



Rizzetta & Company

Wesbridge Community Development District

**Board of Supervisor's
Regular Meeting
May 18, 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.

May 11, 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 **Monday, May 18, 2026, at 5:30 p.m.** at the office of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544. The following is the agenda for the meeting:

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ITEMS**
 - A. Consideration of the Rizzetta Amenity Management Proposal Tab 1
 - B. Presentation of Fiscal Year 2026-2027 Proposed Budget Tab 2
 1. Consideration of Resolution 2026-04; Approving Fiscal Year 2026/2027 Proposed Budget and Setting Public Hearing Tab 3
 - C. Ratification of the Pine Lake Landscape and Irrigation Maintenance Agreement Tab 4
- 4. STAFF REPORTS**
 - A. District Engineer
 - B. Aquatics Report
 1. Review of Waterway Inspection Report..... Tab 5
 - C. Landscape Inspection Manager
 1. Review of Community Asset Management Report..... Tab 6
 - D. District Counsel
 - E. District Manager
 1. Presentation of District Manager Report and Monthly Financial Statements Tab 7
 2. Presentation of 1st Quarterly Website Audit..... Tab 8
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors Meeting held on April 20, 2026..... Tab 9
- 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



Rizzetta & Company
Professionals in Community Management



AMENITY MANAGEMENT

Wesbridge Community Development District
Prepared for: Board of Supervisors

OFFICE LOCATION

2700 S. Falkenburg Road,
Suite 2745
Riverview, Florida 33578

813.533.2950 | rizzetta.com



PERSONNEL

PROFILE

Groundskeeper

Will perform the following duties:

- Responsible for day-to-day grounds and housekeeping maintenance operations, adhering to District budget, and assist in managing vendor contracts relating to the clubhouse and community assets, development of standard operation policies and procedures.
- Provide the best possible customer service to the residents and guests to maintain a safe and comfortable environment.
- Work with assigned contractors to ensure quality service is provided to the community.
- Inspect District common areas and report any problems to the District Manager.
- Prepare any incident or accident reports and forward to the District Manager.
- Display flexibility in handling after-hours emergency calls.
- Detailed landscaping work
- Swimming Pool Deck: Blow off pool deck, arrange furniture, empty, and clean all receptacles, and adjust umbrellas.
- Picnic Areas and Parks: Empty waste receptacles and pick up debris.
- Main Entrance: pick up debris.
- Tennis, Basketball and Play Courts: Pick up any litter and empty waste receptacles.
- Replace light bulbs.
- Control cobwebs around the Clubhouse.
- Check conditions of roads, sidewalks, and curbs. Report any issues to District Manager.
- Parking Lot: Pick up litter, blow off debris.
- Cleaning the outdoor furniture.
- Touch up paint interior and exterior.
- Check playground equipment, empty receptacles and pick up debris.
- Perform minor repairs to the entrance/exit gates.
- Check and assess street signs, monuments, and informational signs. Report any issues to District Manager.
- Perform minor repairs to equipment and facilities as needed.
- Process and manage work orders and update District Manager with project status and completion.
- Direct purchasing, receiving, storage, issuing and control of maintenance products, supplies, and equipment.
- Any other duties assigned by District Manager.



AMENITY SERVICES PRICING

12 MONTHS

AMENITY MANAGEMENT SERVICES:	
PERSONNEL:	
Groundskeeper Part Time Personnel - 20 hours/week	\$ 30,481
Budgeted Personnel Total ⁽¹⁾	\$ 30,481
General Management and Oversight ⁽²⁾	\$ 8,500
Total Annual Cost:	\$ 38,981

Tab 2

Wesbridge Community Development District

Debt Service

Fiscal Year 2026/2027

Chart of Accounts Classification	Series 2019	Budget for 2026/2027
REVENUES		
Special Assessments		
Net Special Assessments ⁽¹⁾	\$388,325.66	\$388,325.66
TOTAL REVENUES	\$388,325.66	\$388,325.66
EXPENDITURES		
Administrative		
Debt Service Obligation	\$388,325.66	\$388,325.66
Administrative Subtotal	\$388,325.66	\$388,325.66
TOTAL EXPENDITURES	\$388,325.66	\$388,325.66
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00

Pasco County Collection Costs (2%) and Early Payment Discounts (4%)

6.0%

GROSS ASSESSMENTS

\$412,761.12

Notes:

Tax Roll Collection Costs and Early Payment Discount for Pasco County is 6.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

⁽¹⁾ Maximum Annual Debt Service

WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026/2027 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2026/2027 O&M Budget:		\$535,416.00	2025/2026 O&M Budget:	\$479,409.00
Collection Cost:	2%	\$11,391.83	2026/2027 O&M Budget:	\$535,416.00
Early Payment Discount:	4%	\$22,783.66		
2026/2027 Total:		\$569,591.49	Total Difference:	\$56,007.00

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2025/2026	2026/2027	\$	%
Single Family 40'	Series 2019 Debt Service Operations/Maintenance	\$998.82	\$998.82	\$0.00	0.00%
		\$1,234.14	\$1,378.32	\$144.18	11.68%
	Total	\$2,232.96	\$2,377.14	\$144.18	6.46%
Single Family 50'	Series 2019 Debt Service Operations/Maintenance	\$1,248.52	\$1,248.52	\$0.00	0.00%
		\$1,542.68	\$1,722.90	\$180.22	11.68%
	Total	\$2,791.20	\$2,971.42	\$180.22	6.46%
Single Family 60'	Series 2019 Debt Service Operations/Maintenance	\$1,498.22	\$1,498.22	\$0.00	0.00%
		\$1,851.21	\$2,067.48	\$216.27	11.68%
	Total	\$3,349.43	\$3,565.70	\$216.27	6.46%

WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 O&M ASSESSMENT SCHEDULE

NET O&M ASSESSMENT		\$535,416.00
COLLECTION COSTS @	2%	\$11,391.83
EARLY PAYMENT DISCOUNT @	4%	\$22,783.66
TOTAL O&M ASSESSMENT		<u>\$569,591.49</u>

UNITS ASSESSED			ALLOCATION OF O&M ASSESSMENT				PER LOT ANNUAL ASSESSMENT		
LOT SIZE	O&M	SERIES 2019 DEBT SERVICE ⁽¹⁾	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	O&M	SERIES 2019 DEBT SERVICE ⁽²⁾	TOTAL ⁽³⁾
Single Family 40'	148	148	0.80	118.40	35.81%	\$203,991.63	\$1,378.32	\$998.82	\$2,377.14
Single Family 50'	157	157	1.00	157.00	47.49%	\$270,495.66	\$1,722.90	\$1,248.52	\$2,971.42
Single Family 60'	46	46	1.20	55.20	16.70%	\$95,104.21	\$2,067.48	\$1,498.22	\$3,565.70
Total Community	351	351		330.60	100%	\$569,591.49			

Less: Pasco County Collection Costs (2%) & Early Payment Discounts (4%):

(\$34,175.49)

Net Revenue to be Collected:

\$535,416.00

⁽¹⁾ Reflects the number of total lots with Series 2019 debt outstanding.

⁽²⁾ Annual debt service assessment per lot adopted in connection with the Series 2019 bond issue. Annual assessment includes principal, interest, Pasco County collection costs and early payment discounts.

⁽³⁾ Annual assessment that will appear on November 2026 Pasco County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

Tab 3

OPTION 1
NO ASSESSMENT INCREASE

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to June 15, 2026, prepared and submitted to the Board of Supervisors (“**Board**”) of the Wesbridge Community Development District (“**District**”) a proposed budget (“**Proposed Budget**”) for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: August 17, 2026

HOUR: 5:30 p.m.

LOCATION: Offices of Rizzetta & Company, Inc.
5844 Old Pasco Road, Suite 100
Wesley Chapel, Florida 33544

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Pasco County, Florida at least sixty (60) days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two (2) days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least forty-five (45) days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 18th DAY OF MAY 2026.

ATTEST:

**WESBRIDGE
COMMUNITY DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

Exhibit A: Proposed Budget for Fiscal Year 2027

**OPTION 2
ASSESSMENT INCREASE**

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2027; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGET PURSUANT TO CHAPTERS 190, 197, AND/OR 170, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to June 15, 2026, prepared and submitted to the Board of Supervisors (“**Board**”) of the Wesbridge Community Development District (“**District**”) a proposed budget (“**Proposed Budget**”) for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”); and

WHEREAS, it is in the best interest of the District to fund the administrative and operations services (together, “**Services**”) set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 190, 197, and/or 170, *Florida Statutes* (“**Assessments**”), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

WHEREAS, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon.

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

1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. DECLARING ASSESSMENTS. Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget, all of which are on file and available for public inspection at the “**District’s Office**,” Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned among such lots and lands, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District’s

Office. The Assessments shall be paid in one or more installments pursuant to a bill issued by the District in November of 2026, and pursuant to Chapter 170, *Florida Statutes*, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, *Florida Statutes*.

3. SETTING PUBLIC HEARINGS. Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE: August 17, 2026
HOUR: 5:30 p.m.
LOCATION: Offices of Rizzetta & Company, Inc.
5844 Old Pasco Road, Suite 100
Wesley Chapel, Florida 33544

4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT. The District Manager is hereby directed to submit a copy of the Proposed Budget to Pasco County, Florida at least sixty (60) days prior to the hearing set above.

5. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two (2) days before the budget hearing date as set forth in Section 3 and shall remain on the website for at least forty-five (45) days.

6. PUBLICATION OF NOTICE. Notice of the public hearings shall be published in the manner prescribed by Florida law.

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

8. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 18th DAY OF MAY 2026.

ATTEST:

**WESBRIDGE
COMMUNITY DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

Exhibit A: Proposed Budget for Fiscal Year 2027

Tab 4

AGREEMENT FOR LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES

THIS AGREEMENT (“**Agreement**”) is made and entered into this 1st day of May 2026 (“**Effective Date**”), by and between:

WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, located in Pasco County, Florida, whose mailing address is 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544 (“**District**”); and

PINE LAKE SERVICES, LLC, a Florida limited liability company, whose address is 12980 Tarpon Springs Road, Odessa, Florida 33556 (“**Contractor**”).

RECITALS

WHEREAS, the District was established pursuant to Chapter 190, Florida Statutes, for the purpose of planning, financing, constructing, operating, and/or maintaining certain infrastructure improvements, including, but not limited to, landscaping and irrigation improvements; and

WHEREAS, the District desires to retain an independent contractor to provide landscape and irrigation maintenance services within the District; and

WHEREAS, to solicit such services, the District conducted a competitive bid process and determined to make an award of a contract for landscape and irrigation maintenance services to the Contractor, based on certain bid pricing provided by the Contractor; and

WHEREAS, the Contractor represents that it is qualified to serve as a landscape and irrigation maintenance contractor and provide such services to the District; and

WHEREAS, the District and Contractor warrant and agree that they have all right, power, and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

SECTION 1. RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

SECTION 2. DESCRIPTION OF WORK AND SERVICES.

A. The duties, obligations, and responsibilities of the Contractor are to provide the services, labor, and materials necessary for the provision of landscape and irrigation maintenance services as described herein and in **Exhibit A (“Services”)**, attached hereto and incorporated by reference herein, within the District. Such lands on which the Services shall be provided are as more particularly described and shown on **Exhibit**

B, attached hereto and incorporated herein by reference (“**Property**”). The Contractor agrees that the areas depicted in **Exhibit B** represent the District’s best estimate of the Property subject to the Services under this Agreement, but that other areas may also include landscaping that requires maintenance. The Contractor agrees that the District may, in its discretion, add up to a half (0.5) acre of landscaping area to the Services, with no adjustment to price, and may add additional acreage of landscaping area to the Services beyond the half (0.5) acre using the unit pricing set forth in **Exhibit C**, attached hereto and incorporated herein by reference.

- B.** The Contractor shall be solely responsible for the means, manner, and methods by which its duties, obligations, and responsibilities are met to the satisfaction of the District and in accordance with this Agreement. The Contractor shall use industry best practices and procedures when carrying out the Services and shall supervise and direct the Services to the best of its ability, giving all attention necessary for such proper supervision and direction. All Services shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards, such as USF, IFAS, etc. The Contractor shall document all Services using the forms attached hereto as part of **Exhibit D**.
- C.** This Agreement grants to the Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and the Contractor hereby agrees to comply with all applicable laws, rules, ordinances, and regulations affecting the provision of the Services.
- D.** The Contractor shall report directly to the District’s Designee, who shall be Daryl Adams, of Rizzetta & Company, Inc., or his designee, (“**District Manager**”) and the District’s Field Services Manager. The District’s Designee shall have complete authority to transmit instructions, receive information, and interpret and define the District’s policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor’s services for all Property described herein. This authority shall include, but not be limited to: verification of correct timing of the Services to be performed, methods of pruning and provision of the Services, and methods of pest control and disease control. The Contractor shall not take direction from anyone other than the District’s Designee (e.g., the Contractor shall not take direction from individual District Board Supervisors, any representatives of any local homeowner’s associations, residents, etc.). The District shall have the right to change the District’s Designee at any time by written notice to the Contractor.

 - i.** If the District’s Designee identifies any deficient areas of the Property requiring corrective action by the Contractor, the District’s Designee shall notify the Contractor whether through a written report or otherwise. The Contractor shall then, within the time period specified by the District’s Designee, or, if no time is specified, within forty-eight (48) hours, explain in writing what actions shall be taken to remedy the deficiencies. Upon approval by the District, the Contractor shall take such actions as are necessary to address the deficiencies within the time period specified by the

District, or, if no time is specified by the District, then within three (3) days and prior to submitting any invoices to the District. If the Contractor does not respond or take action within the specified time period, and without limiting the District's remedies in any way, the District shall have the rights to, among other remedies available at law or in equity: fine the Contractor One Hundred Dollars (\$100.00) per day through a reduction in the compensation; to withhold some or all of the Contractor's payments under this Agreement; and to contract with outside sources to perform necessary services with all charges for such services to be deducted from the Contractor's compensation. Any oversight by the District's Designee of the Contractor's proper completion of the Services is not intended to mean that the District shall underwrite, guarantee, or ensure that the Services are properly done by the Contractor, and it is the Contractor's responsibility to perform the Services in accordance with this Agreement.

- E. The Contractor shall use all due care to protect the property of the District and its residents and landowners from damage and shall follow and be responsible for the Services set forth in **Exhibit A** on the Property as provided in **Exhibit B**. The Contractor agrees to repair any damage resulting from the Contractor's activities and work within twenty-four (24) hours of the time the damage was caused. This includes, but is not limited to, damage caused by the Contractor to irrigation heads and lines, landscape, grasses, or any other District or landowner properties or improvements.
- F. The Contractor shall maintain, at all times, strict discipline among its employees and shall not employ for work on the project any person unfit or without sufficient skills to perform the job for which such person is employed. All laborers and foremen of the Contractor shall perform the Services on the premises in a uniform to be designed by the Contractor. The shirt and pants shall be matching and consistent. At the start of each day, the uniform shall be reasonably clean and neat. No shirtless attire, torn or tattered attire, or slang graphic T-shirts will be permitted, and no smoking in or around buildings will be permitted. The Contractor's employees shall not be rude or commit discourteous acts. No Contractor solicitation of any kind is permitted on District property.
- G. Scheduling of maintenance visits will be determined by the District. The District may, at any time, request alterations to the general maintenance service timing; provided, however, that the Contractor accomplishes the request without incurring additional expenses for equipment, materials, or labor. In addition, the following shall apply to scheduling of the Services:
 - i. The Contractor shall notify the District in writing at least forty-eight (48) hours ahead of time when scheduled Services cannot be performed by the Contractor on schedule due to factors known in advance and shall provide a proposed schedule for completion of the Services.

- ii. The Contractor shall notify the District in writing by the end of the workday if the scheduled Services cannot be completed due to unanticipated circumstances and shall provide a proposed schedule for completion of the Services.
- iii. Any special projects must be scheduled with the District Manager or the District's Field Services Manager, and notification must be provided in writing before commencement.
- iv. If time is lost due to heavy rains ("**Rain Days**"), the Contractor agrees to reschedule its employees and divide their time accordingly to complete all scheduled Services during the time during the same week as any Rain Days. The Contractor shall provide the Services on Saturdays if needed to make up Rain Days but shall not provide the Services on Sundays.
- v. The Contractor shall check in directly with the District's Designee each day upon arriving on site. The Contractor shall cooperate fully in providing documentation required by the District to verify hours spent on-site.
- vi. Once a week, at consistent weekly intervals, the Contractor shall provide the District Manager a report detailing the status of all the Services, including, but not limited to, a description of any deficiencies, maintenance concerns, or conditions requiring corrective action, no later than 5:00 p.m. on Friday each week. The Contractor shall provide a monthly report detailing the status of such Services performed for inclusion in the District's meeting agenda no later than seven (7) calendar days before each scheduled District Board of Supervisors meeting.
- vii. In the event of a declared emergency or disaster, the Contractor shall provide the District the following additional services on a time-and-materials basis, as authorized by the District in the District's sole discretion:
 - 1. Debris removal services shall be available on a timely basis and at a reasonable price. Prior to mobilization for debris removal activities, the Contractor shall provide the District, in writing, hourly rates for personnel and equipment. All overhead costs are inclusive of the hourly rates. After approval or authorization to proceed from the District, the Contractor shall commence storm clean-up effort with the priority being to open the roadways for first responder access as well as address hazards. The Contractor should assess damages and provide the District with an estimated cost for debris removal/tree cutting/stump removal/stump grinding.
 - 2. All debris removed, including trees, shall be documented by the Contractor to include location and quantity, including photographs.

3. Hourly rates for equipment apply only when equipment is operating and include all associated costs such as operator, fuel, maintenance, and repair.
 4. Personnel hourly rates include only those hours that the Contractor's personnel are performing the debris removal activities. Standby time and travel time are not eligible expenses.
 5. Disaster recovery assistance services shall not exceed a total of seventy (70) hours worked for each declared emergency/disaster without specific written authorization from the District.
 6. The Contractor shall maintain and supply the District all necessary and adequate documentation on all emergency/disaster-related services to support reimbursement by other local, state, or federal agencies. Invoices for storm clean-up costs shall include, at a minimum, location of the work, quantities, detailed descriptions of the work performed, and photographs. If off-site removal is required and approved by the District, the Contractor will be required to submit copies of all dump tickets along with the invoice.
 7. The District reserves the right to immediately terminate all disaster recovery assistance activities under this Agreement for any reason. The District will not be held responsible for any loss incurred by the Contractor as a result of the District's election to terminate these activities pursuant to this paragraph. Upon any termination of such activities, the Contractor shall be entitled to payment for all disaster recovery assistance activities rendered up until the effective date of termination of such activities, subject to whatever claims or off sets the District may have against the Contractor, as the sole means of recovery for termination.
- H. The Contractor agrees the account manager will attend the regularly scheduled meetings of the Board of Supervisors of the District.
- I. Notwithstanding any other provision of this Agreement, the District reserves the right in its discretion to remove from this Agreement any portion of the Services and to separately contract for such services. In the event that the District contracts with a third party to install certain landscaping or to otherwise perform services that might otherwise constitute a portion of the Services, the Contractor agrees that it will be responsible for any such landscaping installed by the third party, and shall continue to perform all other services comprising the Services, including any future services that apply to the landscaping installed by the third party or to the areas where services were performed by the third party.

SECTION 3. COMPENSATION; TERM.

- A.** The initial term of this Agreement shall commence May 1, 2026, and end September 30, 2027. Thereafter, this Agreement shall automatically renew for up to two (2) additional one (1) year terms each, unless terminated earlier in accordance with the terms of this Agreement. If all available renewals are exercised, this Agreement shall terminate on September 30, 2029.
- B.** The annual compensation paid to the Contractor for the Services shall not exceed the below amounts, to be invoiced in accordance with the terms of **Exhibit C**:
- i.** For the initial term of this Agreement, the District agrees to pay the Contractor a not to exceed sum of Seventy-Seven Thousand, Seven Hundred Seventy-Six Dollars and Zero Cents (\$77,776.00) per year, in monthly amounts of Six Thousand, Four Hundred Eighty Dollars and Zero Cents (\$6,480.00), as detailed in **Exhibit C**. Such compensation covers only the items specified in Parts 1, 2, 3, and 4 of the Contractor's Proposal Form – Part IV Pricing. For the services specified in Part 5 (Mulch) and Part 6 (Annual Installation) of the Contractor's Proposal Form – Part IV Pricing, the Contractor shall perform such services ONLY after written authorization from the District, and shall invoice the District using the pricing specified in the Contractor's Proposal Form in the month after the services were performed and after required documentations (if any) have been provided.
 - ii.** For the first renewal of this Agreement, the District agrees to pay the Contractor a not to exceed sum of Seventy-Seven Thousand, Seven Hundred Seventy-Six Dollars and Zero Cents (\$77,776.00) per year, in monthly amounts of Six Thousand, Four Hundred Eighty Dollars and Zero Cents (\$6,480.00), as detailed in **Exhibit C**. Such compensation covers only the items specified in Parts 1, 2, 3, and 4 of the Contractor's Proposal Form – Part IV Pricing. For the services specified in Part 5 (Mulch) and Part 6 (Annual Installation) of the Contractor's Proposal Form – Part IV Pricing, the Contractor shall perform such services ONLY after written authorization from the District, and shall invoice the District using the pricing specified in the Contractor's Proposal Form in the month after the services were performed and after required documentations (if any) have been provided.
 - iii.** For the second renewal of this Agreement, the District agrees to pay the Contractor a not to exceed sum of Eighty Thousand, One Hundred Nine Dollars and Zero Cents (\$80,109.00) per year, in monthly amounts of Six Thousand, Six Hundred Seventy-Five Dollars and Seventy-Five Cents (\$6,675.75), as detailed in **Exhibit C**. Such compensation covers only the items specified in Parts 1, 2, 3, and 4 of the Contractor's Proposal Form – Part IV Pricing. For the services specified in Part 5 (Mulch) and Part 6 (Annual Installation) of the Contractor's Proposal Form – Part IV Pricing, the Contractor shall perform such services ONLY after written authorization

from the District, and shall invoice the District using the pricing specified in the Contractor's Proposal Form in the month after the services were performed and after required documentations (if any) have been provided.

- C. Notwithstanding anything to the contrary herein, the District's performance and obligation to pay under this Agreement are contingent upon an annual appropriation by the District's Board of Supervisors and the levy of a valid operations and maintenance special assessment. In the event that such annual appropriation is not made, this Agreement shall be terminated with no further obligations of the Contractor.
- D. The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. Each monthly invoice shall contain, at a minimum, the District's name, the Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on the invoice with a description of each sufficient for the District to approve each cost, the time frame within which the Services were provided, and the address or bank information to which payment is to be remitted. The District shall provide payment within forty-five (45) days of receipt of proper invoices. All payments and invoices shall comply with Florida's Local Government Prompt Payment Act, Sections 218.70 through 218.80, *Florida Statutes*, and any Prompt Payment Policies and Procedures in effect during the term of this Agreement, which are incorporated herein by reference.
- E. Subject to the terms herein, the Contractor shall promptly pay in cash for all costs of labor, materials, services, and equipment used in the performance of the Services, and, upon the request of the District, the Contractor shall provide proof of such payment. The Contractor agrees that it shall comply with Section 218.735(6), *Florida Statutes*, requiring payments to subcontractors and suppliers be made within ten (10) days of receipt of payment from the District. Unless prohibited by law, the District may at any time make payments due to the Contractor directly or by joint check, to any person or entity for obligations incurred by the Contractor, in connection with the performance of the Services, unless the Contractor has first delivered written notice to the District of a dispute with any such person or entity and has furnished security satisfactory to the District insuring against claims therefrom. Any payment so made will be credited against sums due the Contractor in the same manner as if such payment had been made directly to the Contractor. The provisions of this Section are intended solely for the benefit of the District and will not extend to the benefit of any third persons, or obligate the District or its sureties in any way to any third party. Subject to the terms of this Section, the Contractor shall at all times keep the District's property, and each part thereof, free from any attachment, lien, claim of lien, or other encumbrance arising out of the Services. The District may demand, from time to time in its sole discretion, that the Contractor provide a detailed listing of any and all potential lien claimants (at all tiers) involved in the performance of the Services including, with respect to each such potential lien claimant, the name, scope of Services, sums paid to date, sums owed, and

sums remaining to be paid. The Contractor waives any right to file mechanic's and construction liens.

SECTION 4. ADDITIONAL WORK OR SERVICES. The Contractor understands that the Services may be reduced, expanded, or otherwise modified in scope. If the District should desire additional work or services, or to add additional lands to be maintained, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the parties shall agree in writing to an addendum, addenda, or change order to this Agreement, in substantially the form attached as **Exhibit E**, attached hereto and incorporated herein by reference, or as otherwise agreed by the parties. If the service is subject to a unit price set forth in **Exhibit C**, the Contractor's compensation shall be adjusted for the added or deducted services in accordance with the unit prices established in this Agreement. If the service is not subject to a lump sum or unit price set forth in **Exhibit C**, the Contractor's compensation shall be adjusted for the added or deducted services as reasonably determined by the District in conference with the Contractor in an amount mutually agreed upon in writing by the parties. The Contractor agrees that the District shall not be liable for the payment of any additional work and/or services unless the District first authorizes the Contractor to perform such additional work and/or services through an authorized and fully executed addendum, addenda, or change order. Nothing herein shall be construed to require the District to use the Contractor for any such additional work and/or services, and the District reserves the right to retain a different contractor to perform any additional work and/or services. Moreover, the Contractor shall not demand or be entitled to additional compensation on the basis of escalation in fuel, materials, utilities, labor, or other expenses.

SECTION 5. TAX-EXEMPT DIRECT PURCHASES. The parties agree that the District, in its discretion, may elect to undertake a direct purchase of any or all materials used for the landscaping services, including, but not limited to, the direct purchase of fertilizer. In such event, the following conditions shall apply:

- A. The District may elect to purchase any or all materials directly from a supplier identified by the Contractor.
- B. The Contractor shall furnish detailed Purchase Order Requisition Forms ("**Requisition**") for all materials to be directly purchased by the District.
- C. Upon receipt of a Requisition, the District shall review the Requisition and, if approved, issue its own purchase order directly to the supplier, with delivery to be made to the District on an F.O.B. job site basis.
- D. The purchase order issued by the District shall include the District's consumer certificate of exemption number issued for Florida sales and use tax purposes.
- E. The Contractor shall have contractual obligations to inspect, accept delivery of, and store the materials pending use of the materials as part of the Services. The Contractor's possession of the materials shall constitute a bailment. The Contractor, as bailee, shall have the duty to safeguard, store, and protect the materials while in its possession until returned to the District through use of the materials.

- F. After verifying that delivery is in accordance with the purchase order, the Contractor shall submit a list indicating acceptance of goods from suppliers and concurrence with the District's issuance of payment to the supplier. The District shall process the invoices and issue payment directly to the supplier.
- G. The District may purchase and maintain insurance sufficient to cover materials purchased directly by the District.
- H. All payments for direct purchase materials made by the District, together with any state or local tax savings, shall be deducted from the compensation provided for in this Agreement.

SECTION 6. WARRANTY AND COVENANT.

- A. The Contractor warrants to the District that all materials furnished under this Agreement shall be new and that all services and materials shall be of good quality, free from faults and defects. Except as otherwise provided herein, the Contractor hereby warrants any materials and services for a period of one (1) year after acceptance of this Agreement by the District or longer as required under Florida law. With respect to any and all plant material provided pursuant to this Agreement, or any separate work authorization issued hereunder, all plant material shall be guaranteed to be in a satisfactory growing condition and to live for a period of one (1) year from planting except for annuals, which will be replaced seasonally. All plants that fail to survive under the guarantee shall be replaced as they fail with the same type and size as originally specified. The Contractor further warrants to the District those warranties which the Contractor otherwise warrants to others and the duration of such warranties is as provided by Florida law unless longer guarantees or warranties are provided for elsewhere in the Agreement (in which case the longer periods of time shall prevail). The Contractor shall replace or repair warranted items to the District's satisfaction and in the District's discretion. Neither final acceptance of the services, nor monthly or final payment therefore, nor any provision of the Agreement shall relieve the Contractor of responsibility for defective or deficient materials or services. If any of the Services or materials are found to be defective, deficient or not in accordance with the Agreement, the Contractor shall correct remove and replace it promptly after receipt of a written notice from the District and correct and pay for any other damage resulting therefrom to District property or the property of landowners within the District. The Contractor hereby certifies it is receiving the Property in its as-is condition and has thoroughly inspected the Property and addressed any present deficiencies, if any, with the District. The Contractor shall be responsible for maintaining and warranting all plant material maintained by the Contractor as of the first date of the services.
- B. The Contractor hereby covenants to the District that it shall perform the Services: (i) using its best skill and judgment and in accordance with generally accepted professional standards, and (ii) in compliance with all applicable federal, state, county, municipal, building and zoning, land use, environmental, public safety, non-discrimination, and disability accessibility laws, codes, ordinances, rules, and regulations, including, without limitation, all professional registration (both corporate

and individual) for all required basic disciplines that it shall perform. The Contractor hereby covenants to the District that any work product of the Contractor shall not call for the use of nor infringe any patent, trademark, services mark, copyright, or other proprietary interest claimed or held by any person or business entity absent prior written consent from the District.

SECTION 7. ENVIRONMENTAL ACTIVITIES. The Contractor agrees to use best management practices, consistent with industry standards, with respect to the storage, handling, and use of chemicals (e.g., fertilizers, pesticides, etc.) and fuels. The Contractor shall keep all equipment clean (e.g., chemical sprayers) and properly dispose of waste. Further, the Contractor shall immediately notify the District in writing of any chemical or fuel spills. The Contractor shall be responsible for any environmental cleanup, replacement of any turf or plants harmed from chemical burns, and correcting any other harm resulting from the Services to be performed by the Contractor.

SECTION 8. ACCEPTANCE OF THE SITE. By executing this Agreement, the Contractor agrees that the Contractor was able to inspect the site prior to the time of submission of the proposal, and that the site is consistent with local community standards and that there are no deficiencies. The Contractor agrees to be responsible for the care, health, maintenance, and replacement, if necessary, of the existing landscaping and irrigation system, in its current condition, and on an "as is" basis. No changes to the compensation set forth in this Agreement shall be made based on any claim that the existing landscaping and/or site conditions were not in good condition.

SECTION 9. INSURANCE.

- A.** The Contractor, and any subcontractor hired by the Contractor to perform the Services under this Agreement, shall, at its own expense, maintain insurance during the performance of the Services under this Agreement, with limits of liability not less than the following:
- i.** Workers' Compensation Insurance in accordance with the laws of the State of Florida.
 - ii.** Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than \$2,000,000 combined single limit bodily injury and property damage liability, and further including, but not being limited to, Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.
 - iii.** Employer's Liability Coverage with limits of at least \$1,000,000 per accident or disease.
 - iv.** Automobile Liability Insurance for bodily injuries in limits of not less than \$2,000,000 combined single limit bodily injury and for property damage,

providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

- v. Contractors Pollution Liability with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability.

B. Each insurance policy required by this Agreement shall:

- i. Apply separately to each insured against whom claim is made and suit is brought, except with respect to limits of the insurer's liability.'
- ii. Be endorsed to state that coverage shall not be suspended, voided, or canceled by either party except after thirty (30) calendar days' prior written notice has been given to the District.
- iii. Be written to reflect that the aggregate limit will apply on a per claim basis.
- iv. Be written on an occurrence basis.

C. The Contractor shall provide the District with a certificate naming the District and its staff, supervisors, officers, agents, consultants, and employees as additional insureds on a primary and non-contributory basis (for all coverage except Workers' Compensation coverage). At no time shall the Contractor be without insurance in at least the above amounts.

D. An insurance certificate evidencing compliance with this Section shall be sent to the District prior to the commencement of any performance under this Agreement.

E. Insurer(s), with the exception of Workers' Compensation Insurance on non-leased employees, shall agree to waive all rights of subrogation against the District and its supervisors, officers, agents, employees, and volunteers. Insurance requirements itemized in this Agreement and required of the Contractor shall be provided on behalf of all subcontractors to cover their operations performed under this Agreement.

F. The Contractor shall be held responsible for any modifications, deviations, or omissions in these insurance requirements as they apply to subcontractors.

G. If the Contractor 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 the Contractor shall pay the cost for that required insurance to the District and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance. If the Contractor fails to pay such cost to the District, the District may deduct such amount from any payment due to the Contractor.

SECTION 10. INDEPENDENT CONTRACTOR. It is understood and agreed that at all times the relationship of the Contractor and its employees, agents, subcontractors, or anyone directly or indirectly employed by the Contractor to the District is the relationship of an independent contractor and not that of an employee, agent, joint venturer, or partner of the District. Nothing in this Agreement shall be interpreted or construed as creating or establishing the relationship of employer and employee between the District and Contractor or any of its employees, agents, subcontractors, or anyone directly or indirectly employed by the Contractor. The parties acknowledge that the Contractor is not an employee for state or federal tax purposes. The Contractor shall hire and pay all of the Contractor's employees, agents, subcontractors, or anyone directly or indirectly employed by Contractor, all of whom shall be employees of the Contractor and not employees of the District and at all times entirely under the Contractor's supervision, direction, and control.

In particular, the District shall not: (i) Withhold FICA (Social Security) from the Contractor's payments; (ii) Make state or federal unemployment insurance contributions on the Contractor's behalf; (iii) Withhold state or federal income tax from payment to the Contractor; (iv) Make disability insurance contributions on behalf of the Contractor; or (v) Obtain Workers' Compensation Insurance on behalf of the Contractor.

SECTION 11. SUBCONTRACTORS. The Contractor shall not engage any subcontractor to perform the Services without prior written approval of the District. The Contractor shall be as fully responsible to the District for the acts and omissions of its subcontractors, and of persons either directly or indirectly employed by its subcontractors, as the Contractor is for the acts and omissions of persons directly employed by the Contractor. Nothing contained herein shall create contractual relations between any subcontractor and the District.

SECTION 12. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Contractor shall keep, observe, and perform all requirements of applicable local, State and Federal laws, rules, regulations, ordinances, permits, licenses, or other requirements or approvals. Further, the Contractor shall notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any act or omission of the Contractor or any of its agents, servants, employees, or material men, or appliances, or any other requirements applicable to provision of services. Additionally, the Contractor shall promptly comply with any requirement of such governmental entity after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation.

SECTION 13. DEFAULT AND PROTECTION AGAINST THIRD-PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of actual damages and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

SECTION 14. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

SECTION 15. ENFORCEMENT OF AGREEMENT. If either party is required to enforce this Agreement by court proceedings or otherwise, the parties agree that the substantially prevailing party shall be entitled to recover from the other all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 16. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this Agreement.

SECTION 17. NOTICES. All notices, requests, consents, and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

- A. If to the Contractor:** Pine Lake Services, LLC
12980 Tarpon Springs Road
Odessa, Florida 33556
Attn: _____

- B. If to the District:** Wesbridge Community Development District
5844 Old Pasco Road, Suite 100
Wesley Chapel, Florida 33544
Attn: District Manager

- With a copy to:** Kilinski | Van Wyk PLLC
517 East College Avenue
Tallahassee, Florida 32301
Attn: Wesbridge CDD, District Counsel

Except as otherwise provided in this Agreement, any Notice shall 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 shall 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 shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notice on behalf of the District

and Contractor. 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 shall be sent by providing the same on five (5) days' written notice to the parties and addressees set forth herein.

SECTION 18. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. Both parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, both parties are deemed to have drafted, chosen, and selected the language, and the doubtful language shall not be interpreted or construed against either the District or the Contractor.

SECTION 19. THIRD-PARTY BENEFICIARIES. This Agreement is solely for the benefit of the District and the Contractor, and no right or cause of action shall accrue upon, or by reason to, or for the benefit of, any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Contractor and their respective representatives, successors, and assigns.

SECTION 20. ASSIGNMENT; SUCCESSORS. Neither the District nor the Contractor may assign this Agreement or any monies to become due hereunder without the prior written approval of the other. Notwithstanding the foregoing, this Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the parties to this Agreement, except as expressly limited in this Agreement.

SECTION 21. APPLICABLE LAW AND VENUE. This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida. Each party consents that the venue for any legal actions arising out of or related to this Agreement shall be in Pasco County, Florida.

SECTION 22. INDEMNIFICATION.

- A.** To the fullest extent permitted by law, and in addition to any other obligations of the Contractor under the Agreement or otherwise, the Contractor shall indemnify, hold harmless, and defend the District and its, supervisors, staff, officers, consultants, agents, subcontractors and employees of each and any of all of the foregoing entities and individuals (together, "**Indemnitees**") from all claims, liabilities, damages, losses and costs, including, but not limited to, reasonable attorney's fees, to the extent caused, in part or in whole, by the negligence, recklessness, or intentionally wrongful misconduct of the Contractor, or any subcontractor, supplier, or any individual or entity directly or indirectly employed or used by any of the Contractor to perform any of the work. In the event that any indemnification, defense or hold harmless provision of this Agreement is determined to be unenforceable, the provision shall be reformed to give the provision the maximum effect allowed by Florida law and for the benefit of the

Indemnitees. The Contractor shall ensure that any and all subcontractors, and suppliers, include this express paragraph for the benefit of the Indemnitees. This Section shall survive any termination of this Agreement.

- B. Obligations under this Section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), and any interest, expenses, damages, penalties, fines, or judgments against the indemnitees, jointly or individually, as ordered.

SECTION 23. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

SECTION 24. TERMINATION. The District agrees that the Contractor may terminate this Agreement with cause by providing ninety (90) days' written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that, notwithstanding any other provision of this Agreement, , and regardless of whether any of the procedural steps set forth in Section 2.D. of this Agreement are taken, the District may terminate this Agreement immediately with cause or upon any revocation by the District of their acknowledgment and consent to this Agreement by providing written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Any such termination shall not result in liability to the District for consequential damages, lost profits, or any other damages or liability. However, upon any termination of this Agreement, the Contractor shall be entitled to payment for all Services rendered up until the effective termination of this Agreement, subject to whatever claims or offsets available against the Contractor, as the Contractor's sole means of recovery hereunder.

SECTION 25. OWNERSHIP OF DOCUMENTS. 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 the Contractor pursuant to this Agreement shall be and remain the sole and exclusive property of the District when developed and shall be considered work for hire.

SECTION 26. PUBLIC RECORDS. The Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, the Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including, but not limited to, Section 119.0701, *Florida Statutes*. The Contractor acknowledges that the designated public records custodian for the District is **Daryl Adams, of Rizzetta & Company, Inc.** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall (i) keep and maintain public records required by the District to perform the Services; (ii) upon request by the Public Records

Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; (iii) ensure that public records which are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of this Agreement's term and following this Agreement's term if the Contractor does not transfer the records to the Public Records Custodian of the District; and (iv) upon completion of this Agreement, transfer to the District, at no cost, all public records in the Contractor's possession or, alternatively, keep, maintain, and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats. The Contractor acknowledges that, pursuant to Section 287.058(1)(c), *Florida Statutes*, the District may unilaterally cancel this Agreement if the Contractor refuses to allow public access to all documents, papers, letters, or other material made or received by the Contractor in conjunction with this Agreement, unless such records are exempt under Florida law.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 933-5571, BY EMAIL AT DARRYLA@RIZZETTA.COM, OR BY REGULAR MAIL AT 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614.

SECTION 27. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement or any part of this Agreement not held to be invalid or unenforceable.

SECTION 28. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 29. ENTIRE AGREEMENT. This instrument, together with its attachments which are incorporated herein, shall constitute the final and complete expression of this Agreement between the District and the Contractor relating to the subject matter of this Agreement. Moreover, should there be any conflict between the terms of this Agreement and the terms of the Contractor's proposal in **Exhibit C** hereto, the terms of this Agreement shall control. 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.

SECTION 30. E-VERIFY REQUIREMENTS. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by *Florida Statute*, the Contractor shall 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 and shall require all subcontractors to provide an affidavit to the Contractor stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. The Contractor shall maintain a copy of such affidavit for the duration of this Agreement. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.09(1), *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

SECTION 31. FOREIGN INFLUENCE. The Contractor understands that under Section 286.101, *Florida Statutes*, that the Contractor must disclose any current or prior interest, any contract with, or any grant or gift from a foreign country of concern as that term is defined within the above referenced statute.

SECTION 32. PUBLIC ENTITY CRIMES. The Contractor represents and warrants that, in entering into this Agreement, the Contractor has not been placed on the convicted vendor list as described in Section 287.133(3)(d), *Florida Statutes*, within the last thirty-six (36) months and, if the Contractor is placed on the convicted vendor list at any time during the term of this Agreement, the Contractor shall immediately notify the District in writing within five (5) business days, whereupon this Agreement shall be terminated by the District immediately upon written notice to the Contractor, and the Contractor shall be liable for any damages incurred by the District as a result thereof.

SECTION 33. SCRUTINIZED COMPANIES. In accordance with Section 287.135, *Florida Statutes*, the Contractor represents that, in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, members, or agents is on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or the Scrutinized Companies or Other Entities that Boycott Israel List created pursuant to Sections 215.4725 and 215.473, *Florida Statutes*, and, if such status changes, the Contractor shall immediately notify the District. If the Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List, has been placed on the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies or Other Entities that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.

SECTION 34. ANTI-HUMAN TRAFFICKING. The Contractor certifies and warrants, by acceptance of this Agreement, that neither it nor its principals, employees, agents, subcontractors, or any person or entity acting on its behalf utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. The Contractor agrees to execute an affidavit in compliance with Section 787.06(14), *Florida Statutes*, prior to commencement of any work under this Agreement, and acknowledges that if the Contractor refuses to sign said affidavit, the District may terminate this Agreement immediately upon written notice without liability or penalty.

SECTION 35. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument.

[Signature page follows]


IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first written above.

WESBRIDGE
COMMUNITY DEVELOPMENT DISTRICT



Chairperson, Board of Supervisors

PINE LAKE SERVICES, LLC


By: _____
Its: _____
Carter Spears
President

- Exhibit A:** Scope of Services
- Exhibit B:** Landscape Maintenance Map
- Exhibit C:** Contractor's Bid Pricing (Proposal Form – Part IV Pricing)
- Exhibit D:** Other Forms
- Exhibit E:** Form of Additional Services Order

EXHIBIT "A" - SCOPE OF SERVICES

PART 1

GENERAL LANDSCAPE MAINTENANCE

1) **MOWING** – All grass areas will be mowed on the following schedule:

MARCH 1 – NOVEMBER 1 – Once a week

NOVEMBER 1 – MARCH 1 – Once every two weeks

This schedule estimates that there will be between 41 – 45 cuts annually based on standard growing periods in Florida, however, requires a minimum of 52 services (weekly) to perform those duties, other than mowing, that cannot remain unattended for two weeks. (i.e., weed control, selective mowing, debris clearing, and general detailing of property, etc.) Notwithstanding the above, at no time will the grass be allowed to grow beyond a maximum height of five (5) inches. Each mowing should leave the St. Augustine & Bahia grass at a height of three and one half (3 1/2) to four (4) inches. Do not remove more than 1/3 of the height of the leaf blade at any one mowing. All blades shall be kept sharp at all times to provide a high-quality cut and to minimize disease. The DISTRICT requires mowers to be equipped with a mulching type deck. Rotary Mowers are preferred for heights above one (1) inch and Reel type mowers for heights below one (1) inch. Clippings may be left on the lawn as long as no readily visible clumps remain on the grass after mowing. Otherwise, large clumps of clippings **MUST** either be collected and removed by the CONTRACTOR **OR** be **immediately** re-distributed across the lawn. This is to re-introduce nutrients in the clippings back into the soil system. In case of fungal disease outbreaks, the clippings will be collected until the disease is under control. The CONTRACTOR shall restore any noticeable damage caused by the CONTRACTOR'S mowing equipment within twenty-four hours from the time the damage is caused at his sole cost and expense. Contractor shall be responsible for training all its personnel in the technical aspects of Wesbridge CDD's Landscape Maintenance Program and general horticultural practices. This training will also include wetland species identification as it relates to lake banks & wetland areas. The Contractor shall be held responsible for all damage to wetlands, littoral shelves, mitigation areas and uplands due to mowing/fertilizing/herbicide applications, etc. Weekend work is permitted when necessary upon prior approval. Any lawn that dies or becomes weak or unsightly (including heavy weed infestation, excessive insect or disease damage, etc.) shall be replaced at the sole cost of the Contractor. This excludes damage from water restrictions (only if automatic irrigation is completely and legally banned by the State and/or local authorities). At all times, Contractor must maintain the perimeters of all natural areas so the growth does not overtake the turf in open lawns, pond banks, tracts between the edges of the wetland and sidewalks, trails or roadways. Contractor is expected to regularly cut this material back and dispose of off-site on an as-needed basis. Contractors will be expected to maintain these tree lines in this trimmed condition throughout the duration of the contract.

1A) **POND MOWING** – All pond banks identified as such on the overall Wesbridge Maintenance Exhibit shall be mowed incorporating the same mowing schedule as the

common areas stated above. Each mowing shall leave the grass at a height of four (4) to four and one half (4½) inches. Pond banks will be mowed and/or trimmed to water's edge or sod line (if water is not present). Line trimming at water's edge and line trimming of all drainage structures shall occur each and every time the pond is mowed. Careful attention must be paid to mower height on pond banks so as not to scalp at the crest of the lake bank and increase the chances for pond bank erosion. Also, when line trimming to water's edge, Contractor shall be extremely careful not to scalp at the water's edge also increasing chances of pond bank erosion. Line trimming height shall be the same as mowing height (if not slightly higher). Contractor shall be careful to keep trimmings from entering water. Excessive clippings shall be hand removed. As mentioned earlier, The DISTRICT requires mowers to be equipped with a mulching-type deck with mulch flap in the closed position, specifically around pond banks. If circumstances do not allow this, mowers must blow all clippings away from pond banks, but not into any residential lawns. It is understood that trash of any kind and other debris within arm's reach of water's edge shall be removed & disposed of by Contractor during every normal service event.

2) **EDGING AND TRIMMING** – All hard-edged areas (curbs, sidewalks, bike paths, nature trails, etc.) shall be edged and/or line trimmed every week and soft-edged areas (tree rings, shrub and groundcover bed lines) shall be edged a minimum of every other week. All edging shall be performed to the sole satisfaction of the DISTRICT. **Chemical edging shall not be permitted anywhere on property.**

AT NO TIME SHALL LAWN BE ALLOWED TO GROW IN AN UNSIGHTLY MANNER. SHOULD THIS OCCUR, CONTRACTOR AGREES TO CORRECT WITHIN TWENTY-FOUR HOURS OF NOTICE BY DISTRICT. CONTRACTOR SHALL COMPLETE ALL LAWN MAINTENANCE ACTIVITIES (i.e., MOWING, EDGING, LINE TRIMMING, BLOWING OFF SIDEWALKS, BOARDWALKS, DRIVEWAYS, CURB & GUTTERS, ETC.) IN RELATIVELY SMALL, MANAGEABLE SECTIONS. THE ENTIRE PROPERTY (OR DESIGNATED SECTIONS) MUST BE MOWED, EDGED, LINE-TRIMMED AND ALL DEBRIS BLOWN OFF ALL PAVEMENT IN THE SAME DAY. CONTRACTOR IS NOT TO LEAVE GRASS CLIPPINGS, TRIMMED WEEDS, TURF, DIRT OR DEBRIS ON ANY SURFACES FOR MORE THAN TWO HOURS. IF A MOWING EVENT IS MISSED, EVERY EFFORT SHALL BE MADE TO PERFORM THE MOWING SERVICE THE SAME WEEK (INCLUDING SATURDAYS WITH PRIOR APPROVAL). IF THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROVIDE THE DISTRICT A CREDIT FOR FUTURE SERVICES OR ADD A MOWING EVENT TO BE PROVIDED AT A LATER DATE. THE DISTRICT SHALL DETERMINE WHETHER THE CREDIT OR EXTRA MOWING SHALL BE USED.

3) **TREE AND SHRUB CARE** – All deciduous trees shall be pruned when dormant to ensure proper uniform growth. All evergreen trees shall be pruned in the early summer and fall to ensure proper growth and proper head shape. Sucker growth at the base of the trees shall be removed by hand continuously throughout the year. Aesthetic pruning shall consist of the removal of dead and/or broken branches as often as necessary to have trees appear neat at all times. Branches will be pruned just outside the branch collar. Contractor is responsible for the removal of all branches and limbs up to a 4" diameter and up to a 15'

height to keep them from encroaching onto buildings (including roofs), signage structures, play structures, fences & walls, as well as pruned to prevent streetlights and traffic signage from being blocked. Additionally, trees shall be pruned over sidewalks, nature trails, parking lots and roadways so as not to interfere with pedestrians or cars. (This is to include maintaining at all times a minimum of ten to fifteen (10-15) feet of clearance under all limbs over sidewalks/turf areas (10') in and outside of ROW's and roads (15'), respectively. This may depend on location and species of tree and shall vary according to DOT specs. All moss hanging from trees (including ball moss) shall be removed up to a height of 15' from all CDD-maintained trees on an as-needed basis. During the dormant season, ALL Crape Myrtles shall have ALL mosses removed up to a height of 15'. During this time, all Crape Myrtles less than 15' in height must be pruned. This includes the removal of all seed pods. Crape Myrtles are not to be "hat raked" at any time. Pencil to thumb pruning is the preferred method of Crape Myrtle pruning and shall be performed after threat of frost has passed but before new growth flushes. Any initial removal of all Spanish and Ball Mosses shall be included in the proposals and completed within ninety (90) days of contract commencement.

All shrubs will be pruned as necessary to retain an attractive shape and fullness, removing broken or dead limbs as necessary to provide a neat and clean appearance. Shrubs shall not be clipped into balled or boxed forms unless such forms are required by design. Shrubs shall be pruned in accordance with the intended function of the plant in its present location. Flowering shrubs shall be pruned immediately after the blossoms have cured with top pruning restricted to shaping the terminal growth. All pruning shall be done with horticultural skill and knowledge to maintain an overall acceptable appearance consistent with the current aesthetics of Wesbridge. The Contractor agrees that pruning is an art that must be done under the supervision of a highly trained foreman and shall make provisions for such supervision. Individual plants sheared into rounded balls or unnatural shapes will not be allowed. In fact, shearing should be incorporated on a limited basis to not spread fungus and other disease. Selective pruning is the preferred method of shaping. Contractor shall sterilize all pruning equipment prior to pruning the next shrub grouping; particularly when fungal diseases are known to be present. All clippings and debris from pruning will be carted away at the time pruning takes place and disposed of off-site. It is of utmost importance that all plant material within clear site lines and visibility triangles at roadway intersections and medians is maintained at or below the required heights. It is the Contractor's responsibility to bring to the attention of the District all areas that are not in compliance. If pruning will bring the area into compliance, then the Contractor, after conferring with District's representative, will proceed with the pruning activity. However, if pruning will NOT bring the area into compliance, perhaps due to permanent existing grades, another solution will need to be proposed and executed.

Palms: All palms (regardless of height) shall receive pruning as often as necessary to appear neat and clean at all times. This includes only the removal of brown and/or broken fronds and inflorescence. Removal of green or even yellowing fronds is unnecessary and pruning of palms shall never raise the canopy above the three o'clock – nine o'clock horizontal. Contractor will not be asked to trim a singular palm on the property but will be required to trim palms once a significant quantity of palms have a petticoat of

dead fronds. Fronds should be removed only once they turn brown or become broken or are disrupting flow of pedestrian/vehicular traffic or are hanging on architectural structures. Flower/Fruit pods shall be removed prior to development. Tarpaulins shall be used in areas where date palms and other palm fruits may stain sidewalks & pavement including, but not limited to, pool decks. Contractor shall be responsible for the removal of all palm fruit stains. Contractor shall utilize sterilized pruning equipment (preferably having a minimum of two sets of pruning tools to allow sterilization of previously used equipment between palms). Contractor shall pay careful attention when pruning Medjool, Sylvester, Reclinata, Canary & Washington Palms. Palms on pool decks (and all other plant material, in general, on pool decks) shall be inspected during every maintenance visit and pruned as necessary in order to keep this area safe, neat and attractive at ALL times.

4) WEEDS AND GRASSES – All shrub & groundcover beds as well as all turf areas shall be kept reasonably free of weeds and grasses and be neatly cultivated and maintained in an orderly fashion at all times. This may be accomplished by carefully applied applications of pre- & post- emergent herbicides as part of fertilizer mixtures and post-emergent herbicide spot treatments on an as-needed basis. Condition of turf is to be determined by the DISTRICT at its sole discretion. All shrub and bed areas shall be maintained each mowing service by removing all weeds, trash and other undesirable material and debris (leaf and other) to keep the area neat and tidy. All ornamental beds, hedge areas and tree rings shall be kept weed (and sod) free throughout the year. This is to be accomplished through hand pulling or the careful application of a post-emergent herbicide. **AT NO TIME SHALL POST-EMERGENT HERBICIDES BE PERMITTED WHEN WEEDS HAVE ESTABLISHED THEMSELVES AS TO DOMINATE PLANTING BEDS. HAND PULLING MUST BE PERFORMED.**

NON-SELECTIVE, POST-EMERGENT HERBICIDES SHALL NEVER BE USED TO CONTROL WEED/SOD GROWTH AROUND STRUCTURES OF ANY TYPE (I.E. STREET SIGNS, UTILITY BOXES, STREET LIGHTS, PAVEMENT, TREE RINGS, FENCES, ETC.) THE FIRST OFFENSE WILL RESULT IN A VERBAL WARNING; THE SECOND OFFENSE WILL RESULT IN A SECOND VERBAL WARNING AND THE BOARD OF SUPERVISORS FOR THE DISTRICT WILL BE NOTIFIED; THE THIRD OFFENSE MAY TERMINATE THIS CONTRACT FOR CAUSE AT THE DISTRICT'S DISCRETION.

The CONTRACTOR shall be responsible for the replacement of turf and ornamental plants killed or damaged by herbicide application. All fence lines shall be kept clear of landscape shrubs growing through, weeds, undesirable vines and overhanging limbs.

5) MAINTENANCE OF PAVED AREAS – All paved areas, including curb and gutter along roadways shall be kept weed & debris free. This may be accomplished by mechanical means (line trimmer) or by applications of post/pre-emergent herbicides. Weeds greater than two (2) inches in height or width shall be pulled from paved areas, not sprayed. No sprays with dyes may be used on any paved areas. Contractor is not to use non-selective herbicides to eradicate weeds in curb line or sidewalk expansion joints where

the chemical can travel back into the turf causing regularly spaced dead patches behind the curbs and sidewalks.

6) **CLEAN UP** – At no time will CONTRACTOR leave the premises after completion of any work in any type of disarray. All clippings, trimmings, debris, dirt or any other unsightly material shall be removed promptly upon completion of work. CONTRACTOR shall use his own waste disposal methods, never the property dumpsters. Grass clippings shall be blown off sidewalks, streets and curbs within a relatively short time frame and are not to be left for more than two hours. Also grass clippings shall be blown into turf areas, never into mulched bed areas or tree rings as these are to be maintained free of grass clippings. Grass clippings at highly trafficked areas (i.e., tennis courts, clubhouse sidewalks, pool areas, walking trails, etc.) shall be blown off immediately after mowing and edging have taken place. **NO CLIPPINGS SHALL BE BLOWN DOWN CURB INLETS.**

7) **REPLACEMENT OF PLANT MATERIAL** – Trees and shrubs in a state of decline should immediately be brought to the attention of the DISTRICT. Dead or unsightly plant material shall be removed upon notification of the DISTRICT. CONTRACTOR shall be responsible for replacement if due to his negligence. New plant material shall be guaranteed for a period of one (1) year for trees and ninety (90) days for shrubs, ground cover and lawn after final acceptance or for the duration of the Contractor's contract, whichever is greater.

Reporting

Contractor shall provide to management a written report of work performed for each week with notification of any problem areas and a schedule for the upcoming month. The Contractor shall also report on any deficiencies or items needing attention relating to disease and insects or other afflictions. Contractor shall prescribe the treatment plan he is to follow to remedy such afflictions.

PART 2

FERTILIZATION

Contractor shall abide by all requirements in Ordinance No. 14-16 regarding the application of fertilizer within Pasco County.

NO PERSON SHALL APPLY FERTILIZERS CONTAINING NITROGEN AND/OR PHOSPHORUS TO TURF AND/OR LANDSCAPE PLANTS DURING ONE OR MORE OF THE FOLLOWING EVENTS: i) IF IT IS RAINING AT THE APPLICATION SITE, OR ii) WITHIN THE TIME PERIOD DURING WHICH A FLOOD WATCH OR WARNING, OR A TROPICAL STORM WATCH OR WARNING, OR A HURRICANE WATCH OR WARNING IS IN EFFECT FOR ANY PORTION OF PASCO COUNTY, ISSUED BY THE NATIONAL WEATHER SERVICE, OR iii) WITHIN 36 HOURS PRIOR TO A RAIN EVENT GREATER THAN OR EQUAL TO 2 INCHES IN A 24 HOUR PERIOD IS LIKELY.

All turf shall be fertilized according to the following IFAS Guidelines for a high maintenance level for central Florida turf: (per BMP guidelines and University of Florida IFAS Extension, central Florida is determined by anything south of a line running east-west from coast to coast through Ocala and north of a line between Tampa & Vero Beach.)

All Bahia Sod:

March	A complete fertilizer based on soil tests + PreM formulated for Bahia turf for warm-season weeds
April	A second application of PreM formulated for Bahia turf for warm-season weeds
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF) + PreM
June	SRN (Slow-Release Nitrogen applied at 1.0 lbs. N/1000 SF)
August	Fe For foliar application, use ferrous sulfate (2 oz/3-5 gal. H ₂ O/1,000 SF)
October	A complete fertilizer based on soil tests + PreM formulated for Bahia turf for cool-season weeds

All St. Augustine Sod:

February	A complete fertilizer based on soil tests + PreM
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF + PreM (2 nd app)
May	SRN (Slow-Release Nitrogen applied at 1.0 lbs. N/1000 SF)
July	Fe For foliar application, use ferrous sulfate (2 oz/3-5 gal. H ₂ O/1,000 SF)
August	SRN (Slow-Release Nitrogen applied at 1.0 lbs. N/1000 SF)
October	A complete fertilizer based on soil tests + PreM

The contractor shall submit a fertilizer label to Landscape Specialist for approval prior to application. At times environmental conditions may require additional applications of nutrients, augmenting the above fertilization programs to ensure that turf areas are kept uniformly GREEN, healthy and in top condition. It shall be the responsibility of the contractor to determine specific

needs and requirements and notify the resident project representative when these additional applications are needed.

Fertilizers containing iron shall be removed from all hard surfaces to avoid staining before the sprinklers are activated after application of the fertilizer. Any stains caused by a failure to do so will be the responsibility of the contractor to remove.

Soil test samples shall be taken by the contractor to determine the presence of Phosphorus and whether changes in the fertilizer pH or formulations are required. Should changes be of merit, the Contractor shall notify the District in writing prior to the implementation of such changes.

Fertilizer shall be applied in a uniform manner. If streaking of the turf occurs, correction will be required at no additional cost to owner. Fertilizer shall be swept/blown off of all hard surfaces onto lawns or beds in order to avoid staining. **IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ANY STAINS FROM ANY HARD SURFACES ON THE PROPERTY CAUSED BY THEIR NEGLIGENCE OF FERTILIZER APPLICATION.** Fertilizer shall not be applied within ten (10) feet from the landward extent of any surface water. Spreader deflector shields are required when applying fertilizer by use of any broadcast or rotary spreader. Deflector shields must be positioned such that fertilizer granules are deflected away from all impervious surfaces and surface waters.

SHRUB, TREE & GROUNDCOVER FERTILIZATION:

For purposes of bidding, All SHRUBS, GROUNDCOVERS and TREES shall be fertilized according to the following specifications:

3 Times a year – (March, June, October)

A complete fertilizer (formula will vary according to soil test results) at a rate of 4-6 lbs. N/1000 sq. ft./year. (A minimum 50% Nitrogen shall be in a slow-release form)

Fertilizer shall be applied by hand in a uniform manner, broadcast around the plants, but never in direct contact with stems or trunks. Fertilizer shall never be piled around plants. All fertilizer remaining on the leaves of the plants is to be brushed or blown off. **IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPLACE ANY PLANT MATERIAL DAMAGED BY FERTILIZATION BURN DUE TO HIS NEGLIGENCE.**

PALM FERTILIZATION:

All Palms shall receive 1 ½ pounds of 8-2-12+4Mg with micronutrients per 100 SF of palm canopy four times per year (March, May, October & late November). 100% of the N, K & Mg **MUST** be in slow- release form. All micronutrients must be in water soluble form. Fertilizer shall be broadcast evenly under the dripline of the canopy but must be kept at least 6" from the palm trunk. The District requires that all fertilizer applied to all palms on the CDD property be 8-2-12+4Mg. The fertilizer label shall reflect that 100% of the N, K, Mg, and B sources be in slow-release or controlled-release form and all the Mn, Fe Zn & Cu sources be water soluble (generally these will be sulfates, except for Fe, which can be chelated with EDTA or DTPA). No source of N, K, Mg

or B should be water-soluble. This will be considered an unacceptable fertilizer. The information below reflects the most effective sources for the seven critical elements in Florida landscape palm fertilizers:

Element Recommended Sources:*

N - Sulfur-coated urea, resin (or polymer)-coated urea or ammonium salts, urea-formaldehyde
P - Superphosphate, triple superphosphate, coated diammonium phosphate
K - Sulfur-coated potassium sulfate (may have additional polymer coating)
Mg - Kieserite (magnesium sulfate monohydrate) granules
Mn - Manganese sulfate
Fe - Iron sulfate, FeEDTA and/or FeDTPA
B - Granubor® (sodium borate)

*Based on data from Broschat (1991, 1996, 1997, 2008) and Broschat and Elliott (2005) Archival copy: for current recommendations see <http://edis.ifas.ufl.edu> or your local extension office.

CONTRACTOR shall provide the DISTRICT with PALM fertilizer analysis tags from the fertilizer in order to verify correct formulation and quantity prior to purchase. This is to allow time to verify nutrient sources for the macro and micronutrients ensuring they are in slow-release or water-soluble forms. Payment will not be made until the correct quantity and formulation has been verified and applied. CONTRACTOR must notify the DISTRICT five (5) working days in advance of the day the property is scheduled to be fertilized. Failure on the part of the CONTRACTOR to so notify the DISTRICT may result in the CONTRACTOR forfeiting any and all rights to payment for the applications made without notification.

PART 3

PEST CONTROL

Insects and Disease in Turf Insect and disease control spraying in turf shall be provided by the Contractor every month with additional spot treatment as needed. During the weekly inspections the Contractor is responsible for the identification and eradication/control of disease and insect damage including but not limited to: scale, mites, fungus, chinch bugs, grubs, nematodes, fire ants, mole crickets, etc. Contractor shall pay for chemicals. Please list all chemicals that you will include in your fertilizer applications in the space allocated for "formula" under the fertilization section in the bid form. Also include the cost of these chemicals as part of the fertilizer application. Any anticipated additional treatments shall be included in the Pest Control portion of the bid form.

Insects and Disease Control for Trees, Palms and Plants The Contractor is responsible for treatment of insects and diseases for all plants. The appropriate insecticide or fungicide will be applied in accordance with state and local regulations, and as weather and environmental conditions permit. Contractor shall pay for chemicals. There are several afflictions that may be detrimental to the health of many trees and palms. Contractor will be fully responsible in the treatment of such afflictions. At the CDD's discretion, this may include the quarterly inoculation of all palms susceptible to Lethal Yellowing and/or Lethal Bronzing. The cost of these inoculations should be included as a separate line item in your Pest Control price. Contractor is to identify those species of palms susceptible and supply a list of species and quantities with proposal. Each susceptible palm shall receive quarterly injections. Each injection site/valve can be used only twice. The third quarterly injection requires a new valve and injection site. Contractor is asked to provide cost per injection (material & labor) multiplied by quantity of susceptible palms multiplied by four inoculations per year in bid form. **The CDD reserves the right to subcontract out any and all OTC Injection events. This will not be included in the Contract Amount.**

The Contractor is required to inspect all landscaped areas during each visit for indication of pest problems. When control is necessary, it is the responsibility of the Contractor to properly apply low toxicity and target-specific pesticide. If pesticides are necessary they will be applied on a spot treatment basis when wind drift is a threat.

Careful inspection of the property on each visit is crucial to maintaining a successful program. It is the Contractor's full responsibility to ensure that the person inspecting the property is properly trained in recognizing the symptoms of both insect infestations and plant pathogen damage (funguses, bacteria, etc.). It is also the Contractor's responsibility to treat these conditions in an expedient manner.

It shall also be the Contractor's responsibility to furnish the resident project representative with a copy of the Pest Management Report (a copy of which is included), which he is to complete at every service as well as all certifications (including BMP Certifications) of all pesticide applicators. Contractor shall familiarize himself with all current regulations regarding the applications of pesticides and fertilizers.

If at any time the District should become aware of any pest problems, it will be the Contractor's responsibility to treat pest within five (5) working days of the date of notification.

FIRE ANT CONTROL

Contractor is required to inspect property each visit for evidence of fire ant mounds and immediately treat upon evidence of active mounds. In small areas control can be achieved by individual mound treatment. Active mounds in larger turf areas will require broadcast application of bait.

For informational purposes only, Contractor is asked to provide the cost for the annual application of Top Choice in all finished landscape areas designated as “CDD Maintained – with irrigation unless otherwise noted” on the Maintenance Exhibit. Do NOT include roadway medians in this price nor lake banks, trails or between ponds and conservation areas. It is limited to those landscaped areas under automated irrigation.

Pest Control will not be included as a standard line item in each monthly billing, but shall be invoiced as a separate line item the month after service is rendered.

Pest Control shall be included in the Contract Amount.

PART 4

IRRIGATION SYSTEM MONITORING AND MAINTENANCE

Irrigation System. Contractor shall inspect and test the irrigation system components within the limits of the District a minimum of one (1) time per month. Areas shall include all existing irrigation systems to date: approximately () Controllers, () pump & wells & (-) zones.

These inspections shall include:

A. Irrigation Controllers

1. Semi-automatic start of the automatic irrigation controller
2. Check for proper operation
3. Program necessary timing changes based on site conditions & time DST
4. Lubricate and adjust mechanical components
5. Test back up programming support devices
6. Ensure the proper operation of each automatic rain shutoff device. If none, provide proposal for the installation to be included in the 30-day irrigation audit.

B. Water Sources

1. Visual inspection of water source
2. Clean all ground strainers and filters
3. Test each pump at design capacities **weekly**; inform District Manager of any problems immediately. This is to minimize the time a water source is down. Contractor shall also confirm weekly that all backflow preventers are on and operating properly, if applicable.
4. Test automatic protection devices

C. Irrigation Systems

1. Manual test and inspection of each irrigation zone in its entirety.
2. Clean and raise heads as necessary
3. Adjust arc pattern and distance for required coverage areas
4. Clean out irrigation valve boxes

D. Report

1. Irrigation operation time
2. Irrigation start time
3. Maintenance items performed
4. General comment and recommendations

The above list is for routine maintenance and adjustment of the existing irrigation system components. Locating and repairing or replacing automatic valves or control wires and irrigation controller or pump repairs as well as other larger scale repairs are to be considered additional items. Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

Routine irrigation maintenance is to be completed monthly. Each zone is to be turned on and operated for as long as necessary to verify proper operation. Each head, seal, nozzle, and strainer are to be inspected for adjustment and shall be aligned, packed, cleaned, and repaired, as necessary. Shrubs, groundcovers, and turf around sprinkler heads shall be trimmed to maintain maximum clearance at all times for the greatest coverage. It shall be the Contractor's responsibility to ensure all drip tubing is covered with mulch prior to Contractor leaving the property. All below ground repairs including valves, pumps and wiring require an estimate for all such repairs. Upon written approval from Management, Contractor shall proceed. In the event of an emergency, Contractor shall make a diligent effort to contact, with the approximate price or estimate of repairs, Management or their assign prior to making such repair.

Upon being awarded contract, Contractor shall have a period of thirty (30) days from date of commencement to perform a thorough audit of the entire irrigation system listing items that need repair/replacement in order for the system to operate properly. A separate audit may be provided by the Contractor listing those items that would improve the irrigation system. Any action taken regarding the Irrigation Audit will be at the Board of Supervisors' discretion.

Assuming the Board of Supervisors approves the repairs listed in the 30-day audit and after such repairs have been made, after the thirty (30) day period has expired and for the duration of the contract, Contractor shall assume responsibility for any and all unreported maintenance deficiencies, including parts and labor, associated with the irrigation system of 2 inches or less, to include sprinkler heads, nozzles, drip, main and delivery lines and any associated fittings. Said repairs shall be performed immediately. The District Manager shall be notified what day and time of the week the irrigation tech will be available servicing the community. The Contractor will keep detailed irrigation reports consisting of run times and correct operation of system. A copy of this report will be maintained by the Contractor and a copy delivered to the District Manager or his designee, along with the weekly report. At no time shall the Contractor leave the property knowing of the need for a repair and not reporting it.

Watering schedules shall meet all government regulations, and zone times will be adjusted depending on job conditions, climactic conditions and all watering restrictions of Pasco County or any other governmental agencies. It is the responsibility of the Contractor to ensure the turf and plant material remains healthy. If the Contractor finds that the irrigation system cannot adequately cover the District in the allotted time, it will be the Contractor's responsibility to bring this to the attention of the District representative and apply for a variance. **Violations and/or fines imposed by any local or state agency will be deducted from the Contractor's monthly payment.**

Emergency service shall be available after normal working hours and an emergency telephone number will be provided to Management or their assign. Broken mainlines and irrigation valves stuck in the "open" position are to be considered emergencies.

Freeze Protection. The Contractor shall describe ability and cost per application to provide freeze protection for pumps/wells.

PART 5

INSTALLATION OF MULCH

After prior approval by the Board of Supervisors, Contractor shall top dress all currently landscaped areas as shown on the maintenance map (landscaped beds, tree rings) with Medium Pine Bark Mulch twice per year during the months of April and October. In doing so, Contractor shall ensure that all mulched areas are brought to a minimum depth of three (3) inches after compaction.

Contractor is responsible for all necessary clean up related to this procedure.

Contractor agrees to provide reasonably neat and defined lines along edges of all mulched areas. In addition to the aesthetics of this, it is also done to facilitate mechanical edging of these areas. Additionally, Contractor shall properly trench all bed lines adjacent to concrete surfaces. Trenches shall be 3" deep and beveled. Mulched beds on slopes adjacent to turf shall also be trenched to a depth of 3" & beveled to reduce mulch washout. This procedure has not been practiced in the past and Contractor is to include any additional labor in the cost of the mulch for all trenching. Mulch shall not be piled around tree trunks or bases of plants. Any mulch "volcanoes" around tree trunks shall be corrected immediately at no additional cost to Owner.

Contractor agrees to ensure that mulch caught in plant material will be shaken or blown from plants, so that upon completion there is no plant material left covered with mulch.

If, after installation is complete and it is determined that additional mulch is required to attain the required total depth of 3", sufficient mulch shall be supplied by Contractor at no additional cost to District.

This item will not be included in the contract amount and shall be invoiced separately the month after service is rendered. Contractor shall provide a price per cubic yard and estimated quantities to be installed per top dressing (based on his own field measurements) and shall submit with bid.

The District reserves the right to subcontract out any and all mulching events.

PART 6

ANNUAL INSTALLATION

Planting of Annuals. After prior approval by the Board of Supervisors, Contractor shall replace approximately Four Hundred (400) annuals in 4.5" pots up to four (4) times per year in designated areas and maintain annuals to ensure a healthy appearance. The Contractor will have the type of annual to be installed pre-approved by the District or its representative in writing. Prior to replacement, selection and approval from the Board is required. An Annual Options Presentation for the entire year stipulating plant options and timing for each quarterly rotation shall be submitted to District shortly after execution of contract in order for the CDD or its representative to select annual choice(s). Annuals shall be hand watered at the time of installation. The Contractor will remove & replace dead or dying annuals before the appearance of such annuals could be reasonably described as an eyesore. If the beds are left bare prior to the next planting, the Contractor will keep such beds free of weeds at all times until the next planting rotation occurs. Timing shall be centered around a holiday rotation being planted no later than the end of November and rotate accordingly every three months. (Dec, Mar, Jun, Sep)

Annual installation price shall include the removal of all dead annuals prior to placing new plants, regular dead-heading, necessary soil adjustments, soil additives, fungicides and **monthly slow-release** nutritional requirements **at no additional cost to District**. Contractor shall replace at his expense any annual that dies, fails to thrive or is damaged by insects/disease. Contractor shall also include in the summer rotation (June) **at no additional cost to District**, a major renovation of all annual beds. A potting mix specifically blended for annuals shall be used at this time and shall be replenished as necessary prior at each changeout throughout the year. All annual beds shall be raised at least eight inches. Upon completion of annual flower installation, a 1' layer of Pine Fines shall be spread throughout the entire annual bed. **All this shall be provided at no additional cost to the District.**

This item will not be included in the contract amount. Contractor shall provide a price per 4" annual to be installed and shall submit with bid. This work shall be invoiced separately in the month after service is rendered.

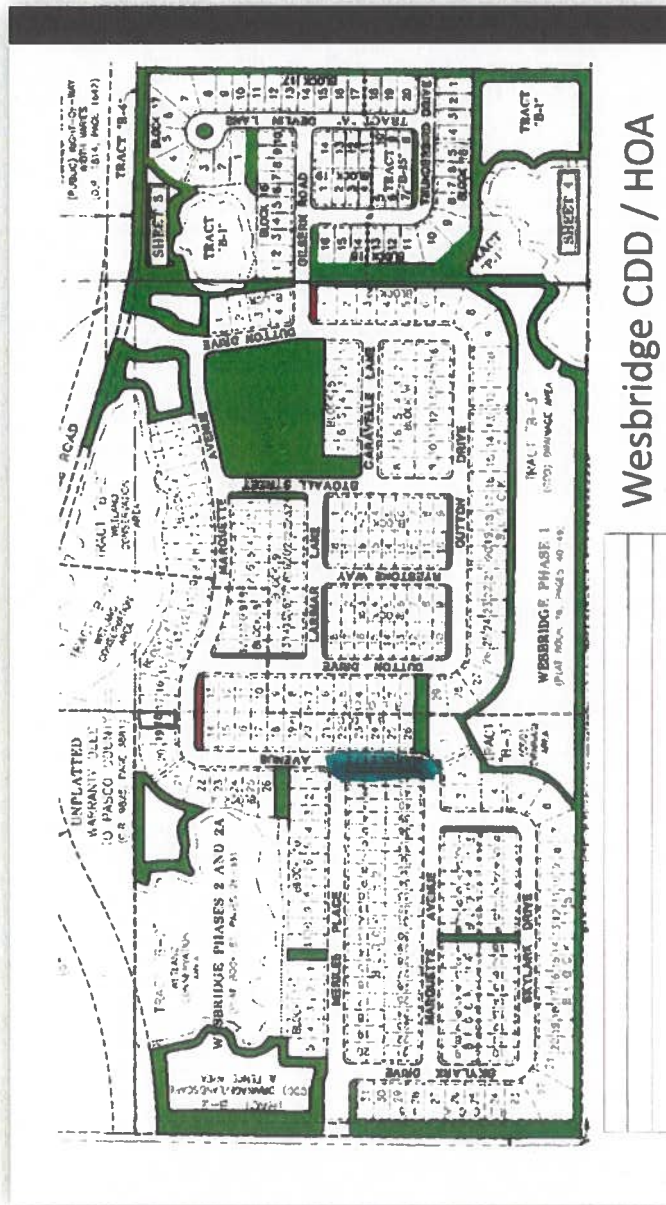
The CDD reserves the right to subcontract out any and all annual installation events.

[END OF SECTION]

EXHIBIT B

Landscape Maintenance Map

[See following page]



Wesbridge CDD / HOA

EXHIBIT C

Contractor's Bid Pricing (Proposal Form – Part IV Pricing)

[See following pages]

**EXHIBIT "C" - PROPOSAL FORM
PART IV PRICING**

NOTE: This pricing form is intended to cover pricing for the initial one-year term of the contract. It is assumed that prices will remain the same through each of the two potential annual renewal terms. If the Proposer intends to change pricing for any renewal term, then the Proposer should submit multiple pricing forms, one for each renewal term. Otherwise, the prices stated below will be binding for the initial one-year term, and any annual renewal terms.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials, and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

General Landscape Maintenance \$ 63,556 /Year

Storm Cleanup \$ 125 /hr.

Freeze Protection (description of ability) Cover all annual beds with freeze cloth to prevent in the prevention of die back and plant loss.

\$ 250 /application (Contractor to identify those plants susceptible to freeze and estimate cost to cover per application)

Hand Watering

\$ 60 /hr. for employee with hand-held hose

\$ 250 /hr. for water truck/tanker

These prices are informational only and NOT to be included in General Landscape Maintenance Cost

PART 2

Fertilization (All labor and materials) \$ 7,820 /Year
(Include any and all turf pesticide/herbicide/fungicide mixtures you intend to use throughout the year)

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
February	24-0-11 + Pre M	1	400	800
April	24-0-11 + Pre M	1	400	800
May	20-0-1`0 + Insecticde	1	500	1000
July	Micro Mix Package	2 oz/3-5 gal. H2O/ 1000 sf	400	300
August	20-0-10 + insecticde	1	500	1000
October	24-0-11 + Pre M	1	400	800

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	24-0-11 + Pre M	1	80	160
April	24-0-11 + Pre M	.5	40	80
April	24-0-11 + Pre M	.5	40	80
June	20-0-10	1	100	200
August	Micro Mix package	2 oz./3-5 gal. H2O /1000 sf	220	168
October	20-0-10 + Pre M	1	100	200

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8-0-10	5	250	600
June	8-0-10	5	250	600
October	8-0-10	5	250	600

PALMS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (1.5 LBS. /100 SF PALM CANOPY)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
March	8-2-12 + 4MG	1.5	45	108
May	8-2-12 + 4MG	1.5	45	108
October	8-2-12 + 4MG	1.5	45	108
December	8-2-12 + 4MG	1.5	45	108

Please list any additional fertilization for those plant materials requiring specialized applications.

SPECIALTY PLANT MATERIALS				
MONTH	FORMULA	PLANTS TO BE FERTILIZED (i.e., Crape, Loropetalum, Knockout Roses, etc.)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION

The totals in the "Cost per application" column should equal your Total Fertilization Cost for the year.

PART 3

Pest Control (All labor and materials) \$ 1,000 /Yr.
 (If entire pesticide allowance is required) *

* This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. The portion of the allowance used on any particular event shall be billed the month after services are rendered. Contractor shall continue to be responsible for the eradication/control of all weeds, pests and diseases after the allowance listed above has been exhausted.

OTC Injections will be performed at the discretion of the District's BOS *(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)*

OTC Injections (All labor and materials) \$ N/A /Yr.
 (based on your recorded quantities below)

(OTC injections per specs - do not include in Grand Total)

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation (One Cartridge)	Total Cost per Year (4x per year)

The District reserves the right to subcontract out any and all OTC Injection events.

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Finished Landscaped Areas as described in Scope of Services. \$ 750 / Yr.

Top Choice application will be performed at the sole discretion of the District's BOS
(This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract

PART 4

Irrigation (All labor and materials)

\$ 5,400 /Yr.

<p>Freeze Protection (description of ability) <u>Turn off all irrigation and cover all ground irrigation and well components with freeze cloth.</u></p> <p>_____</p> <p>_____</p> <p>_____</p> <p><u>\$ 350</u> /application <u>(do not include in Irrigation Total or Grand Total)</u></p> <p>After hours emergency service hourly rate \$ <u>85</u> /HR. (i.e. broken mainlines, pump & wells, etc.)</p> <p><u>Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.</u></p>

PART 5

Based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:

186 CY Medium Pine Bark Mulch per specs for a fall top-dressing at
\$ 56.25 /CY (April Application) = \$ 10,462.5 / April

And

140 CY Medium Pine Bark Mulch per specs for a fall top-dressing at
\$ 56.25 /CY (October Application) = \$ 7,875 / October

Installation of Medium Pine Bark Mulch \$ 18,337.75 /Yr.
(This is the total cost of mulching for the year - do not include in Grand Total)

Each top-dressing shall leave all beds with a depth of 3" after compaction

The District reserves the right to subcontract any mulching event to an outside vendor

PART 6

Annual Installation (All labor and materials)

The DISTRICT reserves the right to subcontract any annual installation event to an outside vendor

Contractor shall install 400 (4.5") annuals up to four (4) times per year per specs at the direction of the District at \$ 3.14 /annual

\$ 1,256 /rotation

\$ 5,024 /yr. (if all rotations are performed - **do not include in Grand Total**)

GRAND TOTAL (PARTS 1, 2, 3 & 4 - This is what contract will be written for)

77,776
\$ _____ / Initial Term

FIRST ANNUAL RENEWAL	\$ <u>77,776</u> /Yr.*
SECOND ANNUAL RENEWAL	\$ <u>80,109</u> /Yr.*

*Unless prices are to remain the same throughout the initial contract term and each of the two possible annual renewal periods, the Proposer must supply a complete pricing form for each of the two possible annual renewal periods.

Contractor/Firm Name Pine Lake Services, LLC
Firm Address 12980 Tarpon Springs Rd
City/State/Zip Odessa, FL 33556
Phone Number 813-948-4736 Fax Number _____
Name and Title of Representative Shannon Dyer
(Please Print)
Representative's Signature 
Date 3/25/2026

ADDENDA – Bidder acknowledges the receipt of Addendum No.'s

1. _____ 2. _____ 3. _____ 4. _____ 5. _____

Dated this _____ day of _____, 2026

**PROPOSAL FORM
PART IV PRICING**

NOTE: This pricing form is intended to cover pricing for the second annual renewal if price changes.

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials, and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART 1

General Landscape Maintenance \$ 65,889 /Yr.

Storm Cleanup \$ 125 /hr.

Freeze Protection (description of ability) Cover all annual beds with freeze cloth to aid in the prevention of die back and plant loss.

\$ 250 /application (Contractor to identify those plants susceptible to freeze and estimate cost to cover per application)

Hand Watering

\$ 60 /hr. for employee with hand-held hose

\$ 250 /hr. for water truck/tanker

These prices are informational only and NOT to be included in General Landscape Maintenance Cost

PART 2

Fertilization (All labor and materials) \$ 7,820 /Yr.
(Include any and all turf pesticide/herbicide/fungicide mixtures you intend to use throughout the year)

ST. AUGUSTINE (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
February	24-0-11+ Pre M	1	400	\$800
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July	Micro Mix Package	2 oz/3-5 gal. H2O/1000 sf	400	\$300
August	20-0-10 + Pre M	1	500	\$1000
October	24-0-11+ Pre M	1	400	\$800

BAHIA (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)	TOTAL POUNDS PRODUCT TO BE APPLIED	COST PER APPLICATION
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OTC Injections (All labor and materials) \$ N/A /Yr.
(based on your recorded quantities below)

(OTC injections per specs - do not include in Grand Total)

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation (One Cartridge)	Total Cost per Year (4x per year)

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\$ <u>350</u> /application <u>(do not include in Irrigation Total or Grand Total)</u>
After hours emergency service hourly rate \$ <u>85</u> /HR. (i.e. broken mainlines, pump & wells, etc.)
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Contractor shall install 400 (4.5") annuals up to four (4) times per year per specs at the direction of the District at \$ 3.14 /annual

\$ 1,256 /rotation

\$ 5,024 /yr. (if all rotations are performed - **do not include in Grand Total**)

GRAND TOTAL (PARTS 1, 2, 3 & 4 - This is what contract will be written for)

\$ 80,109 / Second Annual Renewal

Contractor/Firm Name Pine Lake Services, LLC

Firm Address 12980 Tarpon Springs Rd

City/State/Zip Odessa, FL 33556

Phone Number 813-948-4736 Fax Number _____

Name and Title of Representative Shannon Dyer

(Please Print)

Representative's Signature 

Date 3/31/2026

COST BREAKOUT FOR GENERAL LANDSCAPE MAINTENANCE

General Landscape Maintenance

Mowing, hard edging, blowing off hard surfaces:	700 \$ _____ / event
Pond bank mowing, including line-trimming to water's edge:	630 \$ _____ / event
Bed detailing, including weeding, soft edging, shrub pruning, delineation and dead-wooding, dead-heading of annuals, trash and landscape litter removal:	981 \$ _____ / event
Tree Lifting:	900 \$ _____ / event
Palm Pruning, including seed pods, old flower stalks, and inflorescence, vines & volunteers:	950 \$ _____ / event

**LANDSCAPE AND IRRIGATION MAINTENANCE
RATES FOR ADDITIONAL SERVICES**

Please provide rates for the following items (including overhead and profit) which will be used for any additional work and/or services:

A.	Mowers w/operator	\$ 45.00 _____ Hour
B.	Bush-Hog w/operator	\$ 145.00 _____ Hour
C.	Tractor w/operator	\$ 200.00 _____ Hour
D.	Supervisor with Transportation	\$ 85.00 _____ Hour
E.	Laborer with hand equipment	\$ 65.00 _____ Hour
F.	Truck w/driver	\$ 70.00 _____ Hour
G.	Irrigation Tech	\$ 80.00 _____ Hour
H.	Granular Pesticide Applicator Person with Drop Spreader	\$ 90.00 _____ Hour
I.	Liquid Pesticide Applicator Person with Spray Truck	\$ 125.00 _____ Hour
J.	Granular Fertilizer Applicator Person with Drop Applicator	\$ 90.00 _____ Hour
K.	Liquid Fertilizer Applicator Person with Spray Truck	\$ 125.00 _____ Hour
L.	Granular Weed Control Applicator Person with Drop Applicator	\$ 90.00 _____ Hour
M.	Liquid Weed Control Applicator Person with Spray Truck	\$ 125.00 _____ Hour
N.	Laborer for Additional Trash Pick-Up	\$ 49.00 _____ Hour
O.	Lump Sum Mowing (¹), entire community	\$ 1,330 _____ Per Mow

¹ Mowing shall include mowing, edging, weed eating, weeding of beds, weeding of lawns and blowing and or vacuuming.

EXHIBIT D

Other Forms

[See following pages]

WESBRIDGE CDD

IRRIGATION REPAIR REQUEST FORM

DATE: _____

DAMAGE: _____

LOCATION: _____

PROBABLE CAUSE OF DAMAGE: _____

ESTIMATED COST OF MATERIALS & LABOR REQUIRED FOR REPAIR: _____

IRRIGATION TECHNICIAN'S NAME: _____

WESBRIDGE REPRESENTATIVE NAME: _____

(THE INVOICE FOR THIS WORK MUST MATCH THE DESCRIPTION OF THIS SERVICE

REQUEST)

END

WESBRIDGE CDD
PEST MANAGEMENT REPORT

DATE: _____

SYMPTOMS: _____

LOCATION: _____

PROBABLE CAUSE OF DAMAGE: _____

ESTIMATED MATERIALS REQUIRED FOR TREATMENT: _____

CERTIFIED PESTICIDE APPLICATOR'S NAME: _____

WESBRIDGE REPRESENTATIVE NAME: _____

(THE INVOICE FOR THIS WORK MUST MATCH THE DESCRIPTION OF THIS SERVICE REQUEST)

END

EXHIBIT E

Form of Additional Services Order

**ADDITIONAL SERVICES ORDER FOR
ADDITIONAL LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES**

THIS ADDITIONAL SERVICES ORDER (the “ASO”), dated _____, 20__, authorizes certain work in accordance with that certain *Agreement for Landscape and Irrigation Maintenance Services* (the “Agreement”), dated May 1, 2026, by and between:

WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, located in Pasco County, Florida, whose mailing address is 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544 (“**District**”); and

PINE LAKE SERVICES, LLC, a Florida limited liability company, whose address is 12980 Tarpon Springs Road, Odessa, Florida 33556 (“**Contractor**”).

SECTION 1. SCOPE OF SERVICES. In addition to the Services described in the Agreement and any Exhibits and Amendments thereto, the Contractor will provide the additional landscape and irrigation maintenance services, as set forth in the attached **Exhibit A** to this ASO, which is incorporated herein by reference, all in accordance with the terms of the Agreement (collectively, the “**Additional Services**”).

SECTION 2. COMPENSATION. It is understood and agreed that the payment of compensation for the Additional Services under this ASO shall be in the amount set forth in the attached **Exhibit A**, and in the manner set forth in the Agreement. [SPECIFY WHETHER ONE TIME CHARGE OR INCREASES COMPENSATION LINE ITEM IN ORIGINAL AGREEMENT AND, IF SO, REFLECT AMENDMENT TO THAT PROVISION]. The Contractor shall invoice the District for the Additional Services actually performed. Such amounts include all materials and labor provided for in **Exhibit A** and all items, labor, materials, or otherwise to provide the District the maximum benefit of the Additional Services.

SECTION 3. ACCEPTANCE. Acceptance of this ASO will authorize the Contractor to complete the Additional Services as outlined above and is indicated by the signature of the authorized representative of the District and the Contractor in the spaces provided below. The Contractor shall commence the aforesaid Additional Services as provided herein and shall perform the same in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this Work Authorization, remain in full force and effect. To the extent that any other terms provided in **Exhibit A** conflict with the terms of the executed Agreement, the terms of the Agreement shall control.

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

**WESBRIDGE
COMMUNITY DEVELOPMENT DISTRICT**

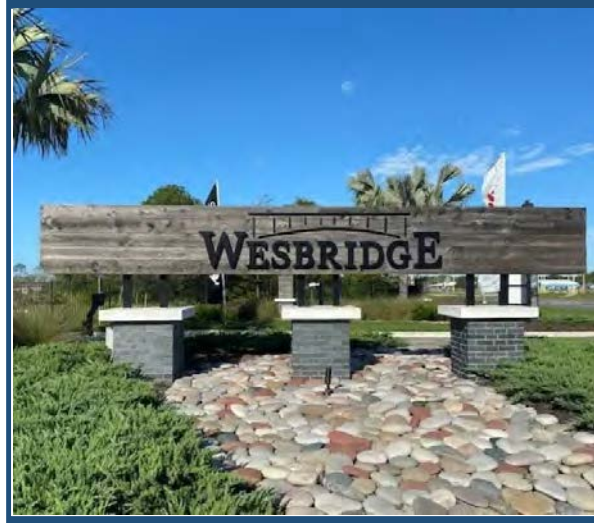
Chairperson, Board of Supervisors

PINE LAKE SERVICES, LLC

By: _____
Its: _____

Exhibit A: Proposal/Scope of Additional Services

Tab 5



Wesbridge Community Development District

Waterway Inspection Report

Reason for Inspection:
Quality Assurance

Inspection Date:
4/14/2026

Prepared for:
Wesbridge
Community Development District

Prepared by:
Cody Q. Wylupek, Assistant Project Manager
Doug Agnew, Senior Environmental Consultant

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



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Site Assessments

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

Site Map	6
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Site Assessments

Pond B1

Comments:

Site Looks Good

All invasive aquatic growth under control.

Beneficial native aquatic plants are healthy and robust.

Fountain is operational.

Trash removed from shoreline area around the pond.



Pond B2

Comments:

Site Looks Good

All invasive aquatic growth under control.

Beneficial native aquatic plants are healthy and robust.

Fountain is operational.

Trash removed from shoreline area around the pond.



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Site Assessments

Pond SE

Comments:

Site Looks Good

No new unwanted aquatic weed shoreline growth or algae.

Previous algae treatment was effective.

Blue Pond Dye being added today (4/14/26).

Trash removed today



Pond C

Comments:

Treatment In Progress

-Slender Spikerush exposed around shoreline due to water levels dropping. All exposed growth treated today (4/14/26).

-Planktonic algae treatment from last visit was effective. Still some green hue observed; will treat today again today and also apply blue pond dye. Trash removed today



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Site Assessments

Pond N

Comments:

Site Looks Good

All invasive aquatic growth under control.

Beneficial native aquatic plants are healthy and robust.

Trash removed from shoreline area around the pond.



Pond NW

Comments:

Site Looks Good

All invasive aquatic growth under control.

Beneficial native aquatic plants are healthy and robust.

Fountain is operational.

Trash removed from shoreline area around the pond.



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Site Assessments

Pond NE

Comments:

Site Looks Good

All invasive aquatic growth under control.

Very low water level in pond.

Trash removed from shoreline area around the pond.



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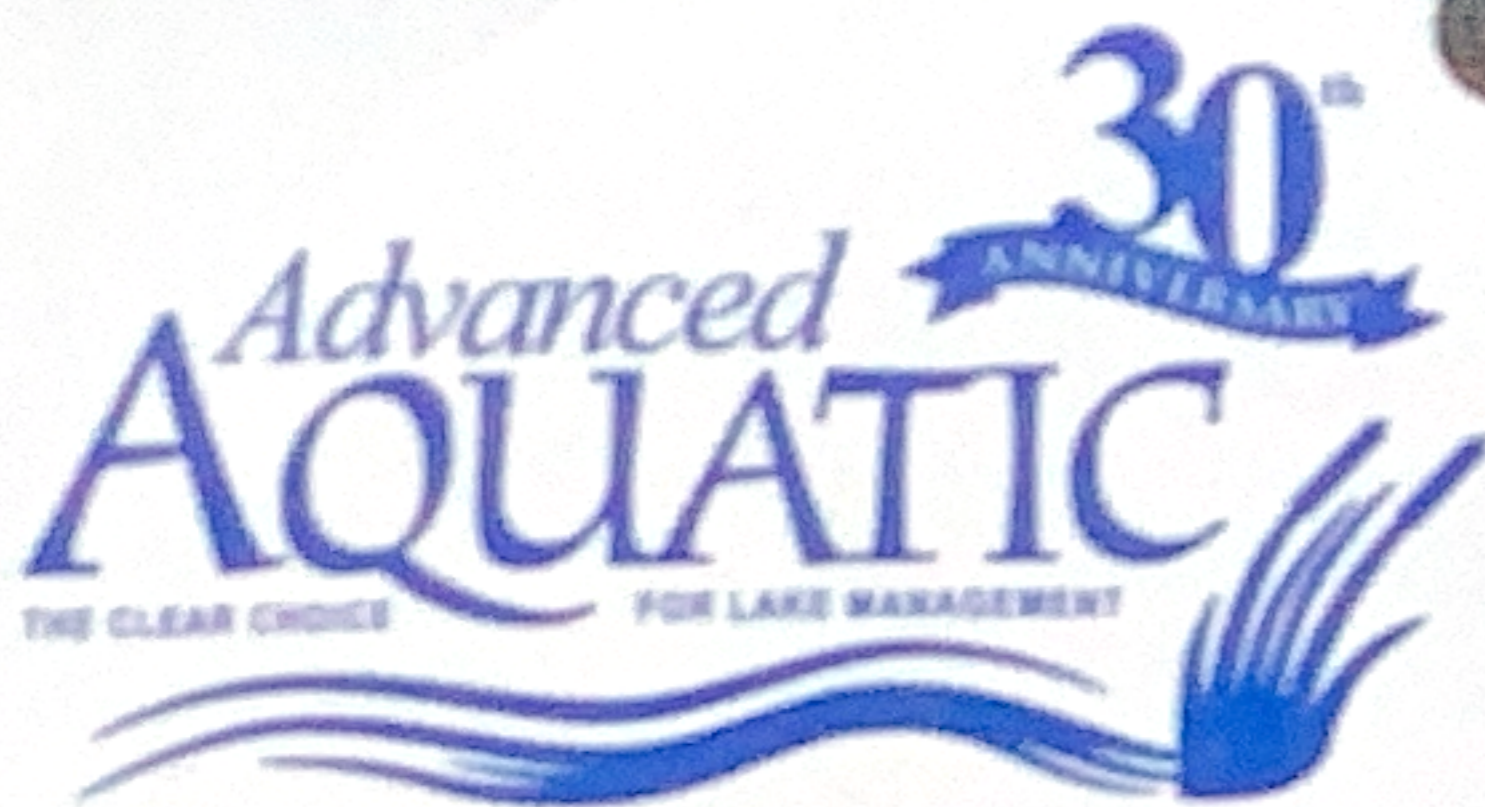
Map



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1-800-491-9621



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

CUSTOMER: Westbridge
 ACCOUNT #: 936
 DATE: 4/14/26
 TECH: Cody
 WEATHER CONDITIONS: Mostly clear skies
 WATER LEVELS: Low

WATERWAY MANAGEMENT REPORT

ALGAE/AQUATIC WEED CONTROL

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

	B ₁	B ₂	NE	N	NW	C	SE						
ALGAE TREATMENT						X							
BORDER GRASSES	X	X	X	X	X	X	X						
SUBMERSED AQUATICS													
FLOATING AQUATICS													

SITE OBSERVATIONS: Treated as noted above -Dye's added to ponds as needed
Photos taken for Inspection report
Lots of Trash removed property-wide - added to: NW, C and SE

RECOMMENDATIONS:

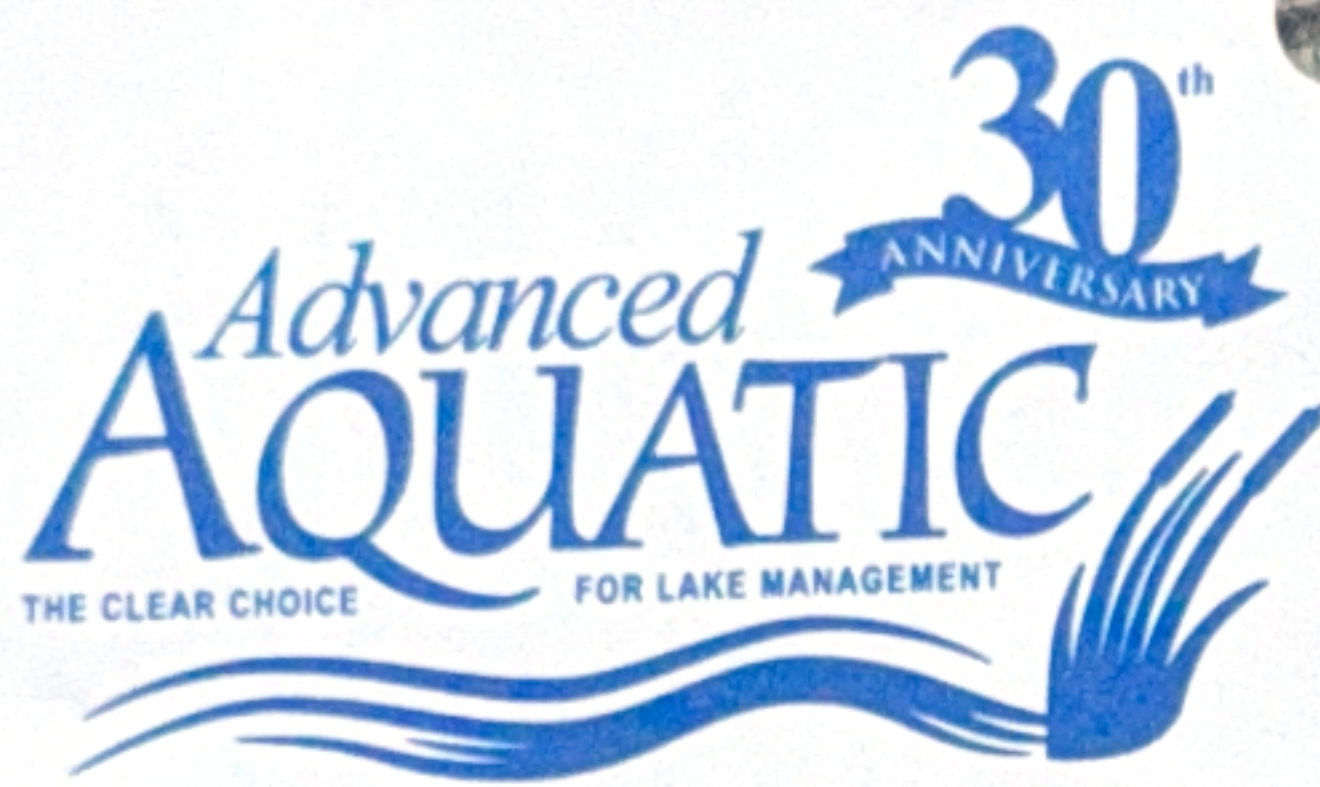
- Water Quality Analysis Lake (s) #
- Native Plantings Lake (s) #
- Native Fish Stocking Lake (s) #
- Triploid Grass Carp Lake (s) #

FISH/WILDLIFE OBSERVATIONS

SPORT FISH Largemouth Bass Bream Catfish
 BIOLOGICAL CONTROL FISH Triploid Grass Carp Mosquitofish

OTHER WILDLIFE:

REMARKS: Duck, Turtle, Gator, Ibis, Egret, Songbirds



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

CUSTOMER: Vesbridge
 ACCOUNT #: 936
 DATE: 5/5/26
 TECH: Cody
 WEATHER CONDITIONS: Patchy clouds / cool
 WATER LEVELS: LOW

WATERWAY MANAGEMENT REPORT

ALGAE/AQUATIC WEED CONTROL

WATERWAY I.D.	B ₁	B ₂	NE	N	NW	C	SE								
ALGAE TREATMENT															
BORDER GRASSES	X	X	X	X	X	X	X								
SUBMERSED AQUATICS															
FLOATING AQUATICS															

SITE OBSERVATIONS: Treated as noted above
Trash removed from all ponds - Dye added as needed
Beneficials THRIVING! Makes me happy to see them spread and flourish
No algae present.

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: Duck, Gator, Turtle, Songbirds

5/5/26, 8:44 AM
6476 Dutton Dr
Wesley Chapel FL 33545
Wesbridge



3/17/26, 10:45 AM
30339 Rattana Ct
Wesley Chapel FL 33545
Wesbridge



3/6/26, 10:55 AM
30143 Rattana Ct
Wesley Chapel FL 33545
Wesbridge



3/6/26, 11:22 AM
30584 Thunderbird Dr
Wesley Chapel FL 33545
Wesbridge



3/6/26, 10:55 AM
30143 Rattana Ct
Wesley Chapel FL 33545
Wesbridge



Tab 6

WESBRIDGE

Community Asset Management Report



April 27, 2026

Rizzetta & Company

Matthew Mironchik – Community Asset Manager



Rizzetta & Company
Professionals in Community Management

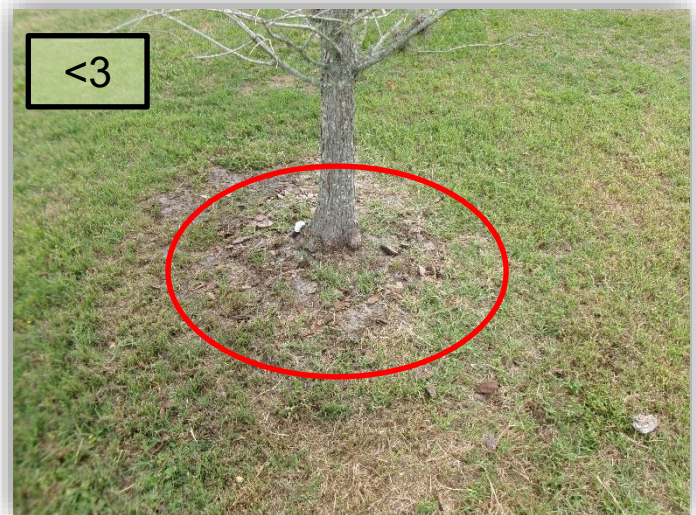
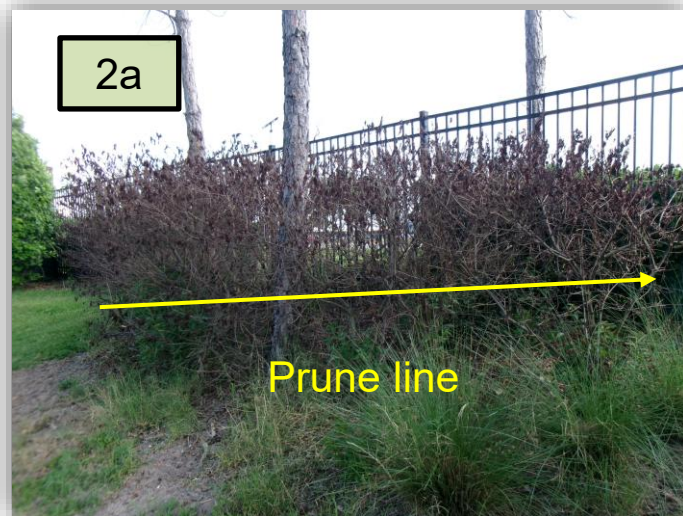
Summary/All Ornamental Beds/Tree Rings/East Perimeter

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 should have been trimmed back by now.**
- 2. Plant material near the entrances that have suffered frost damage should have been hard pruned Mid-March to promote growth. Any plant material that appears to have been killed off should have been 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 still has not been trimmed. (pic5a>>,5b>>)**

Wells Rd./East Perimeter



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



7. 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.7a>>,7b>>)

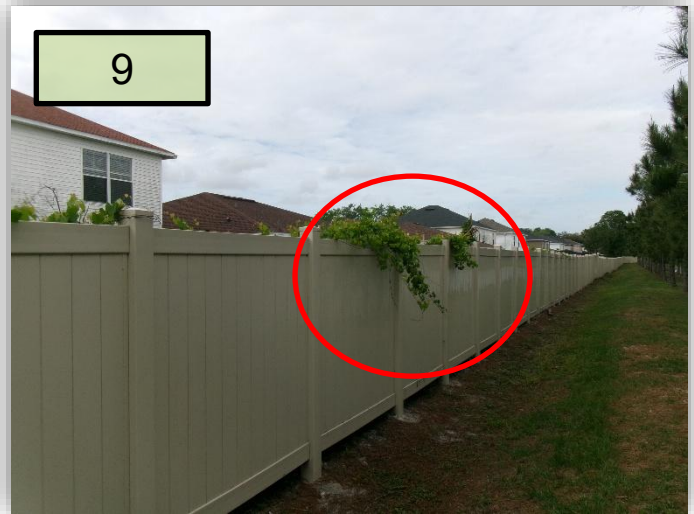
8. Ornamental Grass beds that are in between Thunderbird Dr. and Dutton Dr. need to be weeded.(pic.8>>)



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



9. Mow crews should be instructed to remove any vines growing over from Rattana Ct..(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. Broken Pine tree along the South side of pond Tract 'B-3' is still present. Has a proposal for removal been made?

12. Mow crew members should be instructed to line trim around any obstructions, such as the broken pine tree and debris in CDD maintained areas along the perimeter South of Skylark. This has been mentioned in multiple reports.(pic.12a>>-12c>>)

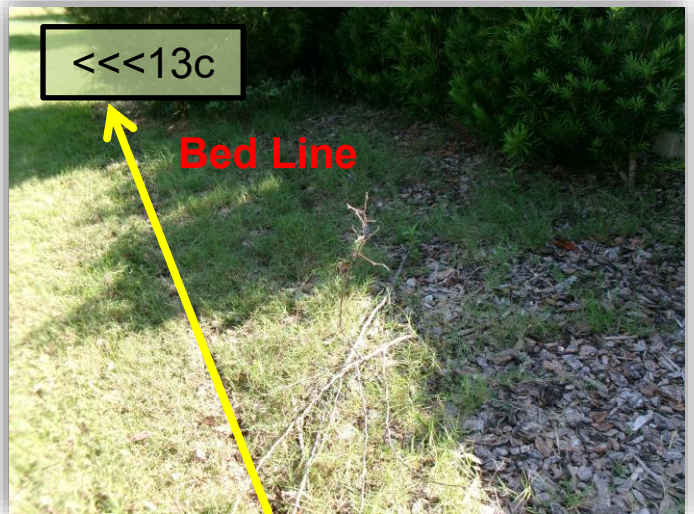


13. Bed weeds along Boyette are prolific. These weeds need to be manually removed. Areas with Bermuda grass should be sprayed and then manually removed to prevent future problems.(pic.13a>>>-13c>>>)

14. Annual beds at both entrances are full of weeds and dead plant material and need to be turned.(pic.14a>>>>-14d>>>>)



South Perimeter/Southwest Perimeter/Boyette Rd.



Entrance Annual Beds/Merilee Pl.



15. Ornamental bed located on CDD property to the West of the residence at 30071 Merilee Pl. has not been maintained in a long time. This was brought up in the August 2025 report.(pic.15)



16. Cut through area between the residences at 30111 and 30127 Merilee Pl. was St. Augustine and should be getting turf treatments but is full of annual weeds including Clover. Was this not being treated? (pic.16a>>,16b>>)

17. A large area of turf has died at the Merilee Pl. entrance? Has the irrigation been checked in this area?(pic.17>>)

CDD Maintained Turf and Ornamental Beds



18. Bed weeds throughout the property are at unacceptable levels. This has been mentioned in multiple reports and has progressively gotten worse.(pic.18a-18I>>>>)



CDD Maintained Ornamental Beds



CDD Maintained Ornamental Beds/Marquette-Dutton Cut-Through Path



19. Cutting back of frost damaged plant material along the Marquette/Dutton cut-through path, should have already been done to promote healthy growth.(pic.19a,19b)



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 7



UPCOMING DATES TO REMEMBER

- **Next Meeting:** June 15, 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

May 18

2026

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District Manager Updates

<u>FINANCIAL SUMMARY</u>	<u>3/31/2026</u>
General Fund Cash & Investment Balance:	\$410,739
Reserve Fund Cash & Investment Balance:	\$126,793
Debt Service Fund Investment Balance:	<u>\$647,116</u>
Total Cash and Investment Balances:	\$1,184,648
General Fund Expense Variance: \$14,156	Under Budget



Rizzetta & Company

Wesbridge Community Development District

**Financial Statements
(Unaudited)**

March 31, 2026

Prepared by: Rizzetta & Company, Inc.

wesbridgecdd.org
rizzetta.com

Wesbridge Community Development District

Balance Sheet

As of 03/31/2026

(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	58,245	0	0	0	58,245	0	0
Investments	352,494	126,793	647,116	24,590	1,150,994	0	0
Accounts Receivable	6,415	0	5,196	0	11,610	0	0
Refundable Deposits	162,751	0	0	0	162,751	0	0
Fixed Assets	0	0	0	0	0	3,624,279	0
Amount Available in Debt Service	0	0	0	0	0	0	652,312
Amount To Be Provided Debt Service	0	0	0	0	0	0	5,132,688
Total Assets	579,905	126,793	652,312	24,590	1,383,600	3,624,279	5,785,000
Liabilities							
Accounts Payable	4,411	0	0	0	4,411	0	0
Accrued Expenses	8,111	0	0	0	8,111	0	0
Due To Other	154,317	0	0	0	154,317	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	0	5,785,000
Deposits Payable	159,609	0	0	0	159,609	0	0
Total Liabilities	326,448	0	0	0	326,448	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	228,380	73,903	130,283	4,008	436,574	0	0
Total Fund Equity & Other Credits	253,457	126,793	652,312	24,590	1,057,152	3,624,279	0
Total Liabilities & Fund Equity	579,905	126,793	652,312	24,590	1,383,600	3,624,279	5,785,000

See Notes to Unaudited Financial Statements

Wesbridge Community Development District

Statement of Revenues and Expenditures

As of 03/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 03/31/2026 <u>YTD Budget</u>	Year To Date 03/31/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	512	512
Special Assessments				
Tax Roll	377,161	377,161	379,590	2,429
Other Misc. Revenues				
Insurance Proceeds	0	0	8,769	8,769
Total Revenues	<u>377,161</u>	<u>377,161</u>	<u>388,871</u>	<u>11,710</u>
Expenditures				
Legislative				
Supervisor Fees	12,000	6,000	4,600	1,400
Total Legislative	<u>12,000</u>	<u>6,000</u>	<u>4,600</u>	<u>1,400</u>
Financial & Administrative				
ADA Website Compliance	1,538	1,538	1,537	1
Accounting Services	21,067	10,534	10,534	0
Administrative Services	5,268	2,634	2,634	0
Arbitrage Rebate Calculation	550	0	0	0
Assessment Roll	5,682	5,682	5,682	0
Auditing Services	3,400	3,400	2,500	900
Disclosure Report	5,000	2,500	2,500	0
District Engineer	20,000	10,000	1,490	8,510
District Management	23,526	11,763	11,763	0
Dues, Licenses & Fees	210	210	175	35
Financial & Revenue Collections	4,213	2,106	2,106	0
Legal Advertising	2,700	1,350	424	926
Public Officials Liability Insurance	3,322	3,322	3,130	192
Tax Collector/Property Appraiser Fees	715	715	150	565
Trustees Fees	5,000	5,000	4,347	653
Website Hosting, Maintenance, Backup & E	2,400	1,200	1,200	0
Total Financial & Administrative	<u>104,591</u>	<u>61,954</u>	<u>50,172</u>	<u>11,782</u>
Legal Counsel				
District Counsel	9,200	4,600	7,446	(2,846)
Total Legal Counsel	<u>9,200</u>	<u>4,600</u>	<u>7,446</u>	<u>(2,846)</u>
Electric Utility Services				
Utility - Street Lights	48,235	24,118	24,797	(680)
Utility Services	10,527	5,263	5,740	(476)
Total Electric Utility Services	<u>58,762</u>	<u>29,381</u>	<u>30,537</u>	<u>(1,156)</u>
Water-Sewer Combination Services				
Utility Services	5,000	2,500	502	1,998
Total Water-Sewer Combination Services	<u>5,000</u>	<u>2,500</u>	<u>502</u>	<u>1,998</u>
Stormwater Control				
Aquatic Maintenance	8,774	4,387	4,350	37
Aquatic Plant Replacement	3,100	1,550	0	1,550

See Notes to Unaudited Financial Statements

Wesbridge Community Development District

Statement of Revenues and Expenditures

As of 03/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026	Through 03/31/2026	Year To Date 03/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Total Stormwater Control	11,874	5,937	4,350	1,587
Other Physical Environment				
Gate Cameras	2,150	1,075	613	463
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	2,300	2,304	(5)
Landscape - Annuals/Flowers	6,000	3,000	0	3,000
Landscape - Mulch	19,800	9,900	0	9,900
Landscape Inspection Services	9,600	4,800	4,800	0
Landscape Maintenance	75,000	37,500	38,343	(843)
Landscape Replacement Plants, Shrubs, Tr	4,300	2,150	8,442	(6,292)
Property Insurance	6,754	6,754	4,667	2,087
Total Other Physical Environment	134,264	73,539	63,995	9,544
Parks & Recreation				
Fountain Service Repair & Maintenance	3,100	1,550	6,701	(5,151)
Gate Maintenance & Repair	16,750	8,375	3,282	5,093
Pressure Washing	3,000	1,500	2,777	(1,277)
Telephone, Internet, Cable	3,120	1,560	1,144	417
Total Parks & Recreation	25,970	12,985	13,904	(918)
Contingency				
Crosswalk Maintenance	1,000	500	0	500
Miscellaneous Contingency	14,500	7,251	14,985	(7,735)
Total Contingency	15,500	7,751	14,985	(7,235)
Total Expenditures	377,161	204,647	190,491	14,156
Total Excess of Revenues Over(Under) Ex- penditures	0	172,514	198,380	25,866
Total Other Financing Sources(Uses)				
Interfund Transfer (Expense)				
Interfund Transfer	0	0	30,000	30,000
Total Other Financing Sources(Uses)	0	0	30,000	30,000
Fund Balance, Beginning of Period	0	0	25,077	25,076
Total Fund Balance, End of Period	0	172,514	253,457	80,942

Wesbridge Community Development District

Statement of Revenues and Expenditures

As of 03/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 03/31/2026 <u>YTD Budget</u>	Year To Date 03/31/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	1,655	1,655
Special Assessments				
Tax Roll	102,248	102,248	102,248	0
Total Revenues	<u>102,248</u>	<u>102,248</u>	<u>103,903</u>	<u>1,655</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>103,903</u>	<u>103,903</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>126,793</u>	<u>126,793</u>

Wesbridge Community Development District

Statement of Revenues and Expenditures

As of 03/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 03/31/2026 <u>YTD Budget</u>	Year To Date 03/31/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	9,595	9,595
Special Assessments				
Tax Roll	388,326	388,326	390,294	1,969
Total Revenues	<u>388,326</u>	<u>388,326</u>	<u>399,889</u>	<u>11,564</u>
Expenditures				
Debt Service				
Interest	243,326	243,326	121,009	122,316
Principal	145,000	145,000	145,000	0
Total Debt Service	<u>388,326</u>	<u>388,326</u>	<u>266,009</u>	<u>122,316</u>
Total Expenditures	<u>388,326</u>	<u>388,326</u>	<u>266,009</u>	<u>122,316</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>0</u>	<u>133,880</u>	<u>133,880</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(3,597)	(3,597)
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>(3,597)</u>	<u>(3,597)</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>652,312</u>	<u>652,312</u>

Wesbridge Community Development District

Statement of Revenues and Expenditures

As of 03/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 03/31/2026 <u>YTD Budget</u>	Year To Date 03/31/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	411	411
Total Revenues	<u>0</u>	<u>0</u>	<u>411</u>	<u>411</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>0</u>	<u>411</u>	<u>411</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	3,598	3,598
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>3,598</u>	<u>3,598</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>20,581</u>	<u>20,581</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>24,590</u>	<u>24,590</u>

Wesbridge CDD
Investment Summary
March 31, 2026

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>March 31, 2026</u>
Valley National Operating	Governmental Checking	\$ 350,180
FLCLASS Operating	Average Monthly Yield 3.7161%	2,314
	Total General Fund Investments	\$ 352,494
FLCLASS Reserve	Average Monthly Yield 3.7161%	\$ 126,793
	Total Reserve Fund Investments	\$ 126,793
US Bank Series 2019 Revenue	US Bank Money Markets GCTS 0490	\$ 452,953
US Bank Series 2019 Reserve	US Bank Money Markets GCTS 0490	194,163
	Total Debt Service Fund Investments	\$ 647,116
US Bank Series 2019 Construction	US Bank Money Markets GCTS 0490	\$ 24,590
	Total Capital Projects Fund Investments	\$ 24,590

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 03/01/2026 to 03/31/2026**

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	6,414.37
Sum for 282, 2334							6,414.37
282, 2336	282-200	282 Debt Service Fund S2019	Pasco County Tax Collector	AR00002926	12110	10/01/2025	5,195.70
Sum for 282, 2336							5,195.70
Sum for 282							11,610.07
Sum Total							11,610.07

**Wesbridge Community Development District
Summary A/P Ledger
From 03/01/2026 to 03/31/2026**

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
282, 2334					
282 General Fund	03/31/2026	Juniper Landscaping of Florida, LLC	390571	Insect and Disease Control 03/26	627.00
282 General Fund	03/31/2026	Juniper Landscaping of Florida, LLC	390571	Insect and Disease Control 03/26	150.11
282 General Fund	03/19/2026	Kilinski Van Wyk, PLLC	14549	Legal Services 02/26	3,292.00
282 General Fund	03/24/2026	Pasco County Utilities	24192055 ACH	29966 Marquette Plance 02/26	2.02
282 General Fund	03/24/2026	Pasco County Utilities	24191692 ACH	6545 Reystone Way 02/26	29.29
282 General Fund	03/24/2026	Pasco County Utilities	24192056 ACH	30032 Marquette Ave 02/26	10.10
282 General Fund	03/24/2026	Pasco County Utilities	24192074 ACH	6612 Boyette Road 02/26	71.71
282 General Fund	03/24/2026	Pasco County Utilities	24191690 ACH	6308 Dutton Drive Reclaim 02/26	7.07
282 General Fund	03/24/2026	Pasco County Utilities	24191691 ACH	6697 Dutton Irrigation DR 02/26	124.23
282 General Fund	03/31/2026	Spectrum	1303841032126 ACH	5678 Dutton Road 03/26	97.96
Sum for 282, 2334					4,411.49
Sum for 282					4,411.49
Sum Total					4,411.49

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

Balance Sheet

1. Trust statement activity has been recorded through 03/31/2026.
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 \$2,761.10 was received in April 2026.
6. Debt Service Fund – Payment for Invoice #AR00002926 in the amount of \$2,23652 was received in April 2026.

Tab 8



Quarterly Compliance Audit Report

Wesbridge

Date: March 2026 - 1st Quarter

Prepared for: Matthew Huber

Developer: Rizzetta

Insurance agency:



Preparer:

Jason Morgan - *Campus Suite Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Compliance Audit

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Audit results

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Florida F.S. 189.069 Requirements	5

Helpful information:

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ADA Compliance Categories	7
Web Accessibility Glossary	11

Compliance Audit Overview

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

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

Compliance Criteria

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



ADA Website Accessibility

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



Florida Statute Compliance

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

Audit Process

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

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

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



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

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

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

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



Florida F.S. 189.069 Requirements

Result: **PASSED**

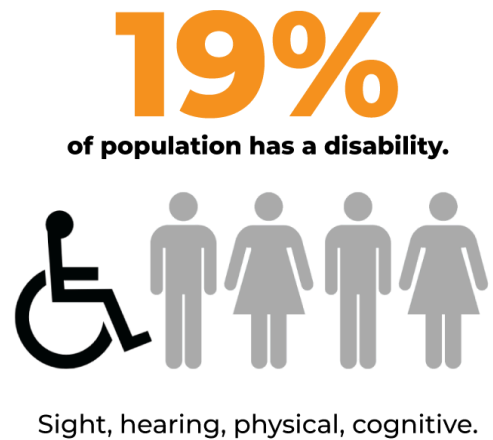
Compliance Criteria

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

Accessibility overview

Everyone deserves equal access.

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



The legal and right thing to do

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



ADA Compliance Categories

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



Contrast and colors

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

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



Using semantics to format your HTML pages

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



Text alternatives for non-text content

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

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



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a

website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

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

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



Easy to navigate and find information

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

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



Properly formatting tables

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

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



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is

one thing; converting old PDFs – called PDF remediation – takes time.

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



Making videos accessible

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

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



Making forms accessible

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

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



Alternate versions

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



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is

key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

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

Timers

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

Fly-out menus

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

No pop-ups

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

Web Accessibility Glossary

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

Tab 9

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, 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.

Present and constituting a quorum were:

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

Also present:

Darryl Adams	District Manager, Rizzetta
Matthew Mironchik	Landscape Inspection Analyst, Rizzetta
Grace Rinaldi	District Counsel, Kilinski Van Wyn
John Toborg	Landscape Inspection Manager
Marc Baykara	Vice President, Nebula LED Lighting Systems
Neil Mcfadyen	Sales Representative, ASI
Mr. Dubois	Sales Representative, United Land Services
Shannon Dyer	Sales Representative, Pine Lake
Terry Mclane	Branch Manager, Pine Lake
Carlos Garcia	Sales Representative, Yellowstone
Pete Lucadano	Owner, Red Tree
Mr. Oliver	Sales Representative, <i>Landscape Workshop</i>

Audience	none
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FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Mr. Adams called the meeting to order and conducted a roll call, confirming a quorum at approximately 5:36 p.m.

SECOND ORDER OF BUSINESS

Audience Comments

Resident Sam recommended power washing along the community's pathway.

THIRD ORDER OF BUSINESS

STAFF REPORTS

A. District Engineer

There was nothing to report.

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50 **B. Aquatics Report**
51 There were no issues with the ponds.
52
53 **C. Landscape Inspection Report**
54 **1. Review of Community Asset Management Report**
55 Mr. Mironchik reviewed the community Asset Management report.
56 The Board approved Mr. Izquierdo to be the lead on the withholding of the landscape invoice.
57
58 **D. District Counsel**
59 Ms. Rinaldi provided her feedback, and the Board discussed refunding the developer. Ms.
60 Rinaldi requested verification of the remaining agreements before release.
61
62 Mr. Adams will work with District Counsel regarding the gates.

63
64 **E. District Manager**
65 **1. Presentation of District Manager Report and Monthly Financial Statements**
66 Mr. Adams reviewed the District Manager's Report and the financial statements.

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68 **FOURTH ORDER OF BUSINESS** **BUSINESS ITEMS**

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70 **A. Discussion of Holiday Lights - Nebula Lighting System Proposal**
71 Mr. Baykara reviewed the proposal and provided feedback.
72

On a motion from Mr. Schnaydman, seconded by Mr. Petersen, with all in favor, the Board of Supervisors approved the Nebula Lighting proposal, not to exceed \$16,000, for Wesbridge Community Development District.

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74 **B. Consideration of Landscape & Irrigation Maintenance Services RFP**
75 **1. Ranking of Proposals**

<u>Vendor:</u>	<u>Points:</u>
ASI	381.18
United Land Services	465
Pine Lake Landscaping	467.24
Yellowstone Landscaping	341.03
Red Tree	404.79
Landscape Workshop	353.03

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77 The Board awarded the Landscape & Irrigation Maintenance Services RFP to Pine Lake
78 Landscaping, which received the highest ranking with 467.27 points.
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80 **C. Consideration of Resolution 2026-03; Awarding Landscape & Irrigation RFP**

On a motion from Mr. Schnaydman, seconded by Mr. Izquierdo, with all in favor, the Board of Supervisors approved the Resolution 2026-03; Awarding Landscape & Irrigation RFP, for Wesbridge Community Development District.

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D. Discussion of 2026-2027 Budget

The Board discussed the 2026-2027 Budget.

FIFTH ORDER OF BUSINESS

BUSINESS ADMINISTRATION

A. Consideration of Minutes of the Board of Supervisors' Regular Meeting held on March 16, 2026

The Board requested a few edits.

On a motion from Mr. Schnaydman, seconded by Mr. Green, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors meeting held on March 16, 2026, as presented, for Wesbridge Community Development District.

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B. Consideration of Operation & Maintenance Expenditures for December 2025, February 2026 and March 2026.

On a motion from Mr. Green, seconded by Mr. Schnayd, with three in favor, the Board of Supervisors ratified the Operation & Maintenance Expenditures for December 2025 (\$64,529.00) February 2026 and March 2026, for the Wesbridge Community Development District.

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SIXTH ORDER OF BUSINESS

Audience and Supervisor Requests

The Board requested that the fence be pressure-washed.

SEVENTH ORDER OF BUSINESS

Adjournment

On a motion from Mr. Schnaydman, seconded by Mr. Green, with three in favor, the Board of Supervisors adjourned the meeting at 7:12 p.m. for the Wesbridge Community Development District.

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Secretary/Assistant Secretary

Chairman/ Vice Chairman