



Rizzetta & Company

Wesbridge Community Development District

**Board of Supervisor's Regular
Meeting
June 15, 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.

June 8, 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, June 15, 2026, at 5:30 p.m.** at the office of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544. The following is the agenda for the meeting:

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ITEMS**
 - A. Discussion of FY 2026-2027 Budget
 - B. Ratification of Nebula LED Lighting Agreement Tab 1
 - C. Ratification of Pine Lake Seasonal Mulch Installation Proposal Tab 2
 - D. Consideration of Resolution 2026-05, Re-Designation Officers Tab 3
- 4. STAFF REPORTS**
 - A. District Engineer
 1. Presentation of the Certification Traffic Enforcement Agreement Tab 4
 - B. Aquatics Report
 1. Review of Waterway Inspection Report..... Tab 5
 - C. Landscape Inspection Manager
 1. Review of Landscape Inspection Report Tab 6
 - D. District Counsel
 - E. District Manager
 1. Presentation of District Manager Report and Monthly Financial Statements Tab 7
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors Meeting held on May 18, 2026 Tab 8
 - B. Consideration of Operation & Maintenance Expenditures for April 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

AGREEMENT FOR LIGHTING SERVICES

THIS AGREEMENT (the “**Agreement**”) is made and entered into effective this ____ day of May 2026, by and between:

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

NEBULA LED LIGHTING SYSTEMS OF GREATER BAY AREA LLC D/B/A NEBULA LED LIGHTING SYSTEMS, a Florida limited liability company, with a mailing address of 4956 Freccia Loop, Wesley Chapel, Florida 33543 (“**Contractor**” and, together with the District, the “**Parties**”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to and governed by Chapter 190, *Florida Statutes*, which was established for the purpose of planning, financing, constructing, operating and/or maintaining certain public infrastructure supporting community development within the District; and

WHEREAS, the District has a need to retain an independent contractor to install lighting at the entry monuments and surrounding landscaping at the entrances to the District and along the pathway between Marquette Avenue and Dutton Drive within the District; and

WHEREAS, Contractor represents that it is qualified to perform such services and has agreed to provide the District those services identified in this Agreement and in **Composite Exhibit A** attached hereto and incorporated by this reference (“**Services**”) at the locations identified in **Exhibit B** attached hereto and incorporated herein by this reference; 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. DUTIES. The District agrees to use Contractor to provide the Services in accordance with the terms of this Agreement. The duties, obligations, and responsibilities of Contractor are described in **Composite Exhibit A** hereto.

- A. Contractor shall provide the materials and Services identified in **Composite Exhibit A**, including any effort reasonably necessary to allow the District to receive the maximum benefit of all of the Services and items described herein. To the extent any of the provisions of this Agreement conflict with the provisions of **Composite Exhibit A**, this Agreement controls. Should any error or inconsistency appear in the Services, Contractor, before proceeding with the Services, must notify the District for the proper adjustment, and in no case proceed with the Services in uncertainty.
- B. This Agreement grants to Contractor the right to enter the District property that is subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations. To the extent Contractor needs to use or access non-District property while providing the Services, Contractor shall coordinate such use in advance with the District Representative (as defined herein).
- C. Contractor shall perform all Services in a neat and workmanlike manner and shall use industry best practices and procedures when carrying out the Services. In the event the District in its sole determination, finds that the work of Contractor is not satisfactory to the District, the District shall have the right to immediately terminate this Agreement and will only be responsible for payment of work satisfactorily completed and for materials incorporated into the Services.
- D. 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. While providing the Services, Contractor shall assign such experienced staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects of the Services to ensure efficient and full completion.
- E. Contractor shall report directly to Daryl Adams, who serves as District Manager, or his designee (the "**District Representative**"). The Services shall be coordinated with the District Representative. Any schedule determined between the District and Contractor may only be altered in writing by the District in its sole discretion.
- F. Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to complete repair of any damage resulting from Contractor's activities within twenty-four (24) hours in instances affecting health, safety or welfare, and otherwise within five (5) calendar days.
- G. Contractor shall keep the premises and surrounding area free from accumulation of waste materials or rubbish caused by operations under this Agreement. At completion of the Services, Contractor shall remove from the site waste materials, rubbish, tools, machinery and surplus materials. If Contractor fails to clean up as provided herein, the District may do so, and the cost thereof shall be charged to Contractor and may be applied as an offset to the final payment to Contractor.

H. 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 them, as Contractor is for the acts and omissions of persons directly employed by Contractor. Nothing contained herein shall create contractual relationships between any subcontractor and the District.

SECTION 3. COMPENSATION AND PAYMENT.

- A. The District shall pay Contractor **Sixteen Thousand Dollars and Zero Cents (\$16,000.00)** for the Services as identified in **Composite Exhibit A** attached hereto upon final completion and acceptance of the Services by the District. Such amounts include all equipment, materials, permits and labor necessary for full execution of the Services. Contractor shall maintain records conforming to usual accounting practices.
- B. All payments and invoices shall be subject to Florida's Local Government Prompt Payment Act, Sections 218.70 through 218.80, *Florida Statutes*. The invoice shall contain, at a minimum, the District's name, Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on each invoice with a sufficient description of each, the timeframe within which the Services were provided, and the address or bank information to which payment is to be remitted.
- C. If the District should desire additional work or services, 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(s) to this Agreement. Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the Parties and agreed to in writing.
- D. The District may require, as a condition precedent to making any payment to Contractor, that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of lien releases or partial waivers of lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that Contractor provide an affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from Contractor, in a form satisfactory to the District, that any indebtedness of Contractor, as to services to the District, has been paid and that Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

SECTION 4. WARRANTY. Contractor warrants to the District that all materials furnished by Contractor under this Agreement shall be new, and that all Services and materials shall be of good quality, free from faults and defects, and will conform to the standards and practices for projects of similar design and complexity in an expeditious and economical manner consistent with the best interest of the District. In addition to all manufacturer warranties for materials

purchased for purposes of this Agreement, if any, which Contractor shall assign to the District as necessary to give the District the benefit of said warranties, all Services provided by Contractor pursuant to this Agreement shall be warranted for material, workmanship and labor for ten (10) years from the date of acceptance of the Services by the District. 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 final payment therefore, nor any provision of this Agreement shall relieve Contractor of responsibility for defective or deficient materials or Services. If any of the materials or Services are found to be defective, deficient or not in accordance with this Agreement, without intending to limit any other remedies, 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.

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 and design standards and practices for projects of similar design and complexity as the development occurring within the District; (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; and (iii) in an expeditious and economical manner consistent with the best interest of the District.

SECTION 5. TERM AND TERMINATION.

- A. **Term.** This Agreement shall become effective as of the date first above written and shall terminate upon completion of the Services set forth herein and described in any amendment hereto, unless terminated in accordance with the terms of this Agreement.
- B. **Termination.** The District agrees that Contractor may terminate this Agreement for cause by providing thirty (30) days' written notice of termination to the District. Contractor agrees that the District may terminate this Agreement immediately for cause by providing a written notice of termination to Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, Contractor shall be entitled to payment for all material and labor provided up until the effective termination of this Agreement, subject to whatever claims or offsets the District may have against Contractor.

SECTION 6. INSURANCE.

- A. Contractor shall, at its own expense, maintain throughout the term of this Agreement insurance with limits of liability not less than the following:

Workers' Compensation	Statutory
General Liability	
Bodily Injury (including Contractual)	\$1,000,000/\$2,000,000

Property Damage \$1,000,000/\$2,000,000
(including Contractual)

Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation, if any.

Automobile Liability Combined Single Limit \$1,000,000
Bodily Injury / Property Damage

- B.** The District and its officers, supervisors, agents, managers, counsel, engineers, staff and representatives (together, “**Additional Insureds**”) shall be named as additional insured parties on the Commercial General Liability and Automobile Liability policies. Contractor shall furnish the District with a Certificate of Insurance evidencing compliance with this requirement prior to commencing the Services. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, shall be considered primary and non-contributory with respect to the Additional Insureds, and shall be endorsed to provide for a waiver of underwriter’s rights of subrogation in favor of the Additional Insureds.
- C.** If Contractor fails to have secured and maintained the required insurance, the District has the right but not the obligation to secure such required insurance in which event Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District’s obtaining the required insurance.

SECTION 7. INDEMNIFICATION.

- A.** To the fullest extent permitted by law, and in addition to any other obligations of Contractor under this Agreement or otherwise, Contractor shall indemnify, hold harmless, and defend the District and its officers, supervisors, agents, managers, counsel, engineers, staff and representatives (together, “**Indemnitees**”), from all claims, liabilities, damages, losses and costs, including, but not limited to, reasonable attorneys’ fees, to the extent caused, in part or in whole, by (i) the negligent, reckless, or intentionally wrongful misconduct of Contractor, or any employee, agent, subcontractor, or any individual or entity directly or indirectly employed or used by any of them to perform any of the Services, (ii) Contractor’s performance of, or failure to perform, Contractor’s obligations pursuant to this Agreement or any Services or Contractor’s performance of any activities in connection therewith, and (iii) any breach of any warranty, representation, covenant, or agreement made by Contractor in this Agreement or any Services.
- 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, 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 District. Nothing in this Agreement is intended to waive or alter any other remedies that the District may have as against Contractor. The provisions of this Section 7 are independent of, and will not be limited by, any insurance required to be obtained by Contractor pursuant to this Agreement or otherwise obtained by Contractor, and the provisions of this Section 7 survive the expiration or earlier termination of this Agreement with respect to any claims or liability arising in connection with any event occurring prior to such expiration or termination.

- C. Contractor shall ensure that all subcontracts related to the services include this section for the benefit of the Indemnitees.

SECTION 8. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth 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 such limitations of liability or by operation of law.

SECTION 9. COMPLIANCE WITH GOVERNMENTAL REGULATION. In performing its obligations under this Agreement, Contractor and each of its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor shall comply with all applicable laws, ordinances, rules, regulations, and orders of any public or governmental authority having appropriate jurisdiction, including all laws, regulations and rules relating to immigration and/or the status of foreign workers. Contractor shall initiate, maintain, and supervise all safety precautions and programs in connection with its obligations herein. Contractor shall ensure that all of Contractor's employees, agents, subcontractors or anyone directly or indirectly employed by Contractor observe Contractor's rules and regulations of safety and conduct. Contractor shall take all reasonable precautions for the safety of and shall provide all reasonable protection to prevent damage, injury or loss to all its employees, agents and subcontractors performing its obligations herein and other persons who may be affected, and any material, equipment and other property. Contractor shall remedy all damage or loss to any property caused in whole or in part by Contractor, its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor, or by anyone for whose acts Contractor may be liable. Contractor shall indemnify the District for all damage or losses it may incur or be exposed to because of Contractor or any of its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor's failure to comply with the provisions contained herein.

SECTION 10. LIENS AND CLAIMS. Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of Contractor's performance under this Agreement, and Contractor shall immediately discharge any such claim or lien. If Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to all other remedies available under this

Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

SECTION 11. NO THIRD-PARTY BENEFICIARIES. This Agreement is solely for the benefit of the formal Parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors and assigns.

SECTION 12. AGREEMENT; AMENDMENTS. This instrument shall constitute the final and complete expression of this Agreement between the District and Contractor relating to the subject matter of this Agreement. 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 the District and Contractor.

SECTION 13. ASSIGNMENT. Neither the District nor Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

SECTION 14. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and Contractor, both the District and Contractor have complied with all the requirements of law, and both the District and Contractor have full power and authority to comply with the terms and provisions of this Agreement.

SECTION 15. INDEPENDENT CONTRACTOR. It is understood and agreed that at all times the relationship of Contractor and its employees, agents, subcontractors or anyone directly or indirectly employed by 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 Contractor. The Parties acknowledge that Contractor is not an employee for state or federal tax purposes. Contractor shall hire and pay all of Contractor's employees, agents, subcontractors or anyone directly or indirectly employed by Contractor, all of whom shall be employees of Contractor and not employees of District and at all times entirely under Contractor's supervision, direction and control.

In particular, the District will not: i) withhold FICA (Social Security) from Contractor's payments; ii) make state or federal unemployment insurance contributions on Contractor's behalf; iii) withhold state or federal income tax from payment to Contractor; iv) make disability insurance contributions on behalf of Contractor; or v) obtain workers' compensation insurance on behalf of Contractor.

SECTION 16. ENFORCEMENT OF AGREEMENT. A default by either party under this Agreement shall entitle the other party 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. If either party is required to enforce this Agreement by court proceedings or otherwise, then the Parties agree that the prevailing party shall be entitled to recover from the other all fees and costs incurred, including reasonable attorneys' fees, paralegal fees, and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 17. CONTROLLING 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 litigation arising out of or related to this Agreement shall be in Pasco County, Florida.

SECTION 18. PUBLIC RECORDS. 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, 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*. Contractor acknowledges that the designated public records custodian for the District is **Rizzetta & Company, Inc.** (“**Public Records Custodian**”). Among other requirements and to the extent applicable by law, Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) 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*; 3) 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 the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in 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 Contractor, 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.

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

SECTION 19. E-VERIFY. Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, 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 comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate this Agreement immediately for cause if there is a good faith belief that Contractor has knowingly violated Section 448.09(1), *Florida Statutes*. By entering into this Agreement, Contractor represents that no public employer has terminated a contract with Contractor under Section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

SECTION 20. NOTICES. All notices, requests, consents and other communications under this Agreement (each, a “**Notice**” and collectively, “**Notices**”) shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or sent overnight delivery service, to the Parties, as follows:

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

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

B. If to Contractor: Nebula LED Lighting Systems of Greater Bay Area LLC
d/b/a Nebula LED Lighting Systems
4956 Freccia Loop
Wesley Chapel, Florida 33543

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 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 in this Agreement.

SECTION 21. 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 22. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 23. 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.

SECTION 24. NEGOTIATION AT ARM'S LENGTH. This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

SECTION 25. 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 damages, injunctive relief, and/or specific performance. Notwithstanding anything contained herein to the contrary, the Parties agree that neither party shall be entitled to consequential or special damages arising out of or relating to this Agreement or termination of this Agreement in accordance with the terms hereof. 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 26. FOREIGN INFLUENCE. Contractor understands that under Section 286.101, *Florida Statutes*, that 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 27. SCRUTINIZED COMPANIES STATEMENT. In accordance with Section 287.135, *Florida Statutes*, 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 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 in the event such status changes, Contractor shall immediately notify the District. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in 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 28. PUBLIC ENTITY CRIMES. Contractor represents that in entering into this Agreement, Contractor has not been placed on the convicted vendor list as described in Section 287.133(3)(a), *Florida Statutes*, within the last thirty-six (36) months and, if Contractor is placed

on the convicted vendor list, Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

SECTION 29. ANTI-HUMAN TRAFFICKING. Contractor certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Contractor agrees to execute an affidavit in compliance with Section 787.06(14), *Florida Statutes*, and acknowledges that if Contractor refuses to sign said affidavit, the District may terminate this Agreement immediately.

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

**WESBRIDGE
COMMUNITY DEVELOPMENT DISTRICT**

Chair/Vice-Chair, Board of Supervisors

**NEBULA LED LIGHTING SYSTEMS OF GREATER
BAY AREA LLC D/B/A NEBULA LED LIGHTING
SYSTEMS**

By: _____
Its: _____

Composite Exhibit A: Scope of Services
Exhibit B: Locations

COMPOSITE EXHIBIT A

Scope of Services

INVOICE

Nebula LED Lighting Systems
5450 Bruce B Downs Blvd Ste 135
Wesley Chapel, FL 33544

payments@nebulaighting.com
+1 (813) 909-6200
www.nebulaighting.com



Wesbridge Community Development District:WESBRIDGE CDD - MONUMENTS AND FLOOD (183)

Bill to

Wesbridge Community Development District
6673 Dutton Dr.
Wesley Chapel, FL 33545 USA

Invoice details

Invoice no.: 136951-MS
Terms: 0 DAYS - DUE IMMEDIATELY
Invoice date: 04/24/2026

#	Product or service	Description	Qty	Rate	Amount
1.	G10	GEMSTONE Permanent Light System for Home Soffits (183)	1	\$6,083.00	\$6,083.00
2.	G-INSTALL	Gemstone SOFFIT - Installation Related Costs	1	\$6,100.00	\$6,100.00

Total **\$12,183.00**

Ways to pay



Thank you for your business. Nebula accepts credit cards and ACH (online check payments). If you prefer to mail your check, please send it to Nebula LED Lighting Systems, 26837 Tanic Drive, Suite 101, Wesley Chapel, FL 33544

[View and pay](#)

INVOICE

Nebula LED Lighting Systems
5450 Bruce B Downs Blvd Ste 135
Wesley Chapel, FL 33544

payments@nebulaighting.com
+1 (813) 909-6200
www.nebulaighting.com



Wesbridge Community Development District:WESBRIDGE - FLOODS (8)

Bill to

Wesbridge Community Development District
6673 Dutton Dr.
Wesley Chapel, FL 33545 USA

Invoice details

Invoice no.: 136950-MS
Terms: 0 DAYS - DUE IMMEDIATELY
Invoice date: 04/24/2026

#	Product or service	Description	Qty	Rate	Amount
1.	F10	GEMSTONE Flood Lighting Systems (8)	1	\$1,917.00	\$1,917.00
2.	F-INSTALL	Flood Lighting - Installation Related Costs	1	\$1,900.00	\$1,900.00
				Total	\$3,817.00

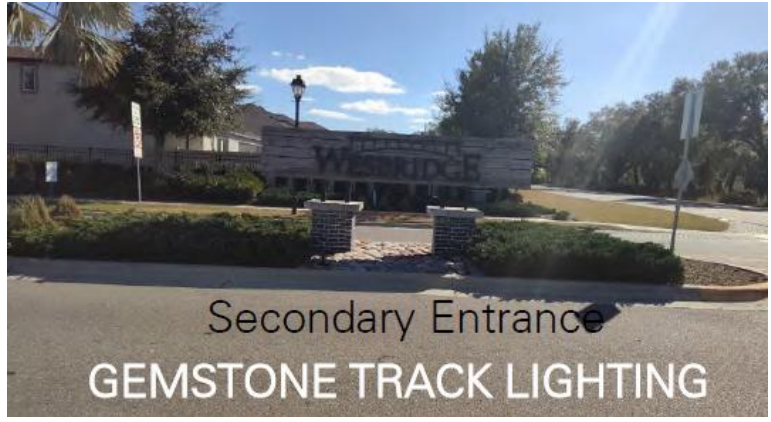
Ways to pay



Thank you for your business. Nebula accepts credit cards and ACH (online check payments). If you prefer to mail your check, please send it to Nebula LED Lighting Systems, 26837 Tanic Drive, Suite 101, Wesley Chapel, FL 33544

[View and pay](#)

EXHIBIT B
Locations



ANTI-HUMAN TRAFFICKING AFFIDAVIT

I, _____, as _____, on behalf of Nebula LED Lighting Systems of Greater Tampa Bay Area LLC d/b/a Nebula LED Lighting Systems, a Florida limited liability company (the "Contractor"), under penalty of perjury hereby attest as follows:

1. I am over 21 years of age and an officer or representative of the Contractor.
2. The Contractor does not use coercion for labor or services as defined in Section 787.06(2)(a), *Florida Statutes*.
3. More particularly, the Contractor does not participate in any of the following actions:
 - (a) Using or threatening to use physical force against any person;
 - (b) Restraining, isolating or confining or threatening to restrain, isolate or confine any person without lawful authority and against her or his will;
 - (c) Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt or the length and nature of the labor or services are not respectively limited and defined;
 - (d) Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
 - (e) Causing or threatening to cause financial harm to any person;
 - (f) Enticing or luring any person by fraud or deceit; or
 - (g) Providing a controlled substance as outlined in Schedule I or Schedule II of Section 893.03, *Florida Statutes*, to any person for the purpose of exploitation of that person.

FURTHER AFFIANT SAYETH NAUGHT.

**NEBULA LED LIGHTING SYSTEMS OF
GREATER TAMPA BAY AREA LLC D/B/A
NEBULA LED LIGHTING SYSTEMS**

By: _____
 Name: _____
 Title: _____
 Date: _____

STATE OF FLORIDA
COUNTY OF _____

SWORN TO AND SUBSCRIBED before me physical presence or remote notarization by _____, as _____, of Nebula LED Lighting Systems of Greater Tampa Bay Area LLC d/b/a Nebula LED Lighting Systems, who is personally known to me or who produced _____ as identification this _____ day of _____, 2026.

(Notary Seal)

Notary Public

Tab 2



Wesbridge CDD: Seasonal Mulch Installation 5.19.26

Date 5/19/2026
Customer John Toborg | Rizzetta & Co. | 3434 Colwell Avenue, Suite 200 | Tampa, FL 33614
Property Wesbridge CDD | 30411 Marquette Ave. | Wesley Chapel, FL 33545

Pine Lake Services, LLC would like to thank you for the opportunity to bid. We look forward to working with you on this project. If you have any questions, please feel free to contact us at any time at projects@pinelakeLLC.com or (813) 948-4736.

Wesbridge CDD: Seasonal Mulch Installation 5.19.26

- Installation of 186 cuy of pine bark mulch in all designated beds on site.

Plant Material Install

Mulch Install

Items	Quantity	Unit
Pine Bark Mulch	186.00	EA
	Mulch Install:	\$12,157.95
PROJECT TOTAL:		\$12,157.95

Terms & Conditions

Terms & Conditions

Payment Terms

Any proposal exceeding \$5,000 for an enhancement to a Maintenance property, a 50% deposit will be required upon acceptance to schedule job. The remaining 50% balance will be due upon completion of job.

Payments made via credit card will be accepted up to \$4,750 and will include an additional 3% credit card fee.

Fuel Surcharge. The monthly fee assumes a fuel cost of \$3.50 per gallon (the "Baseline"), benchmarked to the U.S. Energy Information Administration's Weekly Retail Gasoline Prices, Lower Atlantic Region, All Grades, All Formulations (the "Index"), at www.eia.gov. If the Index value published for the first Monday of any invoiced month exceeds the Baseline by more than ten percent (10%), Contractor shall add a fuel surcharge to that month's invoice equal to two percent (2%) of the monthly fee for each \$0.25 per gallon (or fraction thereof) by which the Index exceeds the Baseline. The surcharge will appear as a separate line item, with the calculation provided upon request.

Interest will accrue on all invoices over thirty days old. Past due amounts will accrue interest at a rate of 1.5% per month (18% APR). Client agrees to pay any costs associated with collection, including but not limited to court and attorney's fees as additional sums owed.

Exclusions

The Following matters are excluded from the Work, unless specified in writing to the contrary:

This Proposal price is valid for thirty (30) days. We reserve the right to modify pricing after that time to reflect current market prices.

Site work is excluded unless specified in writing within the Proposal. Site should be at finished grade (within 1" of final grade), with all soils in sod and planting areas to be loose, not compacted, and ready to install landscape material. If site is not at finished grade, Contractor reserves the right to delay until site is properly prepared.

Removal of base material and/or aggregate material within all landscape planting areas, sod areas and other green space areas that impedes or impacts proper planting of plant material and sod.

Soil replacement where base material and/or aggregate material was removed for proper planting

Drainage: Should the Client's property be the lowest elevation in relation to surrounding property or buildings, the Contractor reserves the right to retain an expert to evaluate and propose drainage solutions. All costs for engineering services, as well as the actual drainage work will be at the Client's expense. Unless the Client has a detailed Topographical survey completed, the above clause may come into effect.

Soil, Sod and/or Mulch quantities are estimates only. They do not account for disturbed construction areas or other fluctuations. Invoices will reflect actual quantities used at proposed price per unit.

Conduit and connections for electrical, gas, and all other utilities and services

Site Unknowns: Including, but not limited to, sub-surface conditions/obstacles that create unforeseen labor, equipment, material, or disposal charges

MOT for temporary traffic control

Any Irrigation or utility trenching thru roads, road base, concrete, or rock will incur additional costs

Any cutting or repairing of any hard surface such as asphalt, concrete, pavers or curbs for irrigation or landscape

We need 72 hours' notice prior to road base material or concrete work is installed so that sleeves

and/or road bores are installed

Backflow Connection

Water source for irrigation is based on specifications at the dedicated meter of the location marked on irrigation plan sheet. If a different location of the dedicated water source is established during construction a change order will be entered into to adjust for the costs associated with the new route for mainline and connections.

Man hours required to find installed buried irrigation sleeves or irrigation piping in areas where asphalt, concrete, curbs, or other hard surfaces are installed prior to completing the irrigation system and where markings or stubs have been placed to show location of irrigation sleeves or piping and these markers have been damaged, buried, or removed by others.

Additional man hours required to maintain plant material and/or sod of a landscape and irrigation installation project that:

Has been started by Pine Lake Nursery and Landscape and/or its subcontractors and is interrupted, delayed, impeded, or prohibited, by others from being worked on continuously until the landscape and irrigation project is completed. Pine Lake Nursery and Landscaper and its subcontractors are excluded.

Upon completion of the landscape and irrigation installation project as specified in the landscape and irrigation plan sets is considered complete but will not be accepted as completed until the project as a whole is accepted as complete.

Existing tree preservation, barricading, pruning, root pruning, or inventory

Repairs to any erosion control measures that are damaged or inoperative prior to commencement of landscape and irrigation work

Any planting of sod or other ground cover as required by any municipality when construction of landscape and irrigation has ceased or been suspended for more than 30 days that is no fault of the landscape or irrigation contractor or subcontractors

Warranty on transplanted plant material from the project site

Warranty on plant material that is not rated to grow in established USDA plant hardiness growth zone(s)

Procedure for Extra Work, Changes and Escalation

If it shall become necessary for the Contractor to make changes in any designs, drawings, plans, or specifications for any part of the project or reasons over which we have no control, or we are put to any extra work, cost or expense by reason of any act or matter over which it has no control, the Customer will pay to the Contractor a fee for such changed or extra Work calculated on a time and materials basis. All changes to Work or pricing or the terms of this Agreement will be read and understood within the context and meanings of this Agreement unless stated explicitly to the contrary.

Change Order: The quantities or specifications of material as outlined in the Proposal could be adjusted at any time with approval in the form of a signed Change Order. Change Orders will be executed using current market prices

Escalation Clause

In the event of significant delay or price increase of material, equipment, or energy occurring during the performance of the contract through no fault of the Construction Manager, the Contract Sum, time of completion or contract requirements shall be equitably adjusted by Change Order in accordance with the procedures of the Contract Documents. A change in price of an item of material, equipment, or energy will be considered significant when the price of an item increases 5% percent between the date of this Contract and the date of installation

Warranty and Tolerances

Payments Received: The Warranty for the contract is only valid if payment is received in full on acceptance of the work

Diligence: The Contractor agrees to carry out its Work diligently and to provide sufficient supervision and inspection of its staff and subcontractors and that its work will be of proper and professional quality, and in full conformity with the requirements of the contract

Competence: The Contractor warrants that it is competent to perform the Work and that it has the necessary qualifications including knowledge and skill with the ability to use them effectively.

Site Unknowns: It is the responsibility of the Client or the Client's Representative to fully inform the Contractor of all the information regarding site unknowns that may include difficult buried materials, cables, and pipes, tree stumps, drainage or water table issues, rock, and shale sub surfaces and/or other impediments, issues or factors that could otherwise impact the quality, cost and timeliness of project completion. Failure to notify the Contractor may lead to additional costs to the Client (at the Contractor's discretion) and schedule time not included in the proposal and may require changes in design and construction to overcome such problems – all for which the

Client will be responsible. Client can avoid such risks by permitting the Contractor to do appropriate soil and ground tests, review the site, and to secure additional required site information from appropriate government and other authorities.

Damaged Utilities: Should damage occur to utilities during construction, the Contractor is only liable for the cost of the repair. the Contractor is not liable in any way for inconvenience to the Client caused by damage to the utilities

Damage to neighbors buried utilities, on the Client's property, are the responsibility of the Client

Damage to installed material (plants, trees, sod, etc.) by foot traffic, machinery, equipment, other trades, owner neglect or acts of nature will be excluded from any warranty and will not be replaced at the cost of Contractor

Damage due to pest infestation is excluded from warranty and any damaged material will not be replaced at the cost of the Contractor. If, however, the Contractor has a separate maintenance contract with the client, pest control would fall under that contract and would be subject to those warranty parameters.

Damage due to improper watering after final acceptance will not be replaced at the cost of the Contractor

Material Tolerances

Wood: Pressure treated wood cannot be guaranteed against warp age, checking, or cupping.

Stone: Natural stone has color variations that vary from stone to stone. In addition, mineral deposits such as lime, iron, etc. can change the stone and even bleed. This is the nature of the product,


and the Client accepts this as a natural and acceptable quality of the stone

Metal: Metal, which is not galvanized, is not guaranteed from rusting commencing immediately after installation

Concrete: Spider cracks (hairline stress-fractures) are considered a normal characteristic of all types of concrete. Concrete may crack substantially over time due to proximity of tree roots.


Warranty Time Period: The Contractor warrants all construction and installation for a period of one (1) year, providing that they have been maintained properly. All construction materials are subject to manufacturer's specific warranties/guarantees. Planting is warranted for one (1) year if there is an approved irrigation system

Client Responsibilities: The Client recognizes and agrees that they have a responsibility to maintain constructions, plants, bushes, trees, and other installations in keeping with standard quality maintenance requirements for the Warranty to remain in effect. Failure to properly maintain materials or horticulture installations will void the warranty. Client further recognizes and agrees that damage to construction, materials, horticulture elements and other warrantable items of the project will not be warranted if the damage or loss is due to elements beyond the control of the Contractor. For example, flooding eaves, troughs that damage plants, fallen branches, animal caused damage, damaged/ burst irrigation or drainage pipes that were not maintained properly, use of improper chemicals, improper maintenance, extreme or unusual weather conditions, and similar and/or related situations – void all warranties provided by the Contractor

By 

Jeff Cane
Date 5/19/2026

Pine Lake Services, LLC

By 

Eladio Izquierdo
~~John Teberg~~
Date 05/22/2026

~~Rizzetta & Co.~~

Tab 3

RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT REDESIGNATING THE OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, **Wesbridge** Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within **Wesbridge** County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to designate the Officers of the District.

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

Section 1. _____ is appointed Chairman.

Section 2. _____ is appointed Vice Chairman.

Section 3. _____ is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.

Darryl Adams is appointed Assistant Secretary.

Matthew Huber is appointed Secretary.

Scott Brizendine is appointed Secretary.

Scott Brizendine is appointed Treasurer.

Susan Garcia is appointed Assistant Treasurer.

Section 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____ 2025.

**WESBRIDGE COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN/VICE CHAIRMAN

ATTEST:

SECRETARY/ASST. SECRETARY

Tab 4



November 17, 2025

Attn: Mike Bunk
Traffic Engineering Supervisor

**Re: Wesbridge Community Development District
Certification of Roadway Signs**

Dear Mr. Bunk:

Brletic Dvorak, Inc., conducted a field review of the signage and traffic control devices for the Talavera Community Development District on November 4th, 2025.

As of the time of inspection, all signs meet and are mounted in reasonable conformance with the requirements of the Manual on Uniform Traffic Control Devices ("MUTCD").

In general, I certify that the signage and traffic control devices installed in the Wesbridge Community Development District meet the requirements of the Florida Department of Transportation requirements of the MUTCD. Site photos for the review can be supplied upon request.

Should you have any questions, please don't hesitate to reach out to me directly.

Sincerely,
Brletic Dvorak, Inc.

Stephen Brletic, P.E.

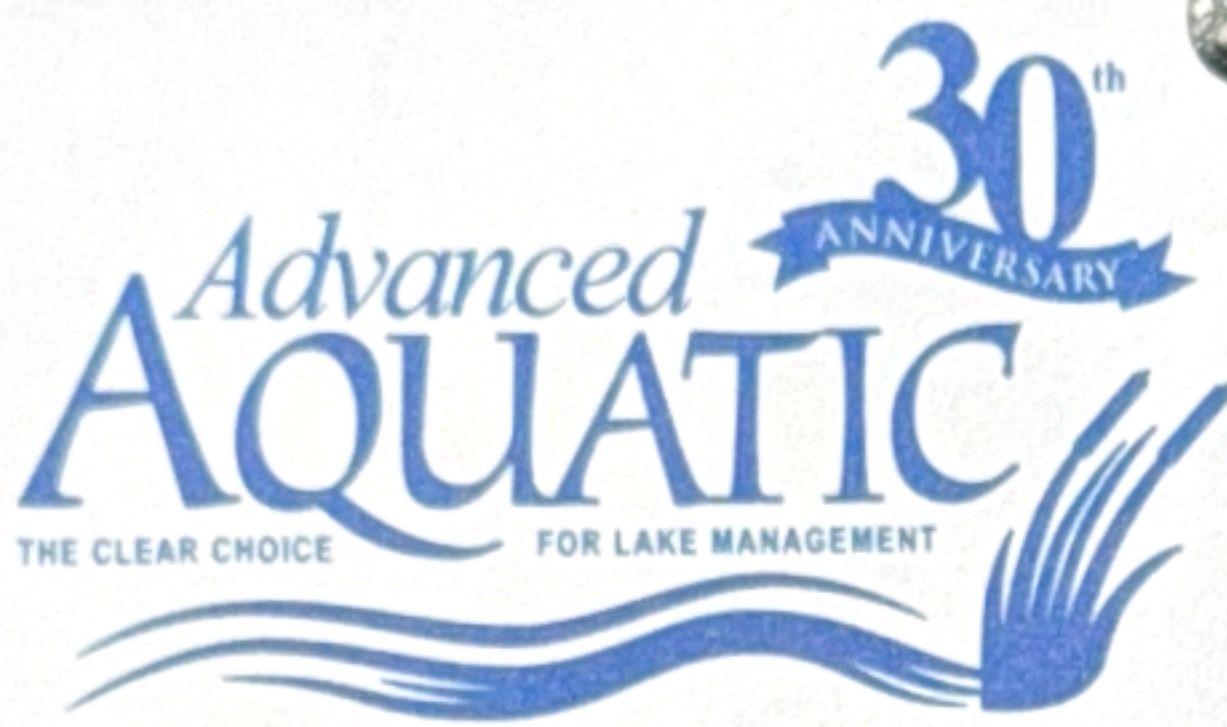
Project Manager



Enclosure: Signage Plans
Signage Inventory
Inspection Pictures

cc: Darryl Adams, District Manager

Tab 5



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

CUSTOMER: Wesbridge
 ACCOUNT #: 936
 DATE: 5/19/26
 TECH: Cody
 WEATHER CONDITIONS: Clear Skies
 WATER LEVELS: Low but rising

WATERWAY MANAGEMENT REPORT

ALGAE/AQUATIC WEED CONTROL

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

SITE OBSERVATIONS: Treated as noted above - Pics taken for inspection report
Trash removed properly - wide as needed
Very minimal algae present - rain is helping a lot

RECOMMENDATIONS:

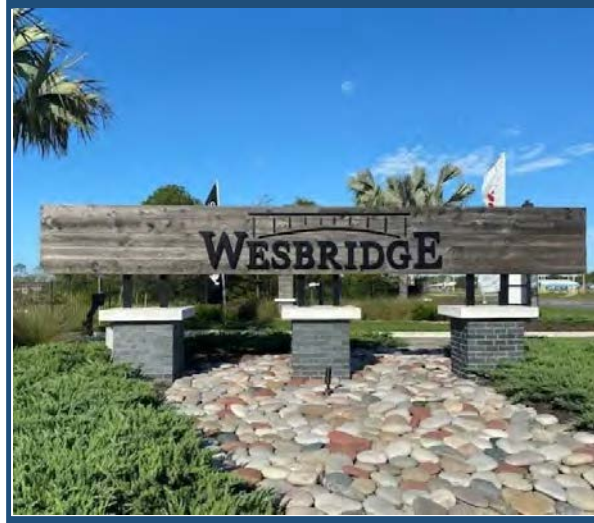
- Water Quality Analysis Lake (s) # /
- Native Plantings Lake (s) # /
- Native Fish Stocking Lake (s) # /
- Triploid Grass Carp Lake (s) # /

FISH/WILDLIFE OBSERVATIONS

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

OTHER WILDLIFE:

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



Wesbridge Community Development District

Waterway Inspection Report

Reason for Inspection:
Quality Assurance

Inspection Date:
5/19/2026

Prepared for:
Wesbridge
Community Development District

Prepared by:
Cody Q. Wylupek, Assistant Project Manager

Jason M. Jaszczak, 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 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.

No additional blue pond dye added today, water is blue enough as is.



www.AdvancedAquatic.com
lakes@advancedaquatic.com

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Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa

1-800-491-9621



Site Assessments

Pond SE

Comments:

Site Looks Good

All invasive aquatic growth under control.

Beneficial native aquatic plants are healthy and robust.



Pond C

Comments:

Normal Growth Observed

Slender Spike Rush that was at the waters edge was previously treated and now decomposing.

Trash removed from shoreline area around the pond.



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lakes@advancedaquatic.com

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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.
Although limited, the beneficial native aquatic plants are healthy. This pond is a candidate for additional native aquatic plant installation.

Fountain is operational.



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lakes@advancedaquatic.com

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Site Assessments

Pond NE

Comments:

Normal Growth Observed

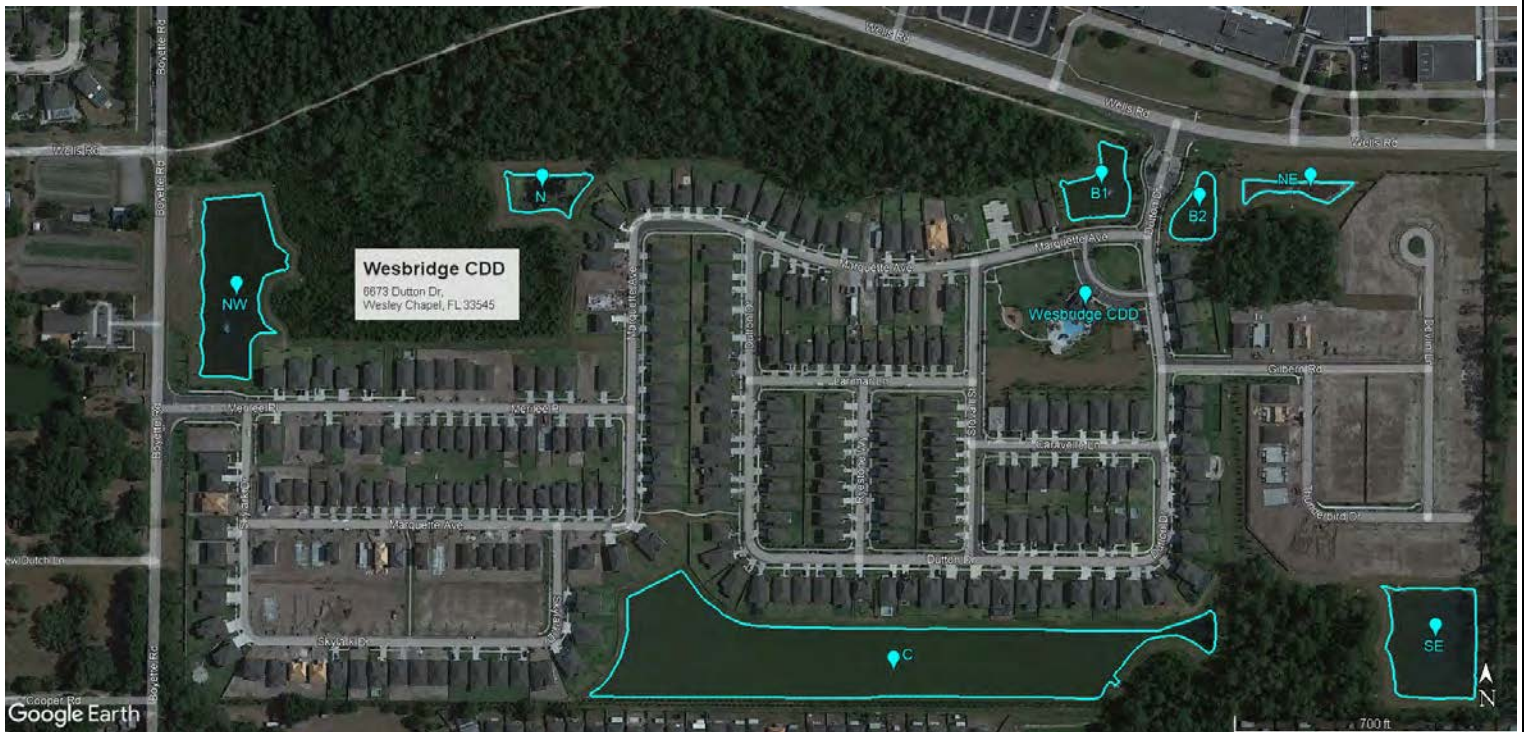
Weed growth by waters edge was treated today (5/19/26).

Native Gulf Spike Rush flourishing on east side of pond.





Map



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

Tab 6

WESBRIDGE

Community Asset Management Report



May 26, 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

- Cut backs on frost damaged plants have finally started at the entrances to the community.
- Hot dry conditions can spark chinch bug activity,. Crews should alert manager if they see signs of weak or damaged turf.

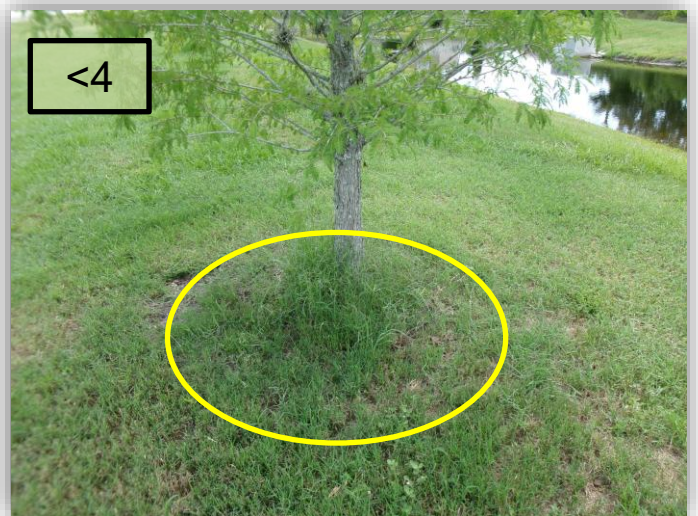
The following are action items for Juniper to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **Black, bold and underlined text** represents updates or questions for the BOS.

1. Heavy weed pressure is still present in ornamental beds. There are signs of herbicide being sprayed. We will continue to monitor the progress as the beds are being taken back by the new vendor.
2. Weak are of turf was observed near the west pond by the Dutton Dr. entrance. I observed one chinch bug and alerted Pine Lake manager who will look into it.



3. Annual beds at the entrances should be turned and planted with seasonal annuals.
4. Cypress trees along Wells Rd. need to have tree rings re-established. During the inspection, the base of the trees were very over grown and hadn't been line trimmed.(pic.4>)

5. Crew members should be instructed to hard edge all storm drain grates to prevent grass and debris from clogging. (pic.5)



Wells Rd./East Perimeter/Boyette/Marquette-Skylark Cut-through

6. Northeastern and Eastern perimeter beds need to be weeded or prayed and hedges/grasses trimmed.(pic.6a-6d>)

6a



6b



6c



<6d



7. Philodendron growing under fence along Boyette should be pulled.(pic.7)

7



8. While mowing along the cut through between Marquette and Skylark, crews should be instructed to be mindful not to mow resident's turf areas. The line starts at the sign post.(pic.8>>)



Tab 7



UPCOMING DATES TO REMEMBER

- **Next Meeting:** July 20, 2026 at 5:30pm
- **FY 2024-2025 Audit Completion Deadline:** June 30, 2026
- **Next Election (Seats):** Term 11/22 – 11/26 (Seat 4-Eladio); & Term 11/22-11/26 (Seat 5-Leslie)

District
Manager's
Report

June 15

2026

W
E
S
B
R
I
D
G
E

District Manager Updates

<u>FINANCIAL SUMMARY</u>	<u>4/30/2026</u>
General Fund Cash & Investment Balance:	\$235,380
Reserve Fund Cash & Investment Balance:	\$127,182
Debt Service Fund Investment Balance:	<u>\$650,700</u>
Total Cash and Investment Balances:	\$1,013,262
General Fund Expense Variance: \$-154	Over Budget



Rizzetta & Company

Wesbridge Community Development District

**Financial Statements
(Unaudited)**

April 30, 2026

Prepared by: Rizzetta & Company, Inc.

wesbridgecdd.org
rizzetta.com

Wesbridge Community Development District

Balance Sheet

As of 04/30/2026

(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	142,167	0	0	0	142,167	0	0
Investments	93,213	127,182	650,700	25,240	896,335	0	0
Accounts Receivable	3,653	0	2,959	0	6,612	0	0
Refundable Deposits	8,435	0	0	0	8,435	0	0
Fixed Assets	0	0	0	0	0	3,624,279	0
Amount Available in Debt Service	0	0	0	0	0	0	653,659
Amount To Be Provided Debt Service	0	0	0	0	0	0	5,131,341
Total Assets	247,468	127,182	653,659	25,240	1,053,549	3,624,279	5,785,000
Liabilities							
Accounts Payable	5,221	0	0	0	5,221	0	0
Accrued Expenses	31,025	0	0	0	31,025	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	0	5,785,000
Total Liabilities	36,246	0	0	0	36,246	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	186,145	74,292	131,630	4,658	396,725	0	0
Total Fund Equity & Other Credits	211,222	127,182	653,659	25,240	1,017,303	3,624,279	0
Total Liabilities & Fund Equity	247,468	127,182	653,659	25,240	1,053,549	3,624,279	5,785,000

See Notes to Unaudited Financial Statements

Wesbridge Community Development District

Statement of Revenues and Expenditures

As of 04/30/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 04/30/2026 <u>YTD Budget</u>	Year To Date 04/30/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	1,239	1,239
Special Assessments				
Tax Roll	377,161	377,161	379,598	2,437
Other Misc. Revenues				
Insurance Proceeds	0	0	8,769	8,769
Total Revenues	<u>377,161</u>	<u>377,161</u>	<u>389,606</u>	<u>12,445</u>
Expenditures				
Legislative				
Supervisor Fees	12,000	7,000	6,400	600
Total Legislative	<u>12,000</u>	<u>7,000</u>	<u>6,400</u>	<u>600</u>
Financial & Administrative				
ADA Website Compliance	1,538	1,538	1,537	1
Accounting Services	21,067	12,289	12,290	0
Administrative Services	5,268	3,073	3,073	0
Arbitrage Rebate Calculation	550	0	0	0
Assessment Roll	5,682	5,682	5,682	0
Auditing Services	3,400	3,400	3,500	(100)
Disclosure Report	5,000	2,917	2,916	0
District Engineer	20,000	11,667	1,590	10,076
District Management	23,526	13,723	13,724	0
Dues, Licenses & Fees	210	210	175	35
Financial & Revenue Collections	4,213	2,458	2,457	0
Legal Advertising	2,700	1,575	424	1,152
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	652
Website Hosting, Maintenance, Backup & E	2,400	1,400	1,400	0
Total Financial & Administrative	<u>104,591</u>	<u>68,969</u>	<u>56,395</u>	<u>12,573</u>
Legal Counsel				
District Counsel	9,200	5,366	11,044	(5,676)
Total Legal Counsel	<u>9,200</u>	<u>5,366</u>	<u>11,044</u>	<u>(5,676)</u>
Electric Utility Services				
Utility - Street Lights	48,235	28,137	29,036	(899)
Utility Services	10,527	6,141	7,022	(882)
Total Electric Utility Services	<u>58,762</u>	<u>34,278</u>	<u>36,058</u>	<u>(1,781)</u>
Water-Sewer Combination Services				
Utility Services	5,000	2,917	783	2,134
Total Water-Sewer Combination Services	<u>5,000</u>	<u>2,917</u>	<u>783</u>	<u>2,134</u>
Stormwater Control				
Aquatic Maintenance	8,774	5,118	5,075	44
Aquatic Plant Replacement	3,100	1,808	0	1,808

See Notes to Unaudited Financial Statements

Wesbridge Community Development District

Statement of Revenues and Expenditures

As of 04/30/2026

(In Whole Numbers)

	Year Ending 09/30/2026	Through 04/30/2026	Year To Date 04/30/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Total Stormwater Control	11,874	6,926	5,075	1,852
Other Physical Environment				
Gate Cameras	2,150	1,255	708	546
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	2,683	2,304	379
Landscape - Annuals/Flowers	6,000	3,500	0	3,500
Landscape - Mulch	19,800	11,550	0	11,550
Landscape Inspection Services	9,600	5,600	5,600	0
Landscape Maintenance	75,000	43,750	45,103	(1,353)
Landscape Replacement Plants, Shrubs, Tr	4,300	2,508	8,442	(5,934)
Property Insurance	6,754	6,754	4,667	2,087
Total Other Physical Environment	134,264	83,660	71,650	12,009
Parks & Recreation				
Fountain Service Repair & Maintenance	3,100	1,809	6,931	(5,122)
Gate Maintenance & Repair	16,750	9,771	4,021	5,749
Pressure Washing	3,000	1,750	2,777	(1,026)
Telephone, Internet, Cable	3,120	1,820	1,342	478
Total Parks & Recreation	25,970	15,150	15,071	79
Contingency				
Crosswalk Maintenance	1,000	583	0	584
Miscellaneous Contingency	14,500	8,458	30,985	(22,528)
Total Contingency	15,500	9,041	30,985	(21,944)
Total Expenditures	377,161	233,307	233,461	(154)
Total Excess of Revenues Over(Under) Ex- penditures	0	143,854	156,145	12,291
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	30,000	30,000
Total Other Financing Sources(Uses)	0	0	30,000	30,000
Fund Balance, Beginning of Period	0	0	25,077	25,077
Total Fund Balance, End of Period	0	143,854	211,222	67,368

Wesbridge Community Development District

Statement of Revenues and Expenditures

As of 04/30/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 04/30/2026 <u>YTD Budget</u>	Year To Date 04/30/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	2,044	2,044
Special Assessments				
Tax Roll	102,248	102,248	102,248	0
Total Revenues	<u>102,248</u>	<u>102,248</u>	<u>104,292</u>	<u>2,044</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>104,292</u>	<u>104,292</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Expense)				
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>127,182</u>	<u>127,182</u>

Wesbridge Community Development District

Statement of Revenues and Expenditures

As of 04/30/2026

(In Whole Numbers)

	Year Ending 09/30/2026	Through 04/30/2026	Year To Date 04/30/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	11,513	11,513
Special Assessments				
Tax Roll	388,326	388,326	390,301	1,975
Total Revenues	<u>388,326</u>	<u>388,326</u>	<u>401,814</u>	<u>13,488</u>
Expenditures				
Debt Service				
Interest	243,326	243,326	121,010	122,316
Principal	145,000	145,000	145,000	0
Total Debt Service	<u>388,326</u>	<u>388,326</u>	<u>266,010</u>	<u>122,316</u>
Total Expenditures	<u>388,326</u>	<u>388,326</u>	<u>266,010</u>	<u>122,316</u>
Total Excess of Revenues Over(Under) Ex-	<u>0</u>	<u>0</u>	<u>135,804</u>	<u>135,804</u>
penditures				
Total Other Financing Sources(Uses)				
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(4,174)	(4,174)
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>(4,174)</u>	<u>(4,174)</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>653,659</u>	<u>653,659</u>

Wesbridge Community Development District

Statement of Revenues and Expenditures

As of 04/30/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 04/30/2026 <u>YTD Budget</u>	Year To Date 04/30/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	484	484
Total Revenues	<u>0</u>	<u>0</u>	<u>484</u>	<u>484</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>0</u>	<u>484</u>	<u>484</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	4,174	4,174
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>4,174</u>	<u>4,174</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>20,582</u>	<u>20,582</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>25,240</u>	<u>25,240</u>

Wesbridge CDD
Investment Summary
April 30, 2026

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>April 30, 2026</u>
Valley National Operating	Governmental Checking	\$ 90,891
FLCLASS Operating	Average Monthly Yield 3.7259%	2,322
	Total General Fund Investments	\$ 93,213
FLCLASS Reserve	Average Monthly Yield 3.7259%	\$ 127,182
	Total Reserve Fund Investments	\$ 127,182
US Bank Series 2019 Revenue	US Bank Money Markets GCTS 0490	\$ 456,537
US Bank Series 2019 Reserve	US Bank Money Markets GCTS 0490	194,163
	Total Debt Service Fund Investments	\$ 650,700
US Bank Series 2019 Construction	US Bank Money Markets GCTS 0490	\$ 25,240
	Total Capital Projects Fund Investments	\$ 25,240

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 04/01/2026 to 04/30/2026**

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	3,653.27
Sum for 282, 2334							3,653.27
282, 2336	282-200	282 Debt Service Fund S2019	Pasco County Tax Collector	AR00002926	12110	10/01/2025	2,959.18
Sum for 282, 2336							2,959.18
Sum for 282							6,612.45
Sum Total							6,612.45

**Wesbridge Community Development District
Summary A/P Ledger
From 04/01/2026 to 04/30/2026**

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
282, 2334					
282 General Fund	04/21/2026	Charter Communica- tions	1303841042126 ACH	5678 Dutton Road 04/26	97.92
282 General Fund	04/01/2026	Grau & Associates, P.A.	29207	Audit FYE 09/30/2025	1,000.00
282 General Fund	04/06/2026	Juniper Landscaping of Florida, LLC	391380	Insect and Disease Control 04/26	480.00
282 General Fund	04/06/2026	Juniper Landscaping of Florida, LLC	391380	Insect and Disease Control 04/26	150.11
282 General Fund	04/09/2026	Kilinski Van Wyk, PLLC	14793	Legal Services 03/26	3,197.50
282 General Fund	04/22/2026	Pasco County Utilities	24360652 ACH	29966 Marquette Plance 03/26	3.03
282 General Fund	04/22/2026	Pasco County Utilities	24360651 ACH	30032 Marquette Ave 03/26	12.12
282 General Fund	04/22/2026	Pasco County Utilities	24360288 ACH	6545 Reystone Way 03/26	30.30
282 General Fund	04/22/2026	Pasco County Utilities	24360289 ACH	6697 Dutton Irrigation DR 03/26	158.57
282 General Fund	04/22/2026	Pasco County Utilities	24360670 ACH	6612 Boyette Road 03/26	91.91
Sum for 282, 2334					5,221.46
Sum for 282					5,221.46
Sum Total					5,221.46

Wesbridge Community Development District
Notes to Unaudited Financial Statements
April 30, 2026

Balance Sheet

1. Trust statement activity has been recorded through 04/30/2026.
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.

Tab 8

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, 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.

Present and constituting a quorum were:

Bob Schnaydman	Assistant Secretary
Scott Petersen	Assistant Secretary
Eladio Izquierdo	Chairman
David Covert	Assistant Secretary

Also present:

Darryl Adams	District Manager, Rizzetta
Leslie Green	Vice Chairman (via conference call)
Matthew Mironchik	Landscape Inspection Analyst, Rizzetta (via conference call)
Grace Rinaldi	District Counsel, Kilinski Van Wyn (via conference call)
Amy Plamer	District Engineer, Lighthouse Engineering (via conference call)
Megan Birnholz-Couture	District Counsel Kilinski Van Wyk (via conference call)
Jeff King	Account Manager, Pine Lake Landscaping
Terry McLane	Branch Manager, Pine Lake Landscaping
Doug Agnew	Account Manager, Advanced Aquatics
Jason Jaszak	Account Manager, Advanced Aquatics

Audience	Present
----------	----------------

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

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

SECOND ORDER OF BUSINESS

Audience Comments

48 Resident Samuel Hawes reported a cracked section of sidewalk near Rachel's house. The District
49 Manager requested photographs and the precise location to coordinate the necessary repairs.

50
51 **THIRD ORDER OF BUSINESS** **Consideration of the Rizzetta Amenity**
52 **Management Proposal**

53
54 Mr. Adam presented the Rizzetta Amenity Management proposal. The Board decided to table
55 the proposal until the fall.

56
57 **FOURTH ORDER OF BUSINESS** **Presentation of Fiscal Year 2026-2027**
58 **Proposed Budget**

59
60 The Board reviewed the FY 2026-2027 proposed budget.

61
62 **FIFTH ORDER OF BUSINESS** **Consideration of Resolution 2026-04;**
63 **Approving Fiscal Year 2026/2027 Proposed**
64 **Budget and Setting Public Hearing**

65
66 The Board set the public hearing to August 17, 2026 at 5:30 pm.

67
68 The District Manager will prepare a resident notice regarding the proposed budget
69 increase and post the proposed budget.

70
On a motion from Mr. Izquierdo, seconded by Mr. Covert, with all in favor, the Board of
Supervisors approved Resolution 2026-04; Approving Fiscal Year 2026/2027 Proposed
Budget and Setting Public Hearing, for Wesbridge Community Development District.

71
72 **SIXTH ORDER OF BUSINESS** **Ratification of the Pine Lake Landscape**
73 **and Irrigation Maintenance Agreement**

74
On a motion from Mr. Izquierdo, seconded by Mr. Covert, with all in favor, the Board of
Supervisors ratified the Pine Lake Landscape and Irrigation Maintenance Agreement,
for Wesbridge Community Development District.

75
76 **SIXTH ORDER OF BUSINESS** **STAFF REPORTS**

77 **A. District Engineer**

78 The Board discussed an entrance issue on county property. The District will coordinate with
79 County Public Works, and the District Engineer will follow up on the runoff hazard.

80
81 The Board discussed an entrance issue on county property. The District will coordinate with
82 County Public Works, and the District Engineer will evaluate the site and provide a follow-up.

83
84 **B. Aquatics Report**

85 **1. Review of Waterway Inspection Report**

86 Mr. Agnew reported that the District's waterways were in good condition and that blue pond dye
87 may be used in shallow ponds during drought conditions to control algae. Landscapers were

88 reminded to avoid blowing grass clippings into stormwater retention areas. Doug Agnew
89 announced his transition from Advance Aquatics, with Jason Jaszak assuming his
90 responsibilities and both attending next month's meeting for the handoff. The Board also
91 discussed installing "No Fishing" signs at multiple ponds.

92

93 **C. Landscape Inspection Manager**

94 Mr. Adams asked Mr. Mironchik to confirm the distribution of the landscape report and resend it
95 if necessary. The landscape report noted severe overgrowth, undefined bed edges, and
96 widespread weed pressure throughout multiple tracts, with phased remediation underway.

97

98 **1. Review of Community Asset Management Report**

99 Mr. Adams reported ongoing coordination with Pine Lake regarding mowing schedules,
100 landscape detailing, irrigation diagnostics, signage, and line marking, and noted that the camera
101 issue had been addressed. An update on the speed tables is pending coordination with county
102 code enforcement. The gate project will continue to be coordinated with lighting and pathway
103 improvements, including evaluation of solar-powered options.

104

105 **D. District Counsel**

106 Ms. Rinaldi advised that public roads must maintain public access for bond compliance; current
107 auto-open is acceptable, and a kiosk option (e.g., "Public Access"/"Visitor") may be used without
108 requiring ID. Counsel will review prior guidance confirming this approach is reasonable.

109 Reminders were provided for Form 1 (due July 1, 2026), ethics training (due end of 2026), and
110 the June 8–12, 2026 election qualifying period for seats C4 and C5. Counsel will resend election
111 reminders and provide a newsletter on the new recall law.

112

On a motion from Mr. Petersen, seconded by Mr. Covert, with four in favor and one
opposed (Mr. Schnaydman), the Board of Supervisors approved restructuring gate
access for Wesbridge CDD starting July 1, 2026, for Wesbridge Community
Development District.

113

114 **E. District Manager**

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

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

117

118 **2. Presentation of 1st Quarterly Website Audit**

119 Mr. Adams reviewed the 1st Quarterly Website Audit.

120

121 **EIGHTH ORDER OF BUSINESS**

BUSINESS ADMINISTRATION

122

123 **A. Consideration of Minutes of the Board of Supervisors' Regular Meeting**
124 **held on April 20, 2026**

125

126 The Board requested a few edits.

127

On a motion from Mr. Schnaydman, seconded by Mr. Izquierdo, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors meeting held on April 20, 2026, as presented, for Wesbridge Community Development District.

128
129
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134

NINTH ORDER OF BUSINESS

Audience and Supervisor Requests

Supervisor Izquierdo requested a proposal for pressure washing services.

TENTH ORDER OF BUSINESS

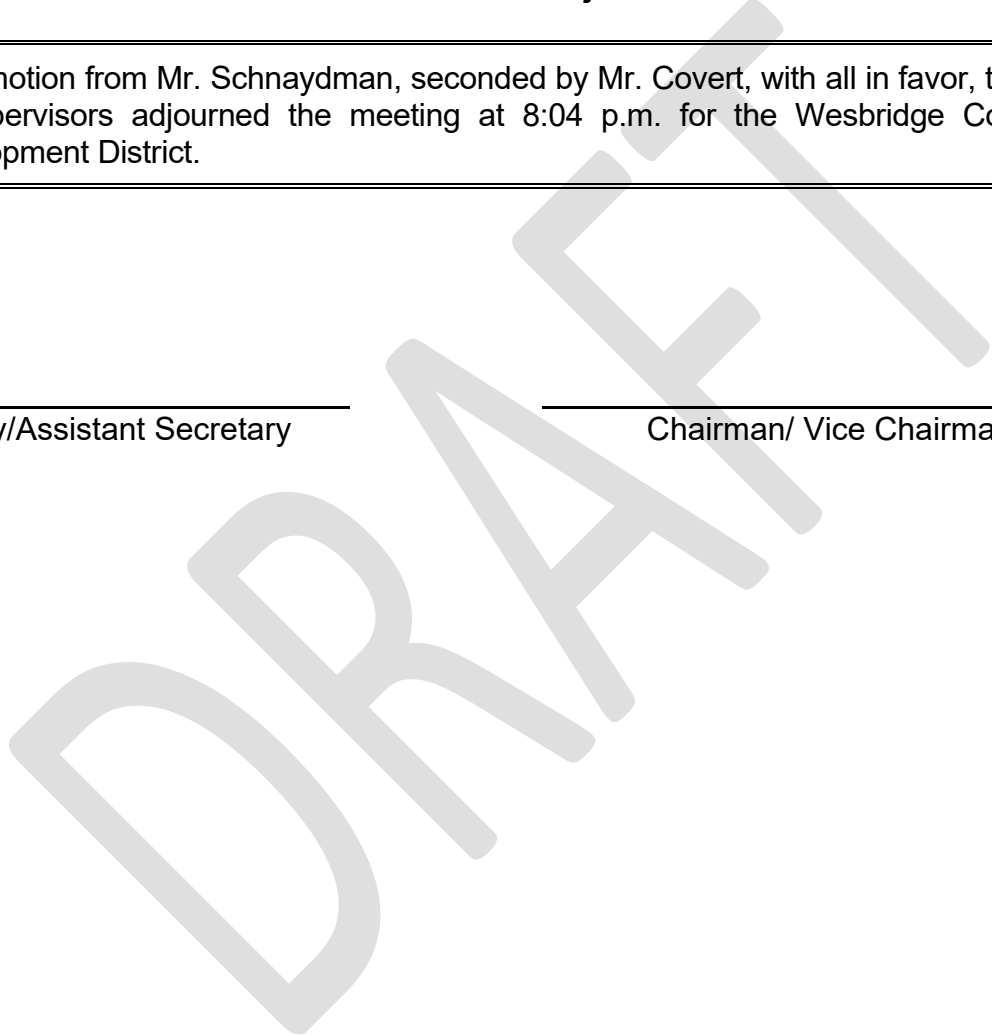
Adjournment

On a motion from Mr. Schnaydman, seconded by Mr. Covert, with all in favor, the Board of Supervisors adjourned the meeting at 8:04 p.m. for the Wesbridge Community Development District.

135
136
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140
141

Secretary/Assistant Secretary

Chairman/ Vice Chairman



Tab 9

Wesbridge Community Development District

District Office · Riverview, Florida

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

Operations and Maintenance Expenditures April 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2026 through April 30, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$178,855.49**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Wesbridge Community Development District
Paid Operation & Maintenance Expenditures
 April 1, 2026 Through April 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Advanced Aquatic Services, Inc.	300249	10563296	Monthly Lake Maintenance 04/26	\$ 725.00
Bob Schnaydman	300241	BS031626	Board of Supervisors Meeting 03/16/2026	\$ 200.00
Bob Schnaydman	300253	BS042026	Board of Supervisors Meeting 04/20/26	\$ 200.00
Charter Communications	20260428-2	1307909040926 ACH	6612 BOYETTE RD 04/26	\$ 100.03
David Covert	300254	DC042026	Board of Supervisors Meeting 04/20/26	\$ 200.00
DoorKing, Inc.	20260423-1	2743679 ACH	Cell System Services 04/26	\$ 47.95
DoorKing, Inc.	20260428-1	2746252 ACH	Cell System Services 04/26	\$ 47.95
Eladio Izquierdo	300242	EI031626	Board of Supervisors Meeting 03/16/26	\$ 200.00
Eladio Izquierdo	300255	EI042026	Board of Supervisors Meeting 04/20/26	\$ 200.00
Fountain Design Group, Inc.	300240	38906A	Quarterly Fountain Cleaning Service 04/26	\$ 230.00
Juniper Landscaping of Florida, LLC	300248	390571	Insect and Disease Control 03/26	\$ 777.11
Kilinski Van Wyk, PLLC	300245	14549	Legal Services 02/26	\$ 3,292.00
Leslie J Green	300243	LG031626	Board of Supervisors Meeting 03/16/2026	\$ 200.00
Leslie J Green	300256	LG042026	Board of Supervisors Meeting 04/20/26	\$ 200.00
Pasco County Utilities	300246	24191690	6308 Dutton Drive Reclaim 02/26	\$ 7.07

Wesbridge Community Development District
Paid Operation & Maintenance Expenditures
 April 1, 2026 Through April 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Pasco County Utilities	20260413-5	24191691 ACH	6697 Dutton Irrigation DR 02/26	\$ 124.23
Pasco County Utilities	20260413-4	24191692 ACH	6545 Reystone Way 02/26	\$ 29.29
Pasco County Utilities	20260413-2	24192055 ACH	29966 Marquette Plance 02/26	\$ 2.02
Pasco County Utilities	20260413-3	24192056 ACH	30032 Marquette Ave 02/26	\$ 10.10
Pasco County Utilities	20260413-1	24192074 ACH	6612 Boyette Road 02/26	\$ 71.71
Pulte Home Company, LLC	300251	031726 Pulte	WREC Refund to Developer 03/26	\$ 159,609.20
Rizzetta & Company, Inc.	300239	INV0000108042	Accounting Services 04/26	\$ 5,922.83
Scott Petersen	300244	SP031626	Board of Supervisors Meeting 03/16/2026	\$ 200.00
Scott Petersen	300257	SP042026	Board of Supervisors Meeting 04/20/26	\$ 200.00
Southern Automated Access Services, LLC	300250	17727	Front gate Stuck Open 02/26	\$ 143.75
Southern Automated Access Services, LLC	300247	17950	Front Gate Repair as it will not open with required Code 04/26	\$ 365.40
Southern Automated Access Services, LLC	300250	17998	Exit Gate will not Close as wires were damaged 04/26	\$ 115.00
Southern Automated Access Services, LLC	300252	18009	Service Call Curbside Entrance Gate and Island side Gate repairs 04/26	\$ 115.00

Wesbridge Community Development District
Paid Operation & Maintenance Expenditures
April 1, 2026 Through April 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Spectrum	20260410-1	1303841032126 ACH	5678 Dutton Road 03/26	\$ 97.96
Withlacoochee River Electric Cooperative, Inc.	20260424-3	2078246-040926 ACH	Public Lighting 03/26	\$ 4,139.04
Withlacoochee River Electric Cooperative, Inc.	20260424-2	2087102-040926 ACH	5678 Dutton Drive 03/26	\$ 817.22
Withlacoochee River Electric Cooperative, Inc.	20260424-1	2127372-040926 ACH	6612 Boyette Road 03/26	<u>\$ 265.63</u>
Report Total				<u>\$ 178,855.49</u>

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

4/1/2026
10563296
\$725.00

Bill To
Wesbridge CDD c/o Rizzetta & Company 5844 Old Pasco Rd Suite 100, Wesley Chapel, FL 33544

Due Date
Net 30
5/1/2026

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

725.00

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

\$725.00

WESBRIDGE CDD
SUPERVISOR PAY REQUEST
Meeting Date: March 16, 2026

<u>Name of Board Supervisor</u>	<u>Check if paid</u>
David Covert	No
Eladio Izquierdo	Yes
Leslie Green	Yes
Bob Schnaydman	Yes
Scott Petersen	Yes

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	5:36 pm
Meeting End Time:	7:12 pm
Total Meeting Time:	1.36

Time Over _____ (3) Hours:

Total at \$400 per Hour:

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

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

DM Signature: _____

[Handwritten Signature]

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

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

(*) Does not get paid
NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	5:31
Meeting End Time:	7:22
Total Meeting Time:	2:57

Time Over (3) Hours:

Total at \$400 per Hour:

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

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

DM Signature: 

April 9, 2026

Invoice Number: 1307909040926
Account Number: 8337 13 001 1307909

Auto Pay Notice

Service At: 6612 BOYETTE RD
WESLEY CHAPEL FL 33545

Contact Us

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Or, call us at 855-252-0675

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Summary

*Service from 04/09/26 through 05/08/26
details on following pages*

Previous Balance	100.09
Payments Received -Thank You!	-100.09
Remaining Balance	50.00
Spectrum Business™ Internet	70.00
Spectrum Business™ Voice	20.00
Other Charges	5.00
Taxes, Fees and Charges	5.03
Current Charges	\$100.03
YOUR AUTO PAY WILL BE PROCESSED 04/26/26	
Total Due by Auto Pay	\$100.03

Thank you for choosing Spectrum Business.
We appreciate your prompt payment and value you as a customer.

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



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 09 04102026 NNNNNNNN 01 000822 0003

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

April 9, 2026

Wesbridge CDD

Invoice Number: 1307909040926
Account Number: 8337 13 001 1307909
Service At: 6612 BOYETTE RD
WESLEY CHAPEL FL 33545

Total Due by Auto Pay \$100.03

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186



833713001130790900100032



Wesbridge CDD
 Invoice Number: 1307909040926
 Account Number: 8337 13 001 1307909

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

8533 2390 DY RP 09 04102026 NNNNNNNN 01 000822 0003

Charge Details

Previous Balance		100.09
EFT Payment	03/26	-100.09
Remaining Balance		\$0.00

Payments received after 04/09/26 will appear on your next bill.
 Service from 04/09/26 through 05/08/26

Spectrum Business™ Internet

Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Spectrum Business Internet Gig	180.00
Promotional Discount	-110.00

Your promotional price will expire on 10/08/27

\$70.00

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

Spectrum Business™ Voice

Spectrum Business Voice	50.00
Promotional Discount	-30.00

Your promotional price will expire on 10/08/27

\$20.00

Phone number (813) 345-8672 **\$0.00**

For additional call details,
 please visit SpectrumBusiness.net

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

Other Charges

Payment Processing	10.00
Auto Pay Discount	-10.00

Other Charges Continued

Paper Bill Statement Charge	5.00
Other Charges Total	\$5.00

Taxes, Fees and Charges

Regulatory Cost Recovery Fee	0.56
State and Local Sales Tax	0.37
Federal Universal Service Fund	1.48
State TRS Surcharge	0.08
E911 Fee	0.40
Communications Services Tax	2.14
Taxes, Fees and Charges Total	\$5.03

Current Charges \$100.03
Total Due by Auto Pay \$100.03

Billing Information

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

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

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

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

Continued on the next page...

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



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



April 9, 2026

Invoice Number: Wesbridge CDD
1307909040926
Account Number: 8337 13 001 1307909

Spectrum
BUSINESS

Contact Us

Visit us at SpectrumBusiness.net
Or, call us at **866-252-0675**

8633 2360 DY RP 09 04102026 NNNNNNNN 01 000822 0003

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

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

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

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

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

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



April 9, 2026

Invoice Number:
Account Number:

Wesbridge CDD
1307909040926
8337 13 001 1307909



Contact Us

Visit us at SpectrumBusiness.net
Or, call us at **855-252-0676**

8633 2390 DY RP 09 04102026 NNNNNNNN 01 000822 0003



[Back](#)

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

DKS Cellular Subscription

STATEMENT

STATEMENT #
2743679
STATEMENT DATE
April 20, 2026

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

User ID:	dneloon
Period Starts:	March 20, 2026
Period Ends:	April 19, 2026

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

Payments

Date	Details	Amount
3/20/2026	Credit: Autopay	(\$47.95)
3/20/2026	Credit: Autopay	(\$2.00)

Cell Systems

From	To	Name	Phone	MC	Min	Transfer	Amount
3/20/2026	4/19/2026	WesBridge	813 652 9978	7775	94	5	\$49.95

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

[Back](#)

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

DKS Cellular Subscription

STATEMENT

STATEMENT #
2746252
STATEMENT DATE
April 23, 2026

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

User ID:	WesbridgePh2
Period Starts:	March 23, 2026
Period Ends:	April 22, 2026

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

Payments

Date	Details	Amount
3/23/2026	Credit: Autopay	(\$47.95)
3/23/2026	Credit: Autopay	(\$2.00)

Cell Systems

From	To	Name	Phone	MC	Min	Transfer	Amount
3/23/2026	4/22/2026	Wesbridge Ph. 2 Entry	813 576 9664	9999	88	5	\$49.95

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

FOUNTAIN DESIGN GROUP, INC.

Invoice

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

Date	Invoice #
4/8/2026	38906A

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

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

S.O. No.	P.O. No.	Terms	Project
		Due on receipt	

Item	Description	Ordered	Prev. Invoiced	Invoiced	Rate	Amount
SERVICE CO...	APRIL-JUNE QUARTERLY CLEANING SERVICE OF (3) LAKE FOUNTAINS				355.00	355.00

Subtotal					\$355.00
Sales Tax (7.0%)					\$0.00
Total					\$355.00
Payments/Credits					-\$125.00
Balance Due					\$230.00

Phone #
561-994-3939

Please Remit Payment to:

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



Invoice 390571

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

Date	Due Date
03/31/26	4/30/2026
Account Owner	PO#
LAURALEE BISHOP	

Item	Amount
#337970 - Wesbridge CDD 2025-2026 Maintenance Renewal	
<i>Fertilize Shrub March 2026 - 03/31/2026</i>	\$600.00
<i>Insect and Disease Control - 03/30/2026</i>	\$150.11
<i>Palm Fertilization June 2025 - 03/31/2026</i>	\$13.50
<i>Palm Fertilization March 2026 - 03/30/2026</i>	\$13.50
Grand Total	\$777.11

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$6,110.02	\$0.00	\$0.00	\$0.00	\$0.00

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

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

Thank you for allowing us to serve you.



KILINSKI | VAN WYK

Kilinski | Van Wyk PLLC

P.O. Box 6386
Tallahassee, Florida 32314

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

INVOICE

Invoice # 14549
Date: 03/19/2026
Due On: 04/18/2026

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$2,591.48	+ \$3,292.00) - (\$0.00) = \$5,883.48

WSBCDD-01

Wesbridge CDD - General

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	MH	02/03/2026	Review tentative agenda; confer with District management staff regarding same.	0.20	\$375.00	\$75.00
Service	GR	02/06/2026	Confer with District Manager regarding Request for Proposals for landscape maintenance service, form of agreement for the same.	0.20	\$325.00	\$65.00
Service	MH	02/06/2026	Confer with District Manager regarding February agenda and meeting matters.	0.20	\$375.00	\$75.00
Service	SD	02/09/2026	Receive "2019-31- Wesbridge CDD- Adopting Rules of Procedure, executed" and "Affidavit of RFQ Publication for DE Services;" update district files regarding same.	0.20	\$180.00	\$36.00
Service	GR	02/11/2026	Review February agenda materials.	0.30	\$325.00	\$97.50
Service	GR	02/17/2026	Confer with District Manager regarding revisions to draft January meeting minutes; attend Board	1.80	\$325.00	\$585.00

			meeting.			
Service	MH	02/17/2026	Review and revise landscape agreement for RFP.	2.00	\$375.00	\$750.00
Service	MH	02/17/2026	Prepare for and attend Board meeting.	2.30	\$375.00	\$862.50
Service	CD	02/18/2026	Draft Budget Assessment and Appropriation resolutions, notices and affidavit for FY 2027 budgets; Email to District Staff.	0.40	\$200.00	\$80.00
Service	GR	02/19/2026	Advise regarding compensation, indemnification provisions for District Engineering Services; review and revise District Engineering Services Agreement.	1.40	\$325.00	\$455.00
Service	SH	02/23/2026	Monitor and report on bills affecting special districts.	0.20	\$305.00	\$61.00
Service	MH	02/27/2026	Review draft engineering services agreement and confer with District staff regarding same.	0.40	\$375.00	\$150.00
					Total	\$3,292.00

Please make all amounts payable to: Kilinski | Van Wyk PLLC

Please pay within 30 days.



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

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

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



223 1 1
 11-70060

WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT

Service Address: 6308 DUTTON DR RECLAIM
 Bill Number: 24191690
 Billing Date: 3/24/2026
 Billing Period: 2/6/2026 to 3/10/2026

Account #	Customer #
1024390	01391962
Please use the 15-digit number below when making a payment through your bank	
102439001391962	

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

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Reclaim	250441125	2/6/2026	7	3/10/2026	14	32	7

Usage History

Reclaimed

March 2026	7
February 2026	1
January 2026	6
December 2025	0
November 2025	0
October 2025	0

Transactions

Previous Bill	7.07
Payment 03/18/26	-7.07 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	7 Thousand Gals X \$1.01
Total Current Transactions	7.07
TOTAL BALANCE DUE	\$7.07



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasy pay.pascocountyfl.net

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

Account #	1024390
Customer #	01391962
Balance Forward	0.00
Current Transactions	7.07

Total Balance Due	\$7.07
Due Date	4/10/2026

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

Round-Up Donations to Charity	
Amount Enclosed	

Check this box to participate in Round-Up.

WESBRIDGE COMMUNITY DEVELOPMENT
 DISTRICT
 PO BOX 32414
 CHARLOTTE NC 32414

PASCO COUNTY UTILITIES
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013919621102439052419169080000007074



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224 0 1
 11-70060

WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT

Service Address: 6697 DUTTON DR RECLAIM

Bill Number: 24191691

Billing Date: 3/24/2026

Billing Period: 2/6/2026 to 3/10/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Reclaim	18750990	2/6/2026	22024	3/10/2026	22147	32	123

Usage History

Transactions

Month	Reclaimed	Transaction	Amount
March 2026	123	Previous Bill	42.42
February 2026	42	Payment 03/09/26	-42.42 CR
January 2026	82	Balance Forward	0.00
December 2025	173	Current Transactions	
November 2025	159	Reclaimed	
October 2025	91	Reclaimed	123 Thousand Gals X \$1.01 124.23
September 2025	189	Total Current Transactions	124.23
August 2025	159	TOTAL BALANCE DUE	\$124.23
July 2025	194		
June 2025	197		
May 2025	197		
April 2025	199		



Please return this portion with payment

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

Account #	1024395
Customer #	01391962
Balance Forward	0.00
Current Transactions	124.23

Total Balance Due	\$124.23
Due Date	4/10/2026

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

The Total Due will be electronically transferred on 04/10/2026.

WESBRIDGE COMMUNITY DEVELOPMENT
 DISTRICT
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 CHARLOTTE NC 32414

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013919621102439502419169150000124238



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 DADE CITY (352) 521-4285



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 Pay By Phone: 1-855-786-5344

225 0 1
 11-70080

WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT

Service Address: 6554 RYESTONE WAY
 Bill Number: 24191692
 Billing Date: 3/24/2026
 Billing Period: 2/6/2026 to 3/10/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Reclaim	190364259	2/6/2026	8364	3/10/2026	8393	32	29

Usage History

Reclaimed

March 2026	29
February 2026	11
January 2026	24
December 2025	33
November 2025	30
October 2025	32
September 2025	28
August 2025	38
July 2025	32
June 2025	53
May 2025	59
April 2025	54

Transactions

Previous Bill	11.11
Payment 03/09/26	-11.11 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	29 Thousand Gals X \$1.01 29.29
Total Current Transactions	29.29
TOTAL BALANCE DUE	\$29.29



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasy pay.pascocountyfl.net

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

Account #	1024400
Customer #	01391962
Balance Forward	0.00
Current Transactions	29.29

Total Balance Due	\$29.29
Due Date	4/10/2026

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

The Total Due will be electronically transferred on 04/10/2026.

WESBRIDGE COMMUNITY DEVELOPMENT
 DISTRICT
 PO BOX 32414
 CHARLOTTE NC 32414

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013919621102440012419169220000029290



PASCO COUNTY UTILITIES
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 DADE CITY (352) 521-4285

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



210 0 1
 11-70060

WESBRIDGE CDD

Service Address: **29966 MARQUETTE AVENUE**
 Bill Number: 24192055
 Billing Date: 3/24/2026
 Billing Period: 2/6/2026 to 3/10/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Reclaim	200201673	2/6/2026	548	3/10/2026	550	32	2

Usage History

	Reclaimed
March 2026	2
February 2026	0
January 2026	2
December 2025	3
November 2025	3
October 2025	3
September 2025	5
August 2025	4
July 2025	5
June 2025	6
May 2025	5
April 2025	7

Transactions

Current Transactions		
Reclaimed		
Reclaimed	2 Thousand Gals X \$1.01	2.02
Total Current Transactions		2.02
TOTAL BALANCE DUE		\$2.02

Please return this portion with payment



TO PAY ONLINE, VISIT pascoeasy pay.pascocountyfl.net

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

Account #	1077185
Customer #	01415679
Balance Forward	0.00
Current Transactions	2.02

Total Balance Due	\$2.02
Due Date	4/10/2026

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

The Total Due will be electronically transferred on 04/10/2026.

WESBRIDGE CDD
 PO BOX 32414
 CHARLOTTE NC 28232

PASCO COUNTY UTILITIES
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014156799107718512419205540000002024



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

211 0 1
 11-70060

WESBRIDGE CDD

Service Address: 30032 MARQUETTE AVENUE
 Bill Number: 24192056
 Billing Date: 3/24/2026
 Billing Period: 2/6/2026 to 3/10/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Reclaim	200201676	2/6/2026	2065	3/10/2026	2075	32	10

Usage History

Transactions

Usage History		Transactions	
Month	Reclaimed	Description	Amount
March 2026	10	Previous Bill	4.04
February 2026	4	Payment 03/09/26	-4.04 CR
January 2026	11	Balance Forward	0.00
December 2025	14	Current Transactions	
November 2025	18	Reclaimed	
October 2025	16	Reclaimed	10 Thousand Gals X \$1.01
September 2025	15	Total Current Transactions	10.10
August 2025	12	TOTAL BALANCE DUE	\$10.10
July 2025	25		
June 2025	18		
May 2025	5		
April 2025	0		

Please return this portion with payment



TO PAY ONLINE, VISIT pascoeasy pay.pascocountyfl.net

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

Account #	1077180
Customer #	01415679
Balance Forward	0.00
Current Transactions	10.10

Total Balance Due	\$10.10
Due Date	4/10/2026

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

The Total Due will be electronically transferred on 04/10/2026.

WESBRIDGE CDD
 PO BOX 32414
 CHARLOTTE NC 28232

PASCO COUNTY UTILITIES
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014156799107718062419205610000010106



PASCO COUNTY UTILITIES
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 Pay By Phone: 1-855-786-5344



212 0 1
 11-70060

WESBRIDGE CDD

Service Address: 6612 BOYETTE ROAD
 Bill Number: 24192074
 Billing Date: 3/24/2026
 Billing Period: 2/6/2026 to 3/10/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	200204608	2/6/2026	10573	3/10/2026	10644	32	71

Usage History

Reclaimed

March 2026	71
February 2026	30
January 2026	74
December 2025	108
November 2025	100
October 2025	72
September 2025	40
August 2025	63
July 2025	57
June 2025	56
May 2025	66
April 2025	42

Transactions

Previous Bill	30.30
Payment 03/09/26	-30.30 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	71 Thousand Gals X \$1.01 71.71
Total Current Transactions	71.71
TOTAL BALANCE DUE	\$71.71



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasy pay.pascocountyfl.net

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

Account #	1083945
Customer #	01415679
Balance Forward	0.00
Current Transactions	71.71

Total Balance Due	\$71.71
Due Date	4/10/2026

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

The Total Due will be electronically transferred on 04/10/2026.

WESBRIDGE CDD
 PO BOX 32414
 CHARLOTTE NC 28232

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

014156799108394582419207430000071714

WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 5844 Old Pasco Road · SUITE 100 · Wesley Chapel, FLORIDA 33544

Check Request

Amount: \$159,609.20

Date: March 17, 2026

Payable to: Pulte Home Company, LLC

Address:

Description: WREC refund due to developer

Requestor: Jeanette Pridgeon

Approved: *Kimberly McDonald*

Code: 001-10250 \$159,609.20

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

Invoice

Date	Invoice #
4/2/2026	INV0000108042

Bill To:

Wesbridge CDD 3434 Colwell Avenue Suite 200 Tampa FL 33626

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

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



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
2/26/2026	17727

Bill To
Wesbridge CDD PO Box 32414 Charlotte, NC 28232

Job Name	Terms
WELLS RD	Due on receipt

Quantity	Description	Rate	Serviced	Amount
1.25	Report that the exit gates are stuck open. The UL settings were wrong on the circuit boards. Adjusted settings, tested gates and all are performing properly at this time. Hourly Tech Charge Sales Tax	115.00 6.00%		143.75 0.00

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days	Total	\$143.75
<p>Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personnel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p>	Payments/Credits	\$0.00
	Balance Due	\$143.75



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
4/9/2026	17950

Bill To
Wesbridge CDD PO Box 32414 Charlotte, NC 28232

			Job Name	Terms
				Due on receipt
Quantity	Description	Rate	Serviced	Amount
	Fire marshal report: Remark: Neither the front gate, or the back gate open under S.O.S. operation. Front gate does not open with the required code #3838 Have both gates open under S.O.S. operation, and stay open for at least (15) minutes. Have the front gate open with access code #3838 Upon inspection Boyette rd gate (rear) Siren sensor worked properly, code #3838 opened gate as well. Well rd gate (front) Siren sensor did not work, replaced microphone and set to 15 minutes. The 3 button was not working on the keypad, replaced keypad. Please make sure YELP siren is being used at the call box.			
1	Door King Keypad	190.40		190.40
1	S.O.S. microphone.	60.00		60.00
1	Hourly Tech Charge	115.00		115.00
	Sales Tax	6.00%		0.00
Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days			Total	\$365.40
Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.			Payments/Credits	\$0.00
			Balance Due	\$365.40



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
4/20/2026	17998

Bill To
Wesbridge CDD PO Box 32414 Charlotte, NC 28232

Job Name	Terms
WELLS	Due on receipt

Quantity	Description	Rate	Serviced	Amount
1	<p>Report that the exit gate will not close. Found that the exit loop wires had become exposed and damaged. I was able to rewire the re open loop as the exit loop. However, the wires on it have emerged at the surface. It is only a matter of time before that loop fails. I recommend saw cutting a new loop.</p> <p>All performing properly at this time.</p> <p>Hourly Tech Charge</p> <p>Sales Tax</p>	<p>115.00</p> <p>6.00%</p>		<p>115.00</p> <p>0.00</p>

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



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
4/22/2026	18009

Bill To
Wesbridge CDD PO Box 32414 Charlotte, NC 28232

Job Name	Terms
BOYETTE	Due on receipt

Quantity	Description	Rate	Serviced	Amount
1	Report that the curbside entrance gate was closed and the island side was stuck open. Upon arrival, both gates were closed and performing properly. I confirmed that neither were manually released. Unable to duplicate symptom. Hourly Tech Charge Sales Tax	115.00 6.00%		115.00 0.00

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

March 21, 2026
Invoice Number: 1303841032126
Account Number: 8337 13 001 1303841

Auto Pay Notice

Service At: 5678 DUTTON DR
WESLEY CHAPEL FL 33545

MAR 31 2026

NEWS AND INFORMATION

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

You've been selected for exclusive multi-line mobile savings. Call 1-833-574-1237 now.

Pick the right TV package for your business. Stream popular news, sports and entertainment channels! Call 1-833-517-0709 today.



Summary *Service from 03/21/26 through 04/20/26 details on following pages*

Previous Balance	97.96
Payments Received -Thank You!	-97.96
Remaining Balance	\$0.00
Spectrum Business™ Internet	80.00
Spectrum Business™ Voice	10.00
Other Charges	5.00
Taxes, Fees and Charges	2.96
Current Charges	\$97.96
<i>YOUR AUTO PAY WILL BE PROCESSED 04/08/26</i>	
Total Due by Auto Pay	\$97.96

Thank you for choosing Spectrum Business.
We appreciate your prompt payment and value you as a customer.

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



4145 S. FALKENBURG RD RIVERVIEW FL 33678-8652
8833 2380 DY RP 21 03222026 NNNNNNNN 01 000903 0009

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

March 21, 2026

WESTBRIDGE CDD

Invoice Number: 1303841032126
Account Number: 8337 13 001 1303841
Service At: 5678 DUTTON DR
WESLEY CHAPEL FL 33545

Total Due by Auto Pay **\$97.96**

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186





WESTBRIDGE CDD
 Invoice Number: 1303841032126
 Account Number: 8337 13 001 1303841

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

8633 2390 DY RP 21 03222026 NNNNNNNN 01 000903 0003

Charge Details

Previous Balance		97.96
EFT Payment	03/08	-97.96
Remaining Balance		\$0.00

Payments received after 03/21/26 will appear on your next bill.

Service from 03/21/26 through 04/20/26

Spectrum Business™ Internet

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

Your promotional price will expire on 08/20/26

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

\$80.00

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

Spectrum Business™ Voice

Voice Mail	0.00
Spectrum Business Voice	50.00
Promotional Discount	-40.00

Your promotional price will expire on 08/20/27

\$10.00

Phone number (813) 345-8360

Spectrum Business™ Voice Continued

\$0.00

For additional call details,
 please visit SpectrumBusiness.net

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

Other Charges

Payment Processing	10.00
Auto Pay Discount	-10.00
Paper Bill Statement Charge	5.00
Other Charges Total	\$5.00

Taxes, Fees and Charges

Regulatory Cost Recovery Fee	0.28
State and Local Sales Tax	0.35
Federal Universal Service Fund	0.76
State TRS Surcharge	0.08
E911 Fee	0.40
Communications Services Tax	1.09
Taxes, Fees and Charges Total	\$2.96

Current Charges	\$97.96
Total Due by Auto Pay	\$97.96

Billing Information

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

Continued on the next page...

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



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



Invoice Number: WESTBRIDGE CDD
1303841032126
Account Number: 8337 13 001 1303841

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

8633 2360 DY RP 21 03222026 NNNNNNNN 01 000003 0003

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

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

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

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

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

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

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

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

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



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

Bill Date **04/09/2026**
 Amount Due **4,139.04**
 Current Charges Due **05/04/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

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

Comparative Usage Information		
Period	Days	Per Day

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



2 0 0 4 8 8 8 5

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

***** ATTENTION *****

The 2025 Capital Credits assigned amount for this account is \$5,251.26. These credits are not refundable at this time nor can they be applied toward the balance owed.

Capital Credits will be refunded as approved by the Cooperative's Board of Trustees and in compliance of our mortgage agreement with the United States Government.

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

Light Energy Charge **44.37**
 Light Support Charge **96.39**
 Light Maintenance Charge **843.03**
 Light Fixture Charge **1,023.57**
 Light Fuel Adj 3,978 KWH @ 0.04375 **174.04**
 Poles (QTY 153) **1,644.75**
 FL Gross Receipts Tax **8.07**
 State Tax **266.48**
 Pasco County Tax **38.34**

Total Current Charges **4,139.04**
 Total Due **E.F.T. 4,139.04**

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

DO NOT PAY

Total amount will be electronically transferred on or after 04/24/2026.



CUSTOMER INFORMATION

Bill Payment Procedure

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

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

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

Definitions

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

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

CUSTOMER

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

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

DEMAND (General Service customers only):

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

SERVICE

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

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

About Customer Assistance Plans

Budget Bill Plan

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

Medically Essential Service

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

About Employees

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



Wrec Net



Street Light
Repair

If Your Power Goes Off

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

About Refunds

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

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

Contact Information

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

West Hernando

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

Crystal River

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

Telephone Access If Calling From:

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

When Mailing Payments, Mail To:

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

Visit us on the internet at

www.wrec.net

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

Bill Date **04/09/2026**
 Amount Due **817.22**
 Current Charges Due **05/04/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

ELECTRIC SERVICE								
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used	
Date	Reading	Date	Reading					
03/04	64081	04/06	70760		11.80	12	6679	

Comparative Usage Information

Period	Days	Per Day
Apr 2026	33	202
Mar 2026	28	213
Apr 2025	29	203

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



Previous Balance **721.57**
 Payment **721.57CR**
 Balance Forward **0.00**

Customer Charge **39.16**
 Energy Charge 6,679 KWH @ 0.06090 **406.75**
 Fuel Adjustment 6,679 KWH @ 0.04375 **292.21**
 FL Gross Receipts Tax **18.92**
 State Tax **52.61**
 Pasco County Tax **7.57**

Total Current Charges **817.22**
 Total Due **817.22** E.F.T.

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

***** ATTENTION *****

The 2025 Capital Credits assigned amount for this account is \$922.17. These credits are not refundable at this time nor can they be applied toward the balance owed.

Capital Credits will be refunded as approved by the Cooperative's Board of Trustees and in compliance of our mortgage agreement with the United States Government.

DO NOT PAY

Total amount will be electronically transferred on or after 04/24/2026.

Bill Date: **04/09/2026**

Use above space for address change ONLY.

District: OP05

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

Electronic Funds Transfer on or after 04/24/2026
TOTAL CHARGES DUE 817.22
DO NOT PAY

CUSTOMER INFORMATION

Bill Payment Procedure

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

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

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

Definitions

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

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

CUSTOMER

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

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

DEMAND (General Service customers only)

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

SERVICE

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

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

About Customer Assistance Plans

Budget Bill Plan

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

Medically Essential Service

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

About Employees

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



Wrec Net



Street Light
Repair

If Your Power Goes Off

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

About Refunds

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

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

Contact Information

Corporate Office	One Pasco Center	Bayonet Point
14651 21st Street Dade City (352) 567-5133	30461 Commerce Dr. San Antonio (352) 588-4115	12013 Hays Road Shady Hills (727) 868-0465
West Hernando	Crystal River	
10005 Cortez Blvd. Weeki Wachee (352) 596-4000	5330 W. Gulf to Lake Hwy. Lecanto (352) 795-4382	

Telephone Access If Calling From:

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

When Mailing Payments, Mail To:

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

Visit us on the internet at

www.wrec.net

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

Bill Date **04/09/2026**
 Amount Due **265.63**
 Current Charges Due **05/04/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
03/04	31573	04/06	33502				1929

Comparative Usage Information		
Period	Days	Average kWh Per Day
Apr 2026	33	58
Mar 2026	28	59
Apr 2025	29	6

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



2 0 0 4 8 8 8 5

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

***** ATTENTION *****

The 2025 Capital Credits assigned amount for this account is \$256.32. These credits are not refundable at this time nor can they be applied toward the balance owed.

Capital Credits will be refunded as approved by the Cooperative's Board of Trustees and in compliance of our mortgage agreement with the United States Government.

Previous Balance **229.25**
 Payment **229.25CR**
 Balance Forward **0.00**

Customer Charge **39.16**
 Energy Charge 1,929 KWH @ 0.06090 **117.48**
 Fuel Adjustment 1,929 KWH @ 0.04375 **84.39**
 FL Gross Receipts Tax **6.18**
 State Tax **17.18**
 Hernando County Tax **1.24**

Total Current Charges **265.63**
 Total Due **265.63** E.F.T.

DO NOT PAY

Total amount will be electronically transferred on or after 04/24/2026.

CUSTOMER INFORMATION

Bill Payment Procedure

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

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

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

Definitions

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

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

CUSTOMER

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

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

DEMAND (General Service customers only)

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

SERVICE

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

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

About Customer Assistance Plans

Budget Bill Plan

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

Medically Essential Service

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

About Employees

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



Wrec Net



Street Light
Repair

If Your Power Goes Off

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

About Refunds

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

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

Contact Information

Corporate Office 14651 21st Street Dade City (352) 567-5133	One Pasco Center 30461 Commerce Dr. San Antonio (352) 588-5115	Bayonet Point 12013 Flays Road Shady Hills (727) 868-9465
West Hernando 10005 Cortez Blvd. Weeki Wachee (352) 596-4000	Crystal River 5330 W. Gulf to Lake Hwy. Lecanto (352) 795-4382	

Telephone Access If Calling From:

Sumter County to West Hernando	(352) 793-7813
Dunnellon to Crystal River	(352) 487-6818
Tampa to One Pasco Center	(813) 979-9732
Polk County to One Pasco Center	(863) 687-4396
East Hernando County to One Pasco Center	(352) 596-3360
Central Pasco County to Bayonet Point Verizon	(813) 972-9233

When Mailing Payments, Mail To:

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

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