95	<i>Note: All \$ amounts are in US</i>
	Dollars.	
Payment Received:	(\$57.95)	
New Charges:	\$49.95	
Total Amount Due:	\$49.95 USD	

Payments

Date	Details	Amount
12/23/2025	Credit: Autopay	(\$55.95)
12/23/2025	Credit: Autopay	(\$2.00)

Cell Systems

From	To	Name	Phone	MC	Min	Transfer	Amount
12/23/2025	1/22/2026	Wesbridge Ph. 2 Entry	813 576 9664	9999	71	0	\$49.95

Summary	Total Amount Due
This amount will be charged to your credit card or echeck.	\$49.95 USD



INVOICE

INV-000126

Date Issued: Jan 05, 2026
Date Due: Due on Receipt
Overdue by: 14 days
Type: Final Payment
Check Payable To: Down and Dirty Pressure Washing of Florida LLC
Balance Due: \$2,451.60

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:
cdd invoicing

JOB:
front and rear fence cleaning

#	Services	Qty	Price	Discount	Tax	Total
1	soft wash front section of vinyl fence soft wash front vinyl fence along road from front entrance to side area by church	1.00	\$925.00	\$0.00	No Tax	\$925.00
2	softn wash rear fence behind homes and by pond	1.00	\$1,526.60	\$0.00	No Tax	\$1,526.60
					Subtotal	\$2,451.60
					Grand Total (\$)	\$2,451.60

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. ****.

FOUNTAIN DESIGN GROUP, INC.

DBA CASCADE FOUNTAINS

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

Invoice

Date	Invoice #
11/19/2025	37763A

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

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

P.O. No.	Terms	Rep	Ship Date	Ship Via	FOB	Project
	Due on receipt	RP	11/19/2025		TW	
Qty	Description			Rate	Amount	
1	MOTOR CHANGE OUT, 3HP 230V 1PH			2,964.00	2,964.00	
1	3HP PUMP END 230S30-1A FOR 3 HP ARIES			2,702.00	2,702.00	
1	FEMALE ADAPTER 3"			14.70713	14.71	
	REPLACED ON LAKE FOUNTAIN OFF OF BOYETTE ROAD					
	SALES TAX			7.00%	0.00	
					Total	\$5,680.71

FOUNTAIN DESIGN GROUP, INC.

DBA CASCADE FOUNTAINS

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

Invoice

Date	Invoice #
1/21/2026	38231A

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

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

P.O. No.	Terms	Rep	Ship Date	Ship Via	FOB	Project
	Due on receipt	SC	1/21/2026		TW	
Qty	Description			Rate	Amount	
	JANUARY-MARCH QUARTERLY CLEANING SERVICE OF (3) LAKE FOUNTAINS-145388			355.00	355.00	
	SALES TAX			7.00%	0.00	
					Total	\$355.00

Please Remit Payment to:

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



Invoice 375582

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

Date	Due Date
01/01/26	1/31/2026
Account Owner	PO#
LAURALEE BISHOP	

Item	Amount
#337970 - Wesbridge CDD 2025-2026 Maintenance Renewal January 2026	\$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)
\$5,332.91	\$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.



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



238 0 1
 11-70080

WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT

Service Address: 6697 DUTTON IRRIGATION DR
 Bill Number: 23651297
 Billing Date: 12/19/2025
 Billing Period: 11/7/2025 to 12/9/2025

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	18750990	11/7/2025	21727	12/9/2025	21900	32	173

Usage History

Reclaimed

December 2025	173
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

Transactions

Previous Bill	160.59
Payment 12/08/25	-160.59 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	173 Thousand Gals X \$1.01 174.73
Total Current Transactions	174.73
TOTAL BALANCE DUE	\$174.73

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasyway.pascocountyfl.net

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

Account # 1024395
 Customer # 01391962

Balance Forward 0.00
 Current Transactions 174.73

Total Balance Due	\$174.73
Due Date	1/5/2026

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

The Total Due will be electronically transferred on 01/05/2026.



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

013919621102439502365129770000174738



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



239 0 1
 11-70080

WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT

Service Address: 6554 RYESTONE WAY

Bill Number: 23651298

Billing Date: 12/19/2025

Billing Period: 11/7/2025 to 12/9/2025

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	190364259	11/7/2025	8296	12/9/2025	8329	32	33

Usage History

Reclaimed

December 2025	33
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

Transactions

Previous Bill	30.30
Payment 12/08/25	-30.30 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	33 Thousand Gals X \$1.01
Total Current Transactions	33.33
TOTAL BALANCE DUE	\$33.33

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasyway.pascocountyfl.net

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

Account #	1024400
Customer #	01391962
Balance Forward	0.00
Current Transactions	33.33

Total Balance Due	\$33.33
Due Date	1/5/2026

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

The Total Due will be electronically transferred on 01/05/2026.



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

013919621102440012365129840000033334



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

224 0 1
 11-70080

WESBRIDGE CDD

Service Address: 30032 MARQUETTE AVENUE
 Bill Number: 23651660
 Billing Date: 12/19/2025
 Billing Period: 11/7/2025 to 12/9/2025

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	200201676	11/7/2025	2036	12/9/2025	2050	32	14

Usage History

Month	Reclaimed
December 2025	14
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

Transactions

Previous Bill	18.18
Payment 12/08/25	-18.18 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	14 Thousand Gals X \$1.01
Total Current Transactions	14.14
TOTAL BALANCE DUE	\$14.14

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasy pay.pascocountyfl.net

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

Account #	1077180
Customer #	01415679
Balance Forward	0.00
Current Transactions	14.14

Total Balance Due	\$14.14
Due Date	1/5/2026

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

The Total Due will be electronically transferred on 01/05/2026.



WESBRIDGE CDD
 PO BOX 32414
 CHARLOTTE NC 28232

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

014156799107718062365166050000014144



PASCO COUNTY UTILITIES
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 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



225 0 1
 11-70060

WESBRIDGE CDD

Service Address: 29966 MARQUETTE PLACE
 Bill Number: 23651661
 Billing Date: 12/19/2025
 Billing Period: 11/7/2025 to 12/9/2025

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

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

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Reclaim	200201673	11/7/2025	543	12/9/2025	546	32	3

Usage History

Reclaimed

December 2025	3
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

Transactions

Previous Bill	3.03
Payment 12/08/25	-3.03 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	3 Thousand Gals X \$1.01
	3.03
Total Current Transactions	3.03
TOTAL BALANCE DUE	\$3.03

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasympay.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	1/6/2026

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

The Total Due will be electronically transferred on 01/05/2026.

WESBRIDGE CDD
 PO BOX 32414
 CHARLOTTE NC 28232

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

014156799107718512365166120000003036



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



226 0 1
 11-70060

WESBRIDGE CDD

Service Address: 6612 BOYETTE ROAD
 Bill Number: 23651677
 Billing Date: 12/19/2025
 Billing Period: 11/7/2025 to 12/9/2025

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

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

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Reclaim	200204608	11/7/2025	10361	12/9/2025	10469	32	108

Usage History

Reclaimed

December 2025	108
November 2025	100
October 2025	72
September 2025	40
August 2025	63
July 2025	57
June 2025	56
May 2025	66
April 2025	42
March 2025	0
February 2025	16
January 2025	61

Transactions

Previous Bill	101.00
Payment 12/08/25	-101.00 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	108 Thousand Gals X \$1.01 109.08
Total Current Transactions	109.08
TOTAL BALANCE DUE	\$109.08

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasy pay.pascocountyfl.net

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

Account # 1083945
 Customer # 01415679
 Balance Forward 0.00
 Current Transactions 109.08

Total Balance Due	\$109.08
Due Date	1/5/2026

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

The Total Due will be electronically transferred on 01/05/2026.



WESBRIDGE CDD
 PO BOX 32414
 CHARLOTTE NC 28232

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

014156799108394582365167770000109086

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

Invoice

Date	Invoice #
1/2/2026	INV0000106209

Bill To:

Wesbridge CDD 3434 Colwell Avenue Suite 200 Tampa FL 33626

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

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



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
1/22/2026	17582

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

Job Name	Terms
	Due on receipt

Quantity	Description	Rate	Serviced	Amount
1	Report Wells Rd gate stuck open. Determined the postal switch was stuck. Corrected switch position, gates resumed normal operation. Hourly Tech Charge Sales Tax	115.00 6.00%		115.00 0.00

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days	Total	\$115.00
<p>Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personnel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p>	Payments/Credits	\$0.00
	Balance Due	\$115.00

January 9, 2026
 Invoice Number: 1307909010926
 Account Number: **8337 13 001 1307909**

Auto Pay Notice

Service At: 6612 BOYETTE RD
 WESLEY CHAPEL FL 33545

NEWS AND INFORMATION

Contact Us

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

Summary *Service from 01/09/26 through 02/08/26
 details on following pages*

Previous Balance	90.00
Payments Received -Thank You!	-90.00
Remaining Balance	\$0.00
Spectrum Business™ Internet	70.00
Spectrum Business™ Voice	20.00
Other Charges	0.00
Current Charges	\$90.00
<i>YOUR AUTO PAY WILL BE PROCESSED 01/26/26</i>	
Total Due by Auto Pay	\$90.00

IMPORTANT BILLING UPDATE

At Spectrum Business, we value your experience and are dedicated to constantly enhancing our services to ensure you receive the very best. We understand that rising costs can be frustrating, and we want to be transparent that these increases have affected our prices.

Effective with your next statement, the following pricing will change.

- There will be a \$5 per month charge to receive paper statements. To sign up for paperless billing and avoid this charge visit SpectrumBusiness.net/Paperless today
- Spectrum Business Voice will increase by the amount of taxes and fees applicable to your area, which will now be itemized separately under 'Taxes, Fees, and Surcharges' on your bill.

To learn about how these changes benefit your services now and, in the future, visit Spectrum.net/Enhancements.

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.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
 8633 2390 DY RP 09 01102026 NNNNNNNN 01 001051 0004

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

January 9, 2026

Wesbridge CDD

Invoice Number: 1307909010926
 Account Number: 8337 13 001 1307909
 Service At: 6612 BOYETTE RD
 WESLEY CHAPEL FL 33545

Total Due by Auto Pay \$90.00



CHARTER COMMUNICATIONS
 PO BOX 7186
 PASADENA CA 91109-7186



833713001130790900090001



Invoice Number: 1307909010926
 Account Number: 8337 13 001 1307909

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

8633 2390 DY RP 09 01102026 NNNNNNNN 01 001051 0004

Charge Details

Previous Balance		90.00
EFT Payment	12/26	-90.00
Remaining Balance		\$0.00

Payments received after 01/09/26 will appear on your next bill.

Service from 01/09/26 through 02/08/26

Spectrum Business™ Internet

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

Your promotional price will expire on 09/24/27

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

Your promotional price will expire on 09/25/28

\$70.00

Spectrum Business™ Internet Total \$70.00

Spectrum Business™ Voice

Spectrum Business Voice	50.00
Promotional Discount	-30.00

Your promotional price will expire on 09/25/27

\$20.00

Phone number (813) 345-8672 \$0.00

For additional call details,
 please visit SpectrumBusiness.net

Spectrum Business™ Voice Total \$20.00

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.

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

Continued on the next page....

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



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





Invoice Number: 1307909010926
Account Number: 8337 13 001 1307909

[Wesbridge CDD](#)

Contact Us

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

8633 2390 DY RP 09 01102026 NNNNNNNN 01 001051 0004

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

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

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

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

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



Invoice Number: [Wesbridge CDD](#)
1307909010926
Account Number:: 8337 13 001 1307909



Contact Us

Visit us at SpectrumBusiness.net

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

8633 2390 DY RP 09 01102026 NNNNNNNN 01 001051 0004



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

8633 2390 DY RP 09 12112025 NNNNNNNN 01 001057 0005

Spectrum

Spectrum Privacy Policy

Effective: August 1, 2025 ("Your Rights If You Live In Other States With Privacy Laws" Section, Effective: July 1, 2025)

Your privacy is important to Charter. We take seriously the responsibility of protecting your privacy and the information collected about you.

This Spectrum Privacy Policy (the "Privacy Policy") describes the types of information we collect, how we use that information, the choices you have regarding such collection and use, and the rights that may be available to you under state and federal law when you subscribe to or interact with Spectrum products and services.

WHEN THE PRIVACY POLICY APPLIES

The Privacy Policy applies to the information we collect from or about you, your household, or devices associated with you, as prospective customers or when you subscribe to, access, or use the Spectrum products, services, websites, and applications (sometimes referred to as the "Spectrum Platform" in this Privacy Policy).

Some Spectrum products and services may have additional privacy practices that are described in product- or service-specific sections in this Privacy Policy or may be provided to you in different ways, such as our commercial agreements for Spectrum Business services. To the extent there is an overlap between the privacy disclosures in this Privacy Policy and a product- or service-specific privacy notice (e.g., the Spectrum Biometric Data Privacy Notice which you can view by visiting our Your Privacy Rights section on our website), the privacy disclosures set forth in the product or service-specific notice or commercial agreement will apply and control with respect to such product or service.

Sometimes you may access websites (e.g., news websites, shopping websites, internet search engine, etc.) or services (e.g., non-Spectrum email and instant messaging services or video streaming services, gaming services, data storage services, etc.) that we do not own, manage or control through the Spectrum Platform. We urge our customers to review the privacy practices of these third parties, because this Privacy Policy does not extend to the collection of information by third parties through websites not owned, managed, or controlled by Spectrum.

WHAT INFORMATION WE COLLECT

In order to provide you with Spectrum products and services, we collect a variety of information about you when you interact with us or use our products, services, websites, and applications. This information enables us to provide our services to you on a cost-effective basis and to tailor our products and services to best meet your needs and interests.

Information You Provide to Us Directly

We collect information you provide to us when you establish a customer or user account, register to use and/or connect to certain of our services, and when you contact us or otherwise communicate with us, such as:

- contact information (e.g., name, address, email address, and phone number);
- information about you including racial or ethnic origin;
- usernames, passwords, images (e.g., driver's license photo), biometric data (e.g., voiceprints collected when you opt-in to our Spectrum Voice ID service subject to our Spectrum Biometric Data Privacy Notice), and other authenticating information associated with a Spectrum account;
- information about the types of services to which you subscribe, orders you place or downloads you make through the various Spectrum applications (e.g., the Spectrum TV, MySpectrum, Spectrum News,

and SpectrumU applications), the service options you have chosen, and any customized settings you have created;

- information about the payment methods used for your Spectrum services, such as your payment card information (e.g., the cardholder name, card number, expiration date, and security code (CVV/CVC) associated with your debit or credit card) or bank account information (e.g., the routing number that identifies your bank and your bank account number that identifies your account within your bank);
- information related to a credit application for a product or service or to protect against fraud, which may include your Social Security number, driver's license number, or other government issued identifier;
- information you provide when you enter contests or respond to Spectrum surveys, or participate in or attend events sponsored by Spectrum; and
- information we keep in our records when you correspond or otherwise communicate with us, including through our call centers, in-person interactions at our stores, online chat sessions, community support space, and through Spectrum social media accounts. We may use the information you provide us and that we collect in order to make inferences, including sensitive data inferences about you, and your interests. Where required by law, we seek your consent before doing so.

Information We Collect Automatically

We automatically collect information about your use of the Spectrum Platform in order to deliver any of our services or otherwise permit access to one of our products, such as:

- information from any device you use when you interact with us, including but not limited to the device identifiers, the number, types, and status of devices connected to our network, network addresses, operating system, and technical configurations of the equipment used with our services, products, websites, and applications;
- network traffic data;
- general and/or precise geolocation information;
- performance and support data; and
- information about your use and the operation of the Spectrum Platform and its features.

We automatically collect usage information to provide you with and market our products and services, and to deliver you relevant advertising, such as:

- usage information about the channels, programs, and advertisements to which your device was tuned when you subscribe to our video service in order to provide you video content ("Video Usage Information");
- information we collect based on our provision of Spectrum Internet service, such as routing traffic to allow you to traverse from one website to another website, in order to provide internet service and connect you to the other internet-based services you request; this can include the amount of data used, device identifiers, and quality of service (i.e., quality of the signal) from customers who use our company-issued routers as part of our provision of Spectrum Internet service and other consumers who you permit to connect to your in-home equipment (collectively, "Internet Usage Information");

SAAPF020



December 9, 2025

Invoice Number: 1307909120925

Account Number: **8337 13 001 1307909**

Auto Pay Notice

Service At: 6612 BOYETTE RD
WESLEY CHAPEL FL 33545

Contact Us

Visit us at SpectrumBusiness.net

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

Summary *Service from 12/09/25 through 01/08/26
details on following pages*

Previous Balance	90.00
Payments Received -Thank You!	-90.00
Remaining Balance	\$0.00
Spectrum Business™ Internet	70.00
Spectrum Business™ Voice	20.00
Other Charges	0.00
Current Charges	\$90.00
<i>YOUR AUTO PAY WILL BE PROCESSED 12/26/25</i>	
Total Due by Auto Pay	\$90.00

NEWS AND INFORMATION

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

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.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 09 12112025 NNNNNNNN 01 001057 0005

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

December 9, 2025

Wesbridge CDD

Invoice Number: 1307909120925

Account Number: 8337 13 001 1307909

Service At: 6612 BOYETTE RD
WESLEY CHAPEL FL 33545

Total Due by Auto Pay \$90.00



CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186



833713001130790900090001



Invoice Number: 1307909120925
Account Number: 8337 13 001 1307909

Wesbridge CDD

Contact Us

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

8633 2390 DY RP 09 12112025 NNNNNNNN 01 001057 0005

Charge Details

Table with 3 columns: Description, Date, Amount. Rows include Previous Balance (90.00), EFT Payment (11/26, -90.00), and Remaining Balance (\$0.00).

Payments received after 12/09/25 will appear on your next bill.

Service from 12/09/25 through 01/08/26

Spectrum Business™ Internet

Table with 2 columns: Description, Amount. Rows include Security Suite (0.00), Domain Name (0.00), Vanity Email (0.00), Spectrum Business Internet Gig (180.00), and Promotional Discount (-80.00).

Your promotional price will expire on 09/24/27

Table with 2 columns: Description, Amount. Row includes Promotional Discount (-30.00).

Your promotional price will expire on 09/25/28

\$70.00

Spectrum Business™ Internet Total \$70.00

Spectrum Business™ Voice

Table with 2 columns: Description, Amount. Rows include Spectrum Business Voice (50.00) and Promotional Discount (-30.00).

Your promotional price will expire on 09/25/27

\$20.00

Phone number (813) 345-8672 \$0.00

For additional call details, please visit SpectrumBusiness.net

Spectrum Business™ Voice Total \$20.00

Other Charges

Table with 2 columns: Description, Amount. Rows include Payment Processing (5.00), Auto Pay Discount (-5.00), and 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.

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

Continued on the next page....

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



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





Invoice Number: 1307909120925
Account Number: 8337 13 001 1307909

Wesbridge CDD

Contact Us

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

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

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

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

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

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

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



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- call records, including the phone numbers that you call and that call you, and the times and dates of those calls, the number of text messages sent and received, when you subscribe to our phone and/or mobile service ("Call Detail Information");
- information about your general or precise location and internet usage data may be used to provide you with marketing and advertising from Spectrum and its business partners, which Spectrum determines may be relevant to you;
- usage information about your use of the Spectrum Mobile network, the use of your mobile device, technical and network performance information, and location information when your device communicates with cell towers, WiFi routers, access points, and/or with technologies used by the Global Positioning System ("GPS") ("Mobile Usage Information"); and
- device information, including your IP address and information about your browser, operating system, and platform type, tracking technologies, and information about the website that referred you to a Spectrum website, and the website to which we refer you when you leave a Spectrum website.

Additionally, if you subscribe to or use services that require us to transfer or store communications such as a Spectrum email account or a Spectrum voice product that includes a voicemail service, it will be necessary for us to collect the content of those communications to provide you with the service you have requested because it is required in order for the services to function. We also collect the content of any files you store in our cloud storage services (e.g., the Spectrum Cloud DVR platform) and other information when it is necessary to provide you with the products or features of the services you use.

Please refer to the Spectrum Internet DNS Privacy Notice, available by visiting our Your Privacy Rights section on our website, to learn more about the type of Domain Name System ("DNS") data we collect based on our provision of Spectrum Internet service, how we use and share that information, and our storage and retention practices associated with the DNS data we maintain.

Location Information

When you access our network, we may collect general or precise location information. We may also collect general or precise location information when you use some of our services and applications.

For our fixed home video, voice, internet, and WiFi, and business services, all of which are inherently tied to the customer's service address location, we collect the customer's home, business and/or service address in order to provide service to the devices that are physically located at those addresses. For our video service, we use the collected information to deliver service to the physical address at which the customer's receiver is located. For our wireline voice service, we use the collected information to deliver service to the physical address at which the customer's voice modem is located; we also collect call detail information, including the call connection locations (including city, state, and country) and the call origin and destination locations, for account billing. For internet and in-home WiFi, we use the collected information to deliver service to the physical address at which the modem and router are located and installed. Charter also collects the public IP address of any device that connects to an in-home Advanced Home WiFi router in order to authenticate the device and allow customers to assign security, parental or other controls to certain devices. We collect similar address information tied to equipment located at our commercial customers' service addresses. When a customer subscribes to Spectrum Mobile service, their billing address, as well as their core video, voice, or internet account service address, if they subscribe to other Spectrum services, i.e., Spectrum Internet, is linked to their account for the same purposes.

For our out-of-home WiFi service and Spectrum applications, we may collect additional location information from your devices in order to authenticate, connect, and deliver seamless connectivity when connecting to our out-

of-home WiFi access points, using our mobile service, or connecting to a Spectrum service from outside of your home via any WiFi access point or internet connection (e.g., if you are a video subscriber accessing content on your mobile device, irrespective of whether you are in or outside of your home or connecting via Spectrum WiFi or Spectrum Internet, we may collect location information in order to determine whether certain content is available to you based on your location). For our out-of-home WiFi access points, as well as the out-of-home WiFi access points of our industry partners, we may collect information about the location of the out-of-home WiFi access point and device information, including the public IP address assigned to the device connecting to the access point.

We may use this location data to develop, tailor, and market Spectrum's own products and services, or enable targeted third-party advertising in partnership with select advertising partners and providers.

Information Obtained from Third Parties

We may collect information from third parties for purposes related to delivering our products and services to you, for analytics and research, or for marketing and advertising our own products and services, as well as for delivering third-party advertising on the Spectrum Platform.

- Information to verify data you have provided and from credit agencies to determine your credit worthiness, credit score, and credit usage.
- Information from content providers and other platform providers when you use your Spectrum account to authenticate your use of Spectrum services through that provider's platform or device.
- Information from research consultants, marketing firms, data quality management solution firms, and programming partners to enhance our marketing and advertising programs. Collected data may include demographic information, as well as personal interest data, to help us construct audience segments, deliver advertising, and evaluate the effectiveness of a given advertising campaign.

HOW WE USE INFORMATION

We use the information we collect to provide you with reliable, high quality products and services. We may also use the information we collect to provide you and allow our business partners to provide you with relevant advertising. When required by applicable law, we will request your consent for certain uses of your information. Depending on your state of residence, you may have certain rights to limit our use of information. Please see the state right sections below for more information.

To Provide and Improve our Services, Products and Devices, Websites and Applications

We use the information we collect to:

- deliver, maintain and improve our products, services, websites, and applications;
- fulfill requests for new service or changes to your account or the products and services you already receive;
- provide you with technical support and high quality customer service, including through the use of recorded or monitored communications between you and our customer service agents;
- create and administer a Spectrum account, including activating your service, billing, invoicing, and debt collection activities;
- authenticate or otherwise provide you access to your Spectrum products and services;
- provide updates, upgrades, repairs or replacements for any of our service-related devices or software used in providing or receiving services;
- manage and configure our device(s), system(s), and network(s);



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- understand how the service is being used, including through the creation of operational and marketing reports based on de-identified and/or aggregated service usage information;
- inform you of additional products and services that may be of interest to you;
- protect the security of the system, prevent fraud, detect unauthorized reception, use, and abuse of any Spectrum product, service, website or application, and to enforce any Spectrum policy or applicable terms of service;
- protect our rights, our personnel, our property, and the safety of others;
- maintain our accounting, tax and other records; and
- comply with applicable federal and state laws and regulations, as well as for the general administration of our business.

We may leverage automated decisionmaking tools or the power of artificial intelligence ("AI") to perform some or all of these actions as well as any of the actions described in other parts of this section of the privacy policy. We do not engage in any automated decisionmaking related to the provision or denial of financial or lending services, housing, insurance, education enrollment or opportunity, criminal justice, employment opportunities, health care services, or access to essential goods and services.

To Communicate With You

We use the information we collect to deliver and personalize our communications with you, e.g., when responding to a survey or ordering a pay-per-view event, we will use that information and information from your account to send you billing information, as well as recommendations for additional Spectrum products or services that may be of interest to you and to provide you with a more personalized experience. We may also send you promotional communications for products and services that may be of interest to you.

To Create Business and Marketing Reports

We use the information we collect to create business and marketing reports (the "Reports") to provide insights into what products and services our customers are using, how long they are using our products and services, how some of our services are accessed, and what additional products and services may be of interest to our customers.

We use these Reports for our own internal purposes, such as improving our products and services, determining what content to provide our customers, measuring the effectiveness of our marketing and advertising, and other research and analytics. We may also share these Reports with third parties, as described in "When and With Whom We Share Information." In some cases, we may provide Reports to a third party for the third party's own use. You should review the "Your Choices" section of this Privacy Policy to understand the choices you have with respect to the sharing of this information.

Targeted Advertising

We may use the information we collect, or that third parties collect from your visits, to other online services to make the marketing and advertising you see on the Spectrum Platform more relevant to you, as well as to market the Spectrum products and services on other websites and platforms. We may use partners to assist with advertising, and in doing so, disclose your persistent identifiers such as your device ID, or other unique identifiers associated with your account. We may also disclose your general or precise geolocation information or information associated with your browsing history. For information about how to limit the use of information for these purposes, see the "Your Choices" section below.

Addressable Advertising on our Cable System Applications

We place some of the advertisements you see during live and on-demand video content on our cable system and video applications. Some of those advertisements are placed in particular shows or channels; others are shown in particular geographic areas. Some of our cable advertisements will ask

for your permission to take certain actions, like mail you information or allow the advertiser to contact you. In some areas we will be able to address advertisements to your household through our cable system that will be more relevant to your interests based on your Video Usage Information and/or Combined Information. For information about how to limit the use of information for these purposes, see the "Your Choices" section below.

Third Party Online and App-Based Advertising and Customization

We may place "cookies" and other tracking technologies in your browser that contain information about you or your account when you set up a personalized service or customize your settings and preferences on our websites or mobile applications. These technologies enable us to help diagnose problems with our services, control the display of ads, track usage patterns, gather demographic information, analyze trends, conduct research, and otherwise administer the Spectrum services. We do not store sensitive information such as your password, e-mail address or credit card number in these third party technologies.

In addition to the advertising we deliver, we allow third-party ad serving companies and other unaffiliated advertisers to display advertisements on our websites and within some of our mobile applications. These third parties may collect information about you when you use the Spectrum websites and apps or when you interact with these third party advertisements. For information about how to limit the use of your information for these purposes, see the "Your Choices" section below.

WITH WHOM WE SHARE INFORMATION**Account Holders and Other Authorized Users**

We may disclose certain information about a customer's account and use of a service or feature to the primary account owner only after appropriate authentication. The primary account owner may also authorize other users to access certain information on the account, which may include information about the primary account owner's use of the relevant service.

Charter/Spectrum Related Businesses

We may share information about you with other Charter and Spectrum related companies in order to provide the services you have requested or to which you subscribe, or to make your Spectrum experience more streamlined, such as through combining account information into a single location for easier access.

Service Providers

We may disclose your information to service providers who perform business activities and functions on our behalf to support our interactions with you such as billing and collections, payment processing, analytics and research, marketing and advertising, service delivery and customization, maintenance and operations, and fraud prevention.

These service providers are authorized to use your personal information only as necessary to provide these services on our behalf.

Governmental Entities or Pursuant to Valid Legal Process

We may disclose personal information to comply with valid legal process, including subpoenas, court orders or search warrants. In some instances where there is a valid legal request or an order for disclosure of information about you, we may notify you of such request or order and then it may be up to you to object or take specific action to prevent any disclosures pursuant to those requests or orders.

If you subscribe to any Spectrum services, we may be required by law to disclose information about you, including information that personally identifies you, your use of our services, and the content of your communications, to governmental entities upon receipt of valid legal process.

We may also disclose personal information when we believe it is necessary to protect our customers, employees, or property; in emergency situations; to enforce our rights in court or elsewhere, or directly with you, for violations of service terms, conditions or policies; and/or as otherwise required by law.



Account Number: Wesbridge CDD
8337 13 001 1307909



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Third Parties

We may sell to or share with third parties your personal information for their own marketing, advertising, or other commercial purposes. We may sell or share your persistent identifiers such as device identifiers, IP address, video and/or internet usage data, and general or precise geolocation data. Depending on your state of residency, you may be able to opt-out of this use of your personal information. Where required to do so by law, we will obtain your consent before selling or sharing your personal information.

If you subscribe to our Spectrum Voice® service, your name, address and/or telephone number may be transmitted via Caller ID, published and distributed in affiliated or unaffiliated telephone directories, and available through affiliated or unaffiliated directory assistance operators. We take reasonable precautions to ensure that non-published and non-listed numbers are not included in the telephone directories or directory assistance services, although we cannot guarantee that errors will never occur. Please note that Caller ID blocking may not prevent the display of your name and/or telephone number when you dial certain business numbers, 911, 900 numbers or toll-free 800, 855, 844, 866, 877 or 888 numbers. But note that Spectrum Mobile does not publish directories of customers' wireless phone numbers and we do not make those numbers available to others for listing in directories.

Some of the advertisements we display may invite interactive or transactional follow-up from you. When you interact and provide your consent, we may share your contact information with the advertiser for the purpose of fulfilling your request. We may also share individually de-identified and/or aggregate information, including our business and marketing reports, with third parties for their own purposes.

If we enter into a merger, acquisition, or sale of all or a portion of our assets, we may transfer or receive information about you, including information that personally identifies you, as part of the transaction.

WHAT CHOICES YOU HAVE TO CONTROL THE USE OF INFORMATION BY SPECTRUM

You have choices in controlling how we use and share your information for marketing and advertising purposes. For instance, you can always choose whether to receive promotional emails or text messages. When you visit our websites, you may opt-out of interest-based advertising, and when you use our mobile applications, you can limit the use of ad trackers. Visit our Privacy Preference page to manage your marketing communication and privacy preferences, including, for example:

- to be added to our marketing communication preferences list (e.g., "Do Not Call"), which will limit the marketing and advertising messages you receive from us about Spectrum products and services;
- to limit our use of your customer proprietary network information ("CPNI") for marketing and advertising of our own products and services; and
- to limit our use of your Video Usage Information, Combined Information, or our business and marketing reports to direct addressable advertisements or interest-based advertisements to you as further described in the preference center.

Some of the preferences will only apply when you subscribe to Spectrum services and may require additional account information. If you make changes to your contact information or get a new account, you will need to review and update your privacy preferences.

If you are a Spectrum customer and do not have access to Internet service, you may call us at the number provided on your monthly bill statement to be added to any of these lists.

If you are not a Spectrum customer and would like to add your name to marketing opt-out lists, please call 833-845-3726.

Please note that even if you choose to limit the use of information or communications for marketing and advertising purposes, you may still receive general marketing and/or advertising messages, in addition to service-related communications.

You may also opt-out of the sale or sharing of your personal information and targeted or cross-context behavioral advertising by broadcasting a universal opt-out signal, such as the Global Privacy Control (GPC), on the browsers and/or browser extensions that support the GPC where such mechanism is required under applicable state privacy law.

For more information about privacy preferences visit our Privacy Preference page.

Cookies, Tracking Technologies, and Interest-Based Advertising

Some of our websites use certain web analytics services, such as Google Analytics and Adobe Analytics. These services use cookies or other tracking technologies to help us analyze how users interact with and use the Spectrum websites, compile reports on the websites' activity, provide other services related to website activity and usage, and help us identify and communicate with potential customers. The information generated by these web analytics services are transmitted to and stored by those entities and are subject to their respective privacy policies. To learn more about Google Analytics and Adobe Analytics, including how to opt-out of tracking of analytics, please visit the following links managed by Google (Google Cookies) and Adobe (Adobe Privacy Center).

Many of the third-party advertisers that place tracking tools on the Spectrum websites are members of programs that offer you additional choices regarding the collection and use of your information. You can learn more about the options available to limit these third parties' collection and use of your information by visiting the websites for the Network Advertising Initiative and the Digital Advertising Alliance, as well as the webpages for Facebook's ad preferences tool and privacy policy.

Similarly, you can learn about your options to opt-out of mobile app tracking by certain advertising networks through your device settings.

For more information about how to change these settings for Apple or Android devices, see:

Apple: <http://support.apple.com/kb/HT4228>

Android: <http://www.google.com/policies/technologies/ads/>

You may also have the right in certain states to opt-out of the use of your personal information for interest-based advertising by Spectrum. For more information, please visit the state rights sections of this Privacy Policy or the Privacy Preference page to opt-out.

Some of our Spectrum Platforms (e.g., our Spectrum TV application) may include Nielsen's proprietary measurement software, which will allow you to contribute to market research, like Nielsen's TV Ratings. To learn more about Nielsen's privacy practices, including how you can opt-out of Nielsen's collection and use of this measurement data, please visit www.nielsen.com/digitalprivacy.

CPNI

When you initiate an interaction with one of our representatives, such as a phone call or a chat, we may ask for your oral consent to our use of your CPNI for the purpose of providing you with an offer for other products or services, such as Spectrum cable video service. If you consent, we may use your CPNI for the duration of that interaction to offer you those additional products and services.

If you subscribe to the Spectrum Voice® or Spectrum Mobile service, you have the option of allowing us to use the CPNI we have on file to provide you with information about products and services or special promotions for other communications-related products and services to which you do not already subscribe. You have the right to restrict this use of CPNI. If you opt-out of this use, you will experience no effect on your services. We will wait at least thirty days from the date we first provide notice to you, as a subscriber of the Spectrum Home Phone service or Spectrum Mobile service, before we use your CPNI for this purpose. During that time and at any time after, you may opt-out of our use of your CPNI for these marketing purposes by calling us at the number provided on your monthly billing statement or visiting our Privacy Preference page.



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HOW WE PROTECT YOUR INFORMATION

We take seriously our responsibility to secure the information we collect and maintain. We use reasonable security, including technical, physical, and administrative controls, to secure the information we collect and maintain. However, we cannot guarantee that these practices will prevent every unauthorized attempt to access, use, or disclose Spectrum information.

You can help protect the privacy of your own information by using encryption and other techniques to prevent unauthorized interception of your personal information. You are responsible for the security of your information that you transmit to us or view, download, or otherwise access when using unencrypted, public or otherwise unsecured networks. For more information on things you can do to help protect the privacy of your own information, visit www.spectrum.com/security or www.OnGuardOnline.gov.

HOW WE PROTECT CHILDREN'S PRIVACY

We do not knowingly collect personal information from anyone under the age of 18. If you believe that a child under 18 years of age has provided us with personal information, please contact us at the address below.

YOUR RIGHTS AND OUR LIMITATIONS ARE UNDER FEDERAL LAWS**The Cable Act and Personally Identifiable Information**

Section 631 of the Cable Communications Policy Act of 1984, as amended, (the "Cable Act") imposes certain limitations on our collection, use, and sharing of information that personally identifies you when you subscribe to cable video and telecommunications services, or other services provided using the facilities of the Spectrum cable system. The Cable Act provides you with the right to know about the personally identifiable information we collect about you and how we use it; under what conditions and circumstances and the types of persons and entities to whom we may disclose personally identifiable information; how long we maintain personally identifiable information; the limitation on our ability to collect and disclose personally identifiable information collected from the cable system; and provides you with the right to request access to review and correct your personally identifiable information. Personally identifiable information is information that identifies a particular person; it does not include de-identified or aggregate data that does not identify a particular person or persons.

If you would like access to the personally identifiable information we maintain in our business records pursuant to the Cable Act, please send a written request to your local Spectrum office or call us at the number provided on your monthly billing statement and we will make an appointment for you to visit during normal business hours. You will only be permitted to examine records that contain personally identifiable information about your account and no other account. If your review reveals an error in our records, we will correct it. We reserve the right to charge you for the cost of retrieving and photocopying any documents that you request.

The Cable Act permits us to use the cable system(s) to collect personally identifiable information about our subscribers when it is necessary to render services and to detect unauthorized reception or use of the Spectrum Cable Act Services. We may use the cable system to collect personally identifiable information about a subscriber for additional purposes with a subscriber's prior written or electronic consent. The Cable Act also permits us to disclose personally identifiable information if the disclosure is necessary to render, or conduct a legitimate business activity related to, the cable service or other services provided; required by law or legal process; or limited to your name and address under a "mailing list" exception, as described in this Privacy Policy. We may sell or share customer names and addresses with third parties for their own marketing or advertising purposes subject to your opportunity to opt-out of such activity.

When a government entity is seeking information about your selection of video programming, you have additional rights as described in the "Governmental Entities or Pursuant to Valid Legal Process" subsection of "When We Share Information with Others."

If you believe that you have been aggrieved by any act of ours in violation of law, we encourage you to contact us to resolve your question or concern. You may also enforce the limitations imposed on us by the Cable Act with respect to your personally identifiable information through a civil lawsuit in federal district court seeking damages, attorneys' fees, and litigation costs. Other rights and remedies may be available to you under federal or other applicable laws as well. Your Spectrum Residential Services Agreement contains your agreement that, to the extent permitted by law, any claims under the Cable Act may be enforced in arbitration.

The Communications Act and CPNI

Section 222 of the Communications Act provides additional privacy protections for information about the quantity, technical configuration, type, destination, location, and amount of your use of the Spectrum telecommunications services, and information about your Spectrum phone service that is contained on your bill. This information, when linked to an identifiable customer of such service, is known as customer proprietary network information or "CPNI." CPNI does not include a customer's name, address, and telephone number.

If you subscribe to Spectrum Voice® or Spectrum Mobile service, we have an obligation under federal law to protect the confidentiality of CPNI and to provide you with information about how we use your CPNI and explain the choices you have. Those additional protections and the choices you have regarding the use and sharing of such information are reflected in this Privacy Policy.

If you want access to the CPNI data we maintain about your account, we will provide a copy to you at the address of record for your account, or to any person authorized by you, if we reasonably believe the request is valid. For telephone and online access to your CPNI, you must first authenticate your identity before we can disclose CPNI to you or your authorized agent.

WHAT HAPPENS IF WE CHANGE THIS PRIVACY POLICY

The most current version of our Privacy Policy is published and maintained at www.spectrum.com. The needs of our customers and the business may change from time to time and, when that happens, we may need to modify this Privacy Policy. Any changes will be posted at this website. If we make any changes that materially affect your rights or the ways in which we use or disclose information, we will attempt to notify you in advance through written, electronic or other means using the information you have provided when setting up your account.

YOUR RIGHTS IF YOU LIVE IN CALIFORNIA

If you are a California resident, please visit our California Consumer Privacy Rights page, where you can view our California Consumer Privacy Policy and access information about your rights under the California Consumer Privacy Act ("CCPA"), as amended by the California Privacy Rights Act ("CPRA"), and other California privacy laws.

YOUR RIGHTS IF YOU LIVE IN MAINE

If you are physically located in and billed by Spectrum for broadband internet access service received in the State of Maine, as a prospective, current, or former subscriber of our broadband internet access service, you have certain rights with respect to the information we collect about you based on our provision of broadband internet access service.

We will not discriminate against you if you exercise any of your rights under Maine law. This means that if you exercise any of your rights, Spectrum will not:

- deny you broadband internet access service;
- charge you a penalty; or
- offer you a discount based on your consent that we can use or share your broadband customer personal information.



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YOUR RIGHTS IF YOU LIVE IN OTHER STATES WITH PRIVACY LAWS

If you are a resident of Connecticut, Colorado, Florida, Minnesota, Montana, Nebraska, Nevada, New Hampshire, New Jersey, Oregon, Tennessee, Texas or Virginia, you may have additional rights with respect to the personal information we collect about you.

We may collect and use information about you as described in the "What Information We Collect" and "How We Use Information" sections of this Privacy Policy, and we may disclose your information as described in the "With Whom We Share Information" section of this Privacy Policy. Where required by applicable law, we will request your consent for the collection and use of your sensitive personal information or the sale of your information.

You also may have the following rights, subject to certain legal exceptions:

- The right to know and access what personal data a business has collected from or about them and how that data is used and shared;
- The right to delete their personal data;
- The right to correct inaccurate personal data;
- The right to receive a portable copy of the personal data previously provided to the business;
- The right to appeal a business's refusal to take action on a consumer's request to exercise their other rights;
- The right to withdraw your consent for the processing of sensitive data in certain circumstances, The right to opt-out of the processing of personal data for targeted advertising purposes, the sale of personal data, and profiling in furtherance of decisions that produce legal or similarly significant effects concerning the consumer;
- The right to opt-out of the collection of personal data through voice recognition features (Florida only);
- The right to request a list of third parties with whom we may disclose your personal information (Minnesota and Oregon only); and
- The right to non-discrimination and equal service for exercising their consumer data rights.

How to make a consumer request:

You can make a request to exercise one or more of your consumer privacy rights via our online verifiable consumer request submission form located on our State Consumer Privacy Rights page or by calling our toll-free number at (844) 979-1794.

You may authorize another person to make a verifiable consumer request on your behalf, and parents and guardians may submit requests on behalf of their minor children. The authorized agent should submit the request using our online submission form dedicated to authorized agent requests available on our Consumer Authorized Agent Consumer Request on State Consumer Privacy Rights page. As part of the verifiable consumer request and authorized agent request process, Spectrum will use reasonable efforts to verify your identity, as well as the identity of your authorized agent to ensure that your agent has been properly authorized by you to request information on your behalf. If Spectrum denies your verifiable consumer request, you can appeal that initial denial using the same methods identified above for the original submission of the request.

In addition, Spectrum offers many choices to help you manage your privacy and ensure that you have meaningful choice. You can manage your privacy preferences by visiting our Privacy Preference page.

USERS OUTSIDE THE UNITED STATES

Our Website and services are meant for residents of the United States. If you use our Websites outside of the United States, you understand and consent to the transfer of your personal information to, and the collection, sale, processing, and storage of your personal information in, the United States. The laws in the United States regarding personal information may be different than the laws of your country.

HOW TO CONTACT US WITH QUESTIONS ABOUT THIS PRIVACY POLICY

Questions about Spectrum's privacy practices should be sent to:

Charter Communications, Inc.

Attn: Legal - Privacy and Cybersecurity

400 Washington Boulevard

Stamford, CT 06902

You may also contact the Legal - Privacy and Cybersecurity team at PPRLegal_Privacy_and_Cybersecurity@charter.com, or contact your local customer service office at the phone number listed on your monthly bill statement or by visiting our website at www.spectrum.com.

**ADDITIONAL PRODUCT AND SERVICE-SPECIFIC INFORMATION YOU NEED TO KNOW****Spectrum Mobile Applications**

When you use Spectrum mobile applications, we may also automatically collect information about the devices you use to access the application or our services and the content you view. The information we may automatically collect depends on how you access the services and content and includes:

- information related to the use and operation of the App;
- device information (e.g., device identifier, mobile device number, advertising identifier, MAC address, carrier, operating system, ISP, IP address);
- usage data associated with how you interact with the App;
- configuration data for any WiFi-enabled device you may use to access the App;
- information related to your WiFi and cellular connections (e.g., data usage, network performance, signal strength, throughput, latency); and
- location information, including precise geolocation information, such as your service address and the location of a device in which you have installed the App.

Our location-based features are based on the location of your Spectrum service account and the general or precise location of a device in which you have both installed a Spectrum mobile application (e.g., the Spectrum TV Application, My Spectrum Mobile App, Connection Manager) (each individually an "App") and have enabled location services. If you do not want the App to collect your device's precise geolocation, you can disable location services on your device using the device settings. Please note that location data will be collected when your location service is enabled for this App when the App is running in the foreground, background, or even if you are not directly using the application depending on your device.

Some of the App's features are only available while you are on the Spectrum network or when connecting from your home WiFi account. The App will use your IP address and other information to determine whether you are on or off the Spectrum network or connecting via your service account.

Spectrum Careers Websites and Job Applicant Tools

Our careers websites and job applicant tools provide interested candidates and prospective employees with leads in their job search, as well as a place to apply for an open position and track their application status. In order to join the Spectrum Talent Network, you must provide certain contact information, such as your name and email address, which Spectrum uses to send job alerts and relevant communications and updates. If you no longer want to receive communications from the Spectrum Talent Network team, you can unsubscribe at any time. Our job applicant tools also collect additional from you associated with your job application, such as your educational background, employment history, and resume or other uploaded documents. If you would like to view, access, update or delete your personal information maintained within our careers websites and job application tools, please visit those sites directly.

Tampa Bay Times

tampabay.com

Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone 1 (877) 321-7355
 Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
1/21/26-1/21/26		WESBRIDGE CDD	
Billing Date	Sales Rep	Customer Account	
1/21/2026	Deirdre Bonett	TB187596	
Total Amount Due		Invoice Number	
\$218.00		73540-012126	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
1/21/26	1/21/26	73540	Baylink Pasco , tampabay.com	Legal-CLS 2 col	RFQ Engineering Services	2	1.00x95.00 L	\$216.00
					Affidavit Fee			\$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone 1 (877) 321-7355

Advertising Run Dates		Advertiser Name	
1/21/26-1/21/26		WESBRIDGE CDD	
Billing Date	Sales Rep	Customer Account	
1/21/2026	Deirdre Bonett	TB187596	
Total Amount Due		Invoice Number	
\$218.00		73540-012126	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

WESBRIDGE CDD
 3434 Colwell Ave Ste 200
 C/O Rizetta & Company # C/O Rizetta & Co
 Tampa, FL 33614-8390

REMIT TO:
 Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396

Tampa Bay Times

Published Daily

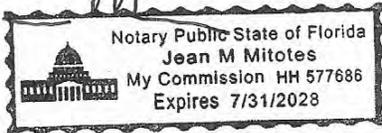
STATE OF FLORIDA } ss
COUNTY OF PASCO County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pasco County, Florida that the attached copy of advertisement being a Legal Notice in the matter RFQ Engineering Services was published in said newspaper by print in the issues of 01/21/26 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Pasco County, Florida and that the said newspaper has heretofore been continuously published in said Pasco County, Florida each day and has been entered as a second class mail matter at the post office in said Pasco County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant _____
Sworn to and subscribed before me this 01/21/2026

Signature of Notary of Public _____
Personally known or produced identification.
Type of identification produced _____



REQUEST FOR QUALIFICATIONS ("RFQ") FOR ENGINEERING SERVICES FOR WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT

Wesbridge Community Development District ("District"), located in Pasco County, Florida, announces that professional engineering services will be required on a continuing basis for the District. The engineering firm selected will act in the general capacity of District Engineer and, if so authorized, may provide general engineering services as well as engineering services on an ongoing basis and for the design and construction administration associated with the District's capital improvement plan. The District may select one or more engineering firms to provide engineering services on an ongoing basis.

Any firm or individual ("Applicant") desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement ("Qualification Statement") of its qualifications and past experience on U.S. General Service Administration's "Architect-Engineer Qualifications, Standard Form No. 330," with pertinent supporting data. Among other things, Applicants must submit information relating to: a) the ability and adequacy of the Applicant's professional personnel; b) whether the Applicant is a certified minority business enterprise; c) the Applicant's willingness to meet time and budget requirements; d) the Applicant's past experience and performance, including but not limited to past experience as a District Engineer for any community development districts and past experience in Pasco County, Florida; e) the geographic location of the Applicant's headquarters and offices; f) the current and projected workloads of the Applicant. Further, each Applicant must identify the specific individual affiliated with the Applicant who would be handling District meetings, construction services, and other engineering tasks.

The District will review all Applicants and will comply with Florida law, including the Consultant's Competitive Negotiations Act, Chapter 287, Florida Statutes ("CCNA"). All Applicants must submit one (1) electronic copy of Standard Form No. 330 and Qualification Statement by 5:00 p.m. on February 8, 2026, to the District Manager, Daryl Adams, at darryla@rizzetta.com ("District Manager's Office"). It is anticipated that proposals will be evaluated at the regular meeting of the District's Board of Supervisors ("Board") on February 17, 2026, at the offices of Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544. Please note that all Applicants should plan to attend the Board meeting on February 17, 2026, to present their proposals to the Board and participate in a question and answer session. Any and all questions relative to this project shall be directed in writing by e-mail only to the District Manager at darryla@rizzetta.com with a copy to District Counsel, Meredith W. Hammock, Esq., at meredith@cdclawyers.com.

The Board shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager's Office, and the highest-ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest-ranked Applicant, negotiations will cease and begin with the next-highest-ranked Applicant, and if those negotiations are unsuccessful, will continue to the third-highest-ranked Applicant. The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager's Office, must be filed in writing with the District Manager's Office, Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544, darryla@rizzetta.com, within seventy-two (72) hours after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneously with the filing of the notice, a protest bond with a reasonable surety to be approved by the District and in the amount of Ten Thousand Dollars (\$10,000).

Daryl Adams
District Manager

Publish on January 21, 2026 73540

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

Bill Date **01/09/2026**
 Amount Due **4,131.33**
 Current Charges Due **02/02/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

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

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.

Previous Balance **4,131.33**
 Payment **4,131.33CR**
 Balance Forward **0.00**



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.

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	4,131.33

E.F.T.

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

DO NOT PAY
 Total amount will be electronically transferred on or after 01/23/2026.

Use above space for address change ONLY.



Electronic Funds Transfer on or after 01/23/2026
TOTAL CHARGES DUE 4,131.33
DO NOT PAY



CUSTOMER INFORMATION

Bill Payment Procedure

When paying by mail, please detach the lower portion and enclose it with your payment. Include your Account number on your check or other correspondence. Never mail cash.

When paying in person, please bring the entire bill with you. The upper portion will be stamped "paid" to serve as your receipt.

You can pay by phone using your credit card by dialing (855) 938-3431. This is WREC's Secure Pay-By-Phone System.

Definitions

KWH: Kilowatt-hour - the basic measurement of electric energy use. One KWH will light ten 100-watt bulbs for one hour.

ESTIMATED: If we were unable to read your electric meter, your KWH was estimated. If this is the case, your electrical use has been calculated on the basis of past usage.

CUSTOMER

CHARGE: A fixed monthly amount to cover the cost of providing service to your location. This charge is applicable whether or not any electricity is used.

ENERGY: An amount to recover the remaining cost of distributing energy.

DEMAND (General Service customers only)

CHARGE: A charge based on a customer's peak power energy requirement during any 15-minute billing interval.

SERVICE

CHARGE: A charge for additional services such as connection of service, outdoor lights, or returned checks.

FUEL: To recover or return that amount of fuel cost not included in the energy amount.

About Customer Assistance Plans

Budget Bill Plan

(Year-round Residential accounts only) This eliminates the inconvenience of high bills and makes budgeting much easier.

Medically Essential Service

If electricity is essential to the health or life of a member of your household, please contact your district office.

About Employees

Withlacoochee River Electric Coop., Inc. employees rarely are required to enter a customer's home, but, should this be necessary, insist that you see his or her employee identification card which carries both name and photograph.



Wrec Net



Street Light
Repair

If Your Power Goes Off

1. Check to see if your neighbor or part of your home still has power. If so, chances are that you have blown a fuse or tripped a circuit breaker.
2. Please wait at least two minutes before reporting an interruption to see if service is restored.
3. Please remember that during severe weather, interruptions may be widespread.

About Refunds

It is important that you keep us informed of your current mailing address so we may insure proper delivery of future refunds. Failure to negotiate a refund check or otherwise claim an amount due you from the Cooperative will result in a \$1.00 per month maintenance fee being charged. Said fee will commence not less than 120 days following the date of refund.

NOTE: This information is provided to assist you in understanding some of our terms and basic billing procedures. If you require additional information, please contact any of our customer service personnel.

Contact Information

Corporate Office

14651 21st Street
Dade City
(352) 567-5133

One Pasco Center

30461 Commerce Dr.
San Antonio
(352) 588-5115

Bayonet Point

12013 Hays Road
Shady Hills
(727) 868-9465

West Hernando

10005 Cortez Blvd.
Weeki Wachee
(352) 596-4000

Crystal River

5330 W. Gulf to Lake Hwy.
Lecanto
(352) 795-4382

Telephone Access If Calling From:

Sumter County to West Hernando	(352) 793-7813
Dunnellon to Crystal River	(352) 489-6818
Tampa to One Pasco Center	(813) 979-9732
Polk County to One Pasco Center	(863) 687-4396
East Hernando County to One Pasco Center	(352) 596-3360
Central Pasco County to Bayonet Point	Verizon (813) 972-9233

When Mailing Payments, Mail To:

Withlacoochee River Electric Cooperative, Inc.
P.O. Box 100
Dade City, FL 33526-0100

Visit us on the internet at

www.wrec.net

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Bill Date **01/09/2026**
Amount Due **906.26**
Current Charges Due **02/02/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

ELECTRIC SERVICE						
From	To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date				
12/03	44330	01/06	51904	12.53	13	7574

Comparative Usage Information

Period	Days	Per Day
Jan 2026	34	223
Dec 2025	30	223
Jan 2025	34	98

**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.

Previous Balance 805.19
Payment 805.19CR
Balance Forward 0.00



Customer Charge 39.16
Energy Charge 7,574 KWH @ 0.06090 461.26
Fuel Adjustment 7,574 KWH @ 0.04200 318.11
FL Gross Receipts Tax 20.98
State Tax 58.35
Pasco County Tax 8.40

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Total Current Charges 906.26
Total Due E.F.T. 906.26

DO NOT PAY
Total amount will be electronically transferred on or after 01/23/2026.

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

See Reverse Side For Mailing Instructions

Bill Date: 01/09/2026

Use above space for address change ONLY.

District: OP05

2087102 OP05
WESBRIDGE COMMUNITY DEVELOPMENT DIST
PO BOX 32414
CHARLOTTE NC 28232-2414

Electronic Funds Transfer on or after	01/23/2026
TOTAL CHARGES DUE	906.26
DO NOT PAY	

000208710200009062600009062604

CUSTOMER INFORMATION

Bill Payment Procedure

When paying by mail, please detach the lower portion and enclose it with your payment. Include your Account number on your check or other correspondence. Never mail cash.

When paying in person, please bring the entire bill with you. The upper portion will be stamped "paid" to serve as your receipt.

You can pay by phone using your credit card by dialing (855) 938-3431. This is WREC's Secure Pay-By-Phone System.

Definitions

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DEMAND (General Service customers only)

CHARGE: A charge based on a customer's peak power energy requirement during any 15-minute billing interval.

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Wrec Net



Street Light
Repair

If Your Power Goes Off

1. Check to see if your neighbor or part of your home still has power. If so, chances are that you have blown a fuse or tripped a circuit breaker.
2. Please wait at least two minutes before reporting an interruption to see if service is restored.
3. Please remember that during severe weather, interruptions may be widespread.

About Refunds

It is important that you keep us informed of your current mailing address so we may insure proper delivery of future refunds. Failure to negotiate a refund check or otherwise claim an amount due you from the Cooperative will result in a \$1.00 per month maintenance fee being charged. Said fee will commence not less than 120 days following the date of refund.

NOTE: This information is provided to assist you in understanding some of our terms and basic billing procedures. If you require additional information, please contact any of our customer service personnel.

Contact Information

Corporate Office	One Pasco Center	Bayonet Point
14651 21st Street Dade City (352) 567-5133	30461 Comtee Dr. San Antonio (352) 588-5115	12013 Hays Road Shady Hills (727) 868-9465

West Hernando

10005 Cortez Blvd.
Weeki Wachee
(352) 596-4000

Crystal River

5330 W. Gulf to Lake Hwy.
Lecanto
(352) 795-4382

Telephone Access If Calling From:

Sumter County to West Hernando	(352) 793-7813
Dunnellon to Crystal River	(352) 489-6818
Tampa to One Pasco Center	(813) 979-9732
Polk County to One Pasco Center	(863) 687-4396
East Hernando County to One Pasco Center	(352) 596-3360
Central Pasco County to Bayonet Point Verizon	(813) 972-9233

When Mailing Payments, Mail To:

Withlacoochee River Electric Cooperative, Inc.
P.O. Box 100
Dade City, FL 33526-0100

Visit us on the internet at
www.wrec.net

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Bill Date **01/09/2026**
 Amount Due **270.87**
 Current Charges Due **02/02/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	KWh Used
Date	Reading	Date	Reading				
12/03	26203	01/06	28211				2008

Comparative Usage Information		
Period	Days	Average kWh Per Day
Jan 2026	34	59
Dec 2025	30	32
Jan 2025	34	95

**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.

Previous Balance **152.13**
 Payment **152.13CR**
 Balance Forward **0.00**



Customer Charge **39.16**
 Energy Charge 2,008 KWH @ 0.06090 **122.29**
 Fuel Adjustment 2,008 KWH @ 0.04200 **84.34**
 FL Gross Receipts Tax **6.30**
 State Tax **17.52**
 Hernando County Tax **1.26**

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Total Current Charges **270.87**
 Total Due **270.87** E.F.T.

DO NOT PAY

Total amount will be electronically transferred on or after 01/23/2026.

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

See Reverse Side For Mailing Instructions

Bill Date: **01/09/2026**

District: OP05

Use above space for address change ONLY.

2127372 OP05
 WESBRIDGE COMMUNITY DEVELOPMENT DIST
 PO BOX 32414
 CHARLOTTE NC 28232-2414

Electronic Funds Transfer on or after 01/23/2026	
TOTAL CHARGES DUE	270.87
DO NOT PAY	

000212737200002708700002708702

CUSTOMER INFORMATION

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Wrec Net



Street Light
Repair

If Your Power Goes Off

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West Hernando

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Weeki Wachee
(352) 596-4000

Crystal River

5330 W. Gulf to Lake Hwy.
Lecanto
(352) 795-4382

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Dunnellon to Crystal River	(352) 489-6818
Tampa to One Pasco Center	(813) 979-9732
Polk County to One Pasco Center	(863) 687-4396
East Hernando County to One Pasco Center	(352) 596-3360
Central Pasco County to Bayonet Point	Verizon (813) 972-9233

When Mailing Payments, Mail To:

Withlacoochee River Electric Cooperative, Inc.
P.O. Box 100
Dade City, FL 33526-0100

Visit us on the internet at

www.wrec.net