



Rizzetta & Company

Wesbridge Community Development District

Board of Supervisor's Regular Meeting August 17, 2026

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

www.wesbridgecdd.org

**WESBRIDGE
COMMUNITY DEVELOPMENT DISTRICT**

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

Board of Supervisors	Eladio Izquierdo Leslie Green Bob 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.

WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE • 5844 OLD PASCO ROAD • SUITE 100 • WESLEY CHAPEL • FLORIDA • 33544
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Board of Supervisors
Wesbridge Community
Development District

August 10, 2026

Agenda

Dear Board Members:

The Public Hearing of the Board of Supervisors of the Wesbridge Community Development District will be held on **Monday, August 17, 2026, at 5:30 p.m.** at the office of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544. The following is the agenda for the meeting:

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ITEMS**
 - A. Public Hearing on Fiscal Year 2026-2027 Final Budget Tab 1
 1. Consideration of Resolution 2026-07 Adopting
Fiscal Year 2026-2027 Final Budget..... Tab 2
 - B. Public Hearing on Fiscal Year 2026-2027 Assessments
 1. Consideration of Resolution 2026-08; Levying O&M
Assessments for Fiscal Year 2026-2027 Tab 3
 - C. Consideration of Resolution 2026-06, Declaring Vacancy..... Tab 4
 - D. Consideration of Resolution 2026-09, Setting the
Meeting Schedule for Fiscal Year 2026-2027..... Tab 5
 - E. Presentation of the 2025 Audit..... Tab 6
 - F. Consideration of the Additional Services Order (ASO) with
Advanced Aquatics for Aquatic Plants..... Tab 7
- 4. STAFF REPORTS**
 - A. District Engineer
 1. Consideration of CDD Lighting and Speed Hump Proposals..... Tab 8
 - B. Aquatics Report
 1. Review of Waterway Inspection Report..... Tab 9
 - C. Landscape Inspection Manager
 - D. District Counsel
 - E. District Manager
 1. Presentation of District Manager Report and
Monthly Financial Statements..... Tab 10
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors
Meeting held on July 20, 2026 Tab 11
 - B. Consideration of Operation & Maintenance
Expenditures for June 2026 Tab 12
- 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

Proposed Budget Wesbridge Community Development District General Fund Fiscal Year 2026/2027							
Chart of Accounts Classification		Actual YTD through 06/30/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
19							
20	EXPENDITURES - ADMINISTRATIVE						
21							
22	Legislative						
23	Supervisor Fees	\$ 8,200	\$ 10,933	\$ 12,000	\$ 1,067	\$ 12,000	\$ -
24	Financial & Administrative						
25	ADA Website Compliance	\$ 1,537	\$ 2,049	\$ 1,538	\$ (511)	\$ 1,599	\$ 61
26	Accounting Services	\$ 15,801	\$ 21,068	\$ 21,067	\$ (1)	\$ 21,699	\$ 632
27	Administrative Services	\$ 3,951	\$ 5,268	\$ 5,268	\$ -	\$ 5,426	\$ 158
28	Arbitrage Rebate Calculation	\$ -	\$ -	\$ 550	\$ 550	\$ 550	\$ -
29	Assessment Roll	\$ 5,682	\$ 5,682	\$ 5,682	\$ -	\$ 5,852	\$ 170
30	Auditing Services	\$ 3,500	\$ 3,500	\$ 3,400	\$ (100)	\$ 3,400	\$ -
31	Disclosure Report	\$ 3,750	\$ 3,750	\$ 5,000	\$ 1,250	\$ 5,000	\$ -
32	District Engineer	\$ 1,790	\$ 2,387	\$ 20,000	\$ 17,613	\$ 20,000	\$ -
33	District Management	\$ 17,644	\$ 23,525	\$ 23,526	\$ 1	\$ 24,232	\$ 706
34	Dues, Licenses & Fees	\$ 175	\$ 233	\$ 210	\$ (23)	\$ 210	\$ -
35	Financial Consulting & Revenue Collections	\$ 3,160	\$ 4,213	\$ 4,213	\$ (0)	\$ 5,539	\$ 1,326
36	Legal Advertising	\$ 424	\$ 565	\$ 2,700	\$ 2,135	\$ 3,100	\$ 400
37	Public Officials Liability Insurance	\$ 3,130	\$ 3,130	\$ 3,322	\$ 192	\$ 3,443	\$ 121
38	Tax Collector /Property Appraiser Fees	\$ 150	\$ 150	\$ 715	\$ 565	\$ 715	\$ -
39	Trustees Fees	\$ 4,347	\$ 5,796	\$ 5,000	\$ (796)	\$ 5,000	\$ -
40	Website Hosting, Maintenance, Backup & Email	\$ 1,800	\$ 2,400	\$ 2,400	\$ -	\$ 2,520	\$ 120
41	Legal Counsel						
42	District Counsel	\$ 24,302	\$ 32,403	\$ 9,200	\$ (23,203)	\$ 9,200	\$ -
43							
44	Administrative Subtotal	\$ 99,343	\$ 127,053	\$ 125,791	\$ (1,262)	\$ 129,485	\$ 3,694
45							

Prior Actuals	
Actual FY 24/25	Actual FY 23/24
\$ 9,600	\$ 9,800
\$ 1,538	\$ 1,538
\$ 20,257	\$ 19,667
\$ 5,065	\$ 4,917
\$ 450	\$ -
\$ 5,463	\$ 5,304
\$ 3,400	\$ 3,335
\$ 5,000	\$ 5,000
\$ 17,072	\$ 18,110
\$ 22,621	\$ 21,962
\$ 190	\$ 210
\$ 4,051	\$ 3,933
\$ 2,804	\$ 2,549
\$ 2,953	\$ 2,760
\$ 841	\$ 150
\$ 3,734	\$ 4,041
\$ 2,400	\$ 2,400
\$ 9,300	\$ 11,711
\$ 116,739	\$ 117,387

Comments
No change
4% increase
Per contract
Per contract
Per contract.
Per contract
Per contract
Per contract
Based on the upcoming projects.
Per contract
This includes the bank fee.
Per contract
Based on trend
EGIS Projected
Country Stormwater Tax is \$589 and the Property Appraiser Fee is \$150
Per contract
Average for the last two years plus the trend is \$9,164.

Proposed Budget Wesbridge Community Development District General Fund Fiscal Year 2026/2027							
Chart of Accounts Classification		Actual YTD through 06/30/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
46	EXPENDITURES - FIELD OPERATIONS						
47							
48	Electric Utility Services						
49	Utility - Street Lights	\$ 37,229	\$ 49,639	\$ 48,235	\$ (1,404)	\$ 50,568	\$ 2,333
50	Utility Services	\$ 8,851	\$ 11,801	\$ 10,527	\$ (1,274)	\$ 12,475	\$ 1,948
51	Water-Sewer Combination Services						
52	Utility Services-Reclaimed Water	\$ 1,183	\$ 1,577	\$ 5,000	\$ 3,423	\$ 5,000	\$ -
53	Stormwater Control						
54	Aquatic Maintenance	\$ 7,525	\$ 10,033	\$ 8,774	\$ (1,259)	\$ 9,125	\$ 351
55	Aquatic Planting	\$ -	\$ -	\$ 3,100	\$ 3,100	\$ 3,100	\$ -
56	Other Physical Environment						
57	Gate - Cameras & Remotes	\$ 926	\$ 1,235	\$ 2,150	\$ 915	\$ 2,150	\$ -
58	General Liability Insurance	\$ 3,826	\$ 3,826	\$ 4,060	\$ 234	\$ 4,209	\$ 149
59	Holiday Decorations	\$ 1,000	\$ 1,333	\$ 2,000	\$ 667	\$ -	\$ (2,000)
60	Irrigation Repairs & Maintenance	\$ 2,304	\$ 3,072	\$ 4,600	\$ 1,528	\$ 20,000	\$ 15,400
61	Landscape - Annuals	\$ -	\$ -	\$ 6,000	\$ 6,000	\$ 5,024	\$ (976)
62	Landscape - Mulch	\$ 12,158	\$ 16,211	\$ 19,800	\$ 3,589	\$ 19,338	\$ (462)
63	Landscape Inspection Services	\$ 7,200	\$ 9,600	\$ 9,600	\$ -	\$ 10,800	\$ 1,200
64	Landscape Maintenance	\$ 52,733	\$ 70,311	\$ 75,000	\$ 4,689	\$ 88,319	\$ 13,319
65	Landscape Replacement Plants, Shrubs, Trees	\$ 8,442	\$ 11,256	\$ 4,300	\$ (6,956)	\$ 22,500	\$ 18,200
66	Property Insurance	\$ 4,667	\$ 4,667	\$ 6,754	\$ 2,087	\$ 4,434	\$ (2,320)
67	Parks & Recreation						
68	Fountain Maintenance & Repairs	\$ 6,931	\$ 9,241	\$ 3,100	\$ (6,141)	\$ 15,000	\$ 11,900
69	Gate- Maintenance & Repairs	\$ 4,136	\$ 5,515	\$ 16,750	\$ 11,235	\$ 16,750	\$ -
70	Pressure Washing	\$ 2,777	\$ 3,703	\$ 3,000	\$ (703)	\$ 3,000	\$ -
71	Telephone & Internet	\$ 1,737	\$ 2,316	\$ 3,120	\$ 804	\$ 3,511	\$ 391
72	Contingency						
73	Crosswalk Repairs Project	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -
74	Miscellaneous Contingency	\$ 25,902	\$ 34,536	\$ 14,500	\$ (20,036)	\$ 20,280	\$ 5,780
75							
76	Field Operations Subtotal	\$ 189,527	\$ 249,872	\$ 251,370	\$ 1,498	\$ 316,583	\$ 65,213
77							
78	TOTAL EXPENDITURES	\$ 288,870	\$ 376,925	\$ 377,161	\$ 236	\$ 446,068	\$ 68,907

Prior Actuals	
Actual FY 24/25	Actual FY 23/24
\$ 52,811	\$ 47,886
\$ 11,394	\$ 9,505
\$ 2,435	\$ 3,456
\$ 8,720	\$ 9,848
\$ 3,037	\$ -
\$ 1,111	\$ 1,065
\$ 3,609	\$ 3,373
\$ 3,000	\$ 2,000
\$ 5,410	\$ 5,695
\$ 3,586	\$ 4,500
\$ 19,800	\$ 13,200
\$ 8,400	\$ 8,400
\$ 90,799	\$ 70,140
\$ 13,525	\$ 3,642
\$ 5,791	\$ 5,620
\$ 9,637	\$ 6,011
\$ 24,450	\$ 11,578
\$ 2,306	\$ 2,152
\$ 3,511	\$ 2,700
\$ 150	\$ 4,140
\$ 22,833	\$ 8,024
\$ 296,315	\$ 222,935
\$ 413,054	\$ 340,322

Comments
The invoice from November through March has been \$4,131.33 per month, which is \$49,576 per year. Added 2% increase
The avg of the invoices from January through March was \$1,040 which is \$12,475 for the year.
4% Increase
EGIS Projected
Based on new holiday lights
Contract is \$5,400 and the rest was Board decision
Per contract- \$5,024 per year. \$1,256 per rotation
Per contract \$18,337.75
Per contract
Per contract. 7 months of the 1st year rate \$6,482 per month and 5 months of the 2nd year rate which is \$6,676 per month. Contracts renews every May.
Board's decision
EGIS Projected
Board's decision
Avg of the last two years plus the trend is \$14,197.
March's bill was \$288.05. \$288.05 times 12 is \$3,457.
Floor Mats and sidewalk repair. The avg of the last two years plus the trend is \$20,276.

Proposed Budget Wesbridge Community Development District Reserve Fund Fiscal Year 2026/2027								Comments
Chart of Accounts Classification		Actual YTD through 06/30/26	Projected Annual Totals 2025/2026	Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026	
1								
2	ASSESSMENT REVENUES							
3								
4	Special Assessments							
5	Tax Roll	\$ 102,248	\$ 102,248	\$ 102,248	\$ -	\$ 107,848	\$ 5,600	
6								
7	Assessment Revenue Subtotal	\$ 102,248	\$ 102,248	\$ 102,248	\$ -	\$ 107,848	\$ 5,600	
8								
9	OTHER REVENUES							
10								
11	Interest Earnings							
12	Interest Earnings	\$ 2,826	\$ 3,768	\$ -	\$ 3,768	\$ -	\$ -	Based on the recommendation of the Reserve Study.
13								
14	Other Revenue Subtotal	\$ 2,826	\$ 3,768	\$ -	\$ 3,768	\$ -	\$ -	
15								
16	TOTAL REVENUES	\$ 105,074	\$ 106,016	\$ 102,248	\$ 3,768	\$ 107,848	\$ 5,600	
17								
18	EXPENDITURES							
19								
20	Contingency							
21	Capital Reserves	\$ 12,183	\$ 16,244	\$ 102,248	\$ 86,004	\$ 107,848	\$ 5,600	
22								
23	TOTAL EXPENDITURES	\$ 12,183	\$ 16,244	\$ 102,248	\$ 86,004	\$ 107,848	\$ 5,600	
24								
25	EXCESS OF REVENUES OVER EXPENDITURES	\$ 92,891	\$ 89,772	\$ -	\$ 89,772	\$ -	\$ -	
26								

Wesbridge Community Development District

Debt Service

Fiscal Year 2026/2027

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

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

6.0%

GROSS ASSESSMENTS

\$412,761.12

Notes:

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

⁽¹⁾ Maximum Annual Debt Service

WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT

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

2026/2027 O&M Budget:		\$553,916.00	2025/2026 O&M Budget:	\$479,409.00
Collection Cost:	2%	\$11,785.45	2026/2027 O&M Budget:	\$553,916.00
Early Payment Discount:	4%	\$23,570.89		
2026/2027 Total:		\$589,272.34	Total Difference:	\$74,507.00

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2025/2026	2026/2027	\$	%
Single Family 40'	Series 2019 Debt Service	\$998.82	\$998.82	\$0.00	0.00%
	Operations/Maintenance	\$1,234.14	\$1,425.95	\$191.81	15.54%
	Total	\$2,232.96	\$2,424.77	\$191.81	8.59%
Single Family 50'	Series 2019 Debt Service	\$1,248.52	\$1,248.52	\$0.00	0.00%
	Operations/Maintenance	\$1,542.68	\$1,782.43	\$239.75	15.54%
	Total	\$2,791.20	\$3,030.95	\$239.75	8.59%
Single Family 60'	Series 2019 Debt Service	\$1,498.22	\$1,498.22	\$0.00	0.00%
	Operations/Maintenance	\$1,851.21	\$2,138.92	\$287.71	15.54%
	Total	\$3,349.43	\$3,637.14	\$287.71	8.59%

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

NET O&M ASSESSMENT		\$553,916.00
COLLECTION COSTS @	2%	\$11,785.45
EARLY PAYMENT DISCOUNT @	4%	\$23,570.89
TOTAL O&M ASSESSMENT		<u>\$589,272.34</u>

UNITS ASSESSED			ALLOCATION OF O&M ASSESSMENT				PER LOT ANNUAL ASSESSMENT		
LOT SIZE	O&M	SERIES 2019 DEBT SERVICE ⁽¹⁾	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	O&M	SERIES 2019 DEBT SERVICE ⁽²⁾	TOTAL ⁽³⁾
Single Family 40'	148	148	0.80	118.40	35.81%	\$211,040.06	\$1,425.95	\$998.82	\$2,424.77
Single Family 50'	157	157	1.00	157.00	47.49%	\$279,841.98	\$1,782.43	\$1,248.52	\$3,030.95
Single Family 60'	46	46	1.20	55.20	16.70%	\$98,390.30	\$2,138.92	\$1,498.22	\$3,637.14
Total Community	<u>351</u>	<u>351</u>		<u>330.60</u>	<u>100%</u>	<u>\$589,272.34</u>			

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

(\$35,356.34)

Net Revenue to be Collected:

\$553,916.00

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

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

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

Tab 2

RESOLUTION 2026-07

THE ANNUAL APPROPRIATION RESOLUTION OF THE WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to June 15, 2026, submitted to the Board of Supervisors (“**Board**”) of the Wesbridge Community Development District (“**District**”) proposed budget (“**Proposed Budget**”) for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”), along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two (2) days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing Fiscal Year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing Fiscal Year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the Fiscal Year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Wesbridge Community Development District for the Fiscal Year Ending September 30, 2027.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2027, the sum of \$_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

GENERAL FUND	\$_____
DEBT SERVICE FUND (SERIES 2019)	\$_____
CAPITAL RESERVE FUND	\$_____
TOTAL ALL FUNDS	\$_____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2027 or within sixty (60) days following the end of the Fiscal Year 2027 may amend its Adopted Budget for that Fiscal Year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$10,000 or 10% of

the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District’s website within five (5) days after adoption and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 17TH DAY OF AUGUST 2026.

ATTEST:

**WESBRIDGE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By:_____
Its:_____

Exhibit A: Adopted Budget for Fiscal Year 2027

Tab 3

RESOLUTION 2026-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2027; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Wesbridge Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Pasco County, Florida (“**County**”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”), attached hereto as **Exhibit A** and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2027; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such

special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Wesbridge Community Development District (“**Assessment Roll**”) attached to this Resolution as **Exhibit B** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits A and B**, is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, Florida Statutes, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits A and B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits A and B**. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit B**, is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

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

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED THIS 17TH DAY OF AUGUST 2026.

ATTEST:

**WESBRIDGE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By:_____

Its:_____

Exhibit A: Adopted Budget for Fiscal Year 2027

Exhibit B: Assessment Roll

Tab 4

RESOLUTION 2026-06

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT
DECLARING A VACANCY PURSUANT TO SECTION
190.006(3)(b), FLORIDA STATUTES; AND PROVIDING AN
EFFECTIVE DATE.**

WHEREAS, the Wesbridge Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, on November 3, 2026, two (2) members of the Board of Supervisors (the “Board”) are to be elected by the “Qualified Electors” of the District, as that term is defined in Section 190.003, Florida Statutes; and

WHEREAS, the District published a notice of qualifying period set by the Pasco County Supervisor of Elections at least two (2) weeks prior to the start of said qualifying period; and

WHEREAS, at the close of the qualifying period, no one qualified to run for the available seat designated as “Seat 4”; and

WHEREAS, pursuant to Section 190.006(3)(b), Florida Statutes, the Board shall declare Seat 4 vacant, effective the second Tuesday following the general election, and a Qualified Elector is to be appointed to such seat within ninety (90) days thereafter; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt this Resolution declaring Seat 4 as vacant.

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

SECTION 1. The following seat is hereby declared vacant effective as of November 17, 2026: Seat 4 (currently held by Eladio Izquierdo III).

SECTION 2. Until such time as the Board nominates a Qualified Elector to fill the vacancy declared in Section 1 above, the incumbent Supervisor for Seat 4 shall remain in office.

SECTION 3. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 17th of August 2026.

ATTEST:

**WESBRIDGE COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____

☐Chairperson/ ☐Vice Chairperson

Tab 5

RESOLUTION 2026-09

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT ADOPTING
THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2027; AND
PROVIDING FOR AN EFFECTIVE DATE.**

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

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

WHEREAS, the Board desires to adopt an annual meeting schedule for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“Fiscal Year 2027”), attached as **Exhibit A**.

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

SECTION 1. The Fiscal Year 2027 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 17th day of August 2026.

ATTEST:

**WESBRIDGE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2027 Annual Meeting Schedule

Exhibit A:

**WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF MEETINGS FOR FISCAL YEAR 2027**

The Board of Supervisors (“Board”) of the Wesbridge Community Development District (“District”) will hold their regular meetings for Fiscal Year 2027 at the offices of Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33755, at 5:30 p.m., unless otherwise indicated, on the following dates:

October 19, 2026
November 16, 2026
December 21, 2026
January 18, 2027
February 15, 2027
March 15, 2027
April 19, 2027
May 17, 2027
June 21, 2027
July 19, 2027
August 16, 2027
September 20, 2027

The meetings are open to the public and will be conducted in accordance with the provision of Florida law for community development districts. The meetings may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained by contacting the District Manager c/o Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33755, Ph. (813) 994-1001 (“District Manager’s Office”), or may be obtained on the District’s website at <https://www.wesbridgecdd.org/>.

There may be occasions when one or more Board Supervisors or District staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager’s Office at least three (3) business days prior to the meeting. 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), for aid in contacting the District Manager’s Office.

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

District Manager

Tab 6

**WESBRIDGE
COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2025**

**WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
TABLE OF CONTENTS**

	Page
INDEPENDENT AUDITOR'S REPORT	1-2
MANAGEMENT'S DISCUSSION AND ANALYSIS	3-6
BASIC FINANCIAL STATEMENTS	
Government-Wide Financial Statements:	
Statement of Net Position	7
Statement of Activities	8
Fund Financial Statements:	
Balance Sheet – Governmental Funds	9
Reconciliation of the Balance Sheet – Governmental Funds to the Statement of Net Position	10
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	11
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	12
Notes to the Financial Statements	13-20
REQUIRED SUPPLEMENTARY INFORMATION	
Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – General Fund	21
Notes to Required Supplementary Information	22
OTHER INFORMATION	
Data Elements required by FL Statute 218.39 (3) (c)	23
INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT	

OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS	24-25
INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	26
MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	27-28



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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Wesbridge Community Development District
Pasco County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Wesbridge Community Development District, Pasco County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c), but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with Government Auditing Standards, we have also issued our report dated May 8, 2026, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the District's internal control over financial reporting and compliance.

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Wesbridge Community Development District, Pasco County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of (\$2,629,034).
- The change in the District's total net position in comparison with the prior fiscal year was (\$4,352), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2025, the District's governmental funds reported combined ending fund balances of \$620,579, an increase of \$21,250 in comparison with the prior fiscal year. A portion of the fund balance is restricted for debt service and capital projects, nonspendable for prepaid items, assigned to capital reserves, and the remainder is unassigned deficit fund balance in the general fund.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements distinguish functions of the District that are principally supported by assessments. The District does not have any business-type activities. The governmental activities of the District include the general government (management), maintenance, and recreation functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances for the general fund, debt service fund, and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION	
	SEPTEMBER 30,	
	2025	2024
Current and other assets	\$ 801,642	\$ 780,585
Capital assets, net of depreciation	<u>2,717,742</u>	<u>2,882,567</u>
Total assets	<u>3,519,384</u>	<u>3,663,152</u>
Current liabilities	281,904	283,993
Long-term liabilities	<u>5,866,514</u>	<u>6,003,841</u>
Total liabilities	<u>6,148,418</u>	<u>6,287,834</u>
Net position		
Net investment in capital assets	(3,148,772)	(3,121,274)
Restricted	441,771	409,774
Unrestricted	<u>77,967</u>	<u>86,818</u>
Total net position	<u>\$ (2,629,034)</u>	<u>\$ (2,624,682)</u>

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that

the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position decreased during the most recent fiscal year. The majority of the decrease represents the extent to which the cost of operations and depreciation expense exceeded ongoing program revenues.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,			
		2025	2024
Revenues:			
Program revenues			
Charges for services	\$	818,295	\$ 803,048
Operating grants and contributions		22,612	26,428
Capital grants and contributions		680	294
General revenues			
Unrestricted investment earnings		3,498	2,507
Miscellaneous income		<u>810</u>	<u>80</u>
Total		<u>845,895</u>	<u>832,357</u>
revenues			
Expenses:			
General government		116,740	117,288
Maintenance and operations		398,254	350,708
Parks and recreation		90,182	44,321
Interest on long-term debt		<u>245,071</u>	<u>249,608</u>
Total expenses		<u>850,247</u>	<u>761,925</u>
Change in net position		(4,352)	70,432
Net position - beginning		<u>(2,624,682)</u>	<u>(2,695,114)</u>
Net position - ending	\$	<u>(2,629,034)</u>	\$ <u>(2,624,682)</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2025 was \$850,247. The costs of the District's activities were funded by program revenues. Program revenues of the District are comprised primarily of assessments and interest income in the current and prior years. In total, expenses increased over the prior year primarily as a result of an increase in maintenance and recreation expenses.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2025 was amended to increase appropriations by \$55,000 and increase other financing sources by \$55,000.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2025, the District had \$3,624,279 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$906,537 has been taken, which resulted in a net book value of \$2,717,742. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2025, the District had \$5,930,000 Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Wesbridge Community Development District's Accounting Department at 3434 Colwell Avenue, Suite 200, Tampa Florida, 33614.

FINANCIAL STATEMENTS

**WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA**

**STATEMENT OF NET POSITION
SEPTEMBER 30, 2025**

	Governmental Activities
ASSETS	
Cash	\$ 37,934
Investments	57,672
Prepaid items and deposits	163,424
Restricted assets:	
Investments	542,612
Capital assets:	
Depreciable, net	<u>2,717,742</u>
Total assets	<u>3,519,384</u>
 LIABILITIES	
Accounts payable and accrued expenses	21,454
Accrued interest payable 100,841 Developer advance 159,609	
Non-current liabilities:	
Due within one year	145,000
Due in more than one year <u>5,721,514</u>	Total liabilities
<u>6,148,418</u>	
 NET POSITION	
Net investment in capital assets	(3,148,772)
Restricted for debt service 421,189 Restricted for capital projects 20,582	
Unrestricted	<u>77,967</u>
Total net position	<u>\$ (2,629,034)</u>

See notes to the financial statements

**WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

Primary government:

Governmental activities:

General government	\$ 116,740	\$ 103,582	\$ -	\$ -	\$ (13,158)
Maintenance and operations	398,254	323,610	-	680	(73,964)
Parks and recreation	90,182	-	-	-	(90,182)
Interest on long-term debt	<u>245,071</u>	<u>391,103</u>	<u>22,612</u>	<u>-</u>	<u>168,644</u>
Total governmental activities	<u>850,247</u>	<u>818,295</u>	<u>22,612</u>	<u>680</u>	<u>(8,660)</u>

General revenues:

Unrestricted investment earnings	3,498
Miscellaneous income	<u>810</u>
Total general revenues	<u>4,308</u>
Change in net position	(4,352)

Net position - beginning	<u>(2,624,682) Functions/Programs</u>
Net position - ending	<u>\$ (2,629,034)</u>

See notes to the financial statements

				Net (Expense)
				Revenue and
				Changes in Net
				<u>Position</u>
	Program Revenues			
	Charges Operating Capital for Grants and Grants and			
	Governmental			
Expenses	Services Contributions Contributions Activities			

**WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT PASCO
COUNTY, FLORIDA
BALANCE SHEET – GOVERNMENTAL
FUNDS
SEPTEMBER 30, 2025**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
ASSETS				
Cash	\$ 37,934	\$ -	\$ -	\$ 37,934
Investments	57,672	522,030	20,582	600,284
Prepaid items and deposits	163,424	-	-	163,424
Total assets	<u>\$ 259,030</u>	<u>\$ 522,030</u>	<u>\$ 20,582</u>	<u>\$ 801,642</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable and accrued liabilities				
Developer advance	\$ 21,454	\$ -	\$ -	\$ 21,454
Total liabilities	159,609	-	-	159,609
	<u>181,063</u>	<u>-</u>	<u>-</u>	<u>181,063</u>
Fund balances:				
Nonspendable:				
Prepaid items and deposits Restricted for:				
Debt service	163,424	-	-	163,424
Capital projects Assigned to:				
Capital reserve	-	522,030	-	522,030
Unassigned	-	-	20,582	20,582
Total fund balances	55,402	-	-	55,402
Total liabilities and fund balances	<u>(140,859)</u>	<u>-</u>	<u>-</u>	<u>(140,859)</u>
	<u>77,967</u>	<u>522,030</u>	<u>20,582</u>	<u>620,579</u>
	<u>\$ 259,030</u>	<u>\$ 522,030</u>	<u>\$ 20,582</u>	<u>\$ 801,642</u>

See notes to the financial statements

WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT

PASCO COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET – GOVERNMENTAL FUNDS TO THE STATEMENT OF
NET POSITION
SEPTEMBER 30, 2025

Fund balance - governmental funds	\$	620,579
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Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	3,624,279	
Accumulated depreciation	<u>(906,537)</u>	2,717,742

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(100,841)	
Bonds payable, net	<u>(5,866,514)</u>	
		<u>(5,967,355)</u>
Net position of governmental activities		<u>\$ (2,629,034)</u>

**WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT PASCO
COUNTY, FLORIDA**

See notes to the financial statements

**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES –
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
REVENUES				
Assessments	\$ 427,192	\$ 391,103	\$ -	\$ 818,295
Interest income	3,498	22,612	680	26,790
Miscellaneous Revenue	810	-	-	810
Total revenues	<u>431,500</u>	<u>413,715</u>	<u>680</u>	<u>845,895</u>
EXPENDITURES				
Current:				
General government	116,740	-	-	116,740
Maintenance and operations	233,429	-	-	233,429
Parks and recreation Debt service:	90,182	-	-	90,182
Principal				
Interest	-	140,000	-	140,000
Total expenditures	<u>-</u>	<u>244,294</u>	<u>-</u>	<u>244,294</u>
Excess (deficiency) of revenues over (under) expenditures	<u>440,351</u>	<u>384,294</u>	<u>-</u>	<u>824,645</u>
OTHER FINANCING SOURCES (USES)				
Transfer in (out)	(8,851)	29,421	680	21,250
Total other financing sources (uses)	-	(8,520)	8,520	-
Net change in fund balances	<u>-</u>	<u>(8,520)</u>	<u>8,520</u>	<u>-</u>
Fund balances - beginning	(8,851)	20,901	9,200	21,250
Fund balances - ending	<u>86,818</u>	<u>501,129</u>	<u>11,382</u>	<u>599,329</u>
	<u>\$ 77,967</u>	<u>\$ 522,030</u>	<u>\$ 20,582</u>	<u>\$ 620,579</u>

See notes to the financial statements
WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

Net change in fund balances - total governmental funds	\$	21,250
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Amounts reported for governmental activities in the statement of activities are different because:

Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.		140,000
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Depreciation of capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.		(164,825)
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Amortization of bond discount is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.		(2,673)
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The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements.		1,896
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Change in net position of governmental activities	\$	(4,352)
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**WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT PASCO
COUNTY, FLORIDA**

See notes to the financial statements

**WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Wesbridge Community Development District ("District") was established via Ordinance No. 18-30 enacted by the Board of County Commissioners of Pasco County, Florida, on August 7, 2018, and effective as of August 10, 2018, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides, among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("the Board"), which is composed of five members. The Supervisors are elected on an at large basis by qualified electors that reside within the District. The Board of Supervisors of the District exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. *Program revenues* include: 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments imposed on benefited lands located within the District. Assessments are levied to pay for the operations and maintenance of the District and to repay long-term debt. The fiscal year for which annual assessments are levied begins on October 1 each year. Debt assessments are levied at the time of issuance and collected annually. The District's annual assessments may be directly billed and collected by the District, or may be billed and collected by the County Tax Collector. For assessments billed and collected by the County Tax Collector, discounts are available for payments through February 28, and unpaid assessments become delinquent on April 1. Property owners may prepay a portion or all of the debt service assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraphs c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Storm Water management system	25
Landscape and Hardscape	15

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year, the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) A public hearing is conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriations for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2025:

	Amortized Cost	Fair Value	Credit Risk	Maturities
US Bank Money Market	\$ 542,612	\$ -	Not available	N/A

FL Class	-	57,672	S&P AAAM	Weighted maturity:	average
Total Investments	\$ 542,612	\$ 57,672		42 days	

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments in money market funds have been reported at amortized cost above.

NOTE 5 – INTERFUND TRANSFERS

Interfund transfers for the fiscal year ended September 30, 2025 were as follows:

Fund	Transfer in	Transfer out
Debt service	\$ -	\$ 8,520
Capital projects	8,520	-
Total	\$ 8,520	\$ 8,520

Transfers are used to move revenues from the fund where collection occurs to the fund where funds have been reallocated for use. In the case of the District, transfers from the debt service fund to the capital projects fund were made in accordance with the Bond Indentures.

NOTE 6 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2025 was as follows:

	Beginning Balance	Additions	Disposals	Ending Balance
<u>Governmental activities</u>				
Capital assets, being depreciated				
Storm Water management system	\$ 2,879,763	\$ -	\$ -	\$ 2,879,763
Landscape and hardscape	744,516	-	-	744,516
Total capital assets, being depreciated	3,624,279	-	-	3,624,279
Less accumulated depreciation for:				(633,550)
Storm Water management system	(518,359)	(115,191)	-	
Landscape and hardscape	(223,353)	(49,634)	-	(272,987)
Total accumulated depreciation	(741,712)	(164,825)	-	(906,537)
Total capital assets, being depreciated, net	2,882,567	(164,825)	-	2,717,742
Governmental activities capital assets, net				\$
	\$ 2,882,567	\$ (164,825)	\$ -	2,717,742

Depreciation expense was charged to the maintenance function.

NOTE 7 – LONG TERM LIABILITIES

Series 2019

On July 24, 2019, the District issued \$6,585,000 of Special Assessment Revenue Bonds, Series 2019 consisting of Term Bonds with fixed interest rates ranging from 3.25% - 4.25 % and due dated from November 1, 2024 through November 1, 2049. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing November 1, 2020 through November 1, 2049.

The Series 2019 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Issuer.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2025.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2025 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u> Bonds payable:					
Series 2019	\$ 6,070,000	\$ -	\$ 140,000	\$ 5,930,000	\$ 145,000
Less: Original issue discount	(66,159)	-	(2,673)	(63,486)	-
Total	\$ 6,003,841	\$ -	\$ 137,327	\$ 5,866,514	\$ 145,000

NOTE 7 – LONG TERM LIABILITIES (Continued)

Long-term Debt Activity (Continued)

At September 30, 2025, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2026	\$ 145,000	\$ 239,390	\$ 384,390
2027	150,000	234,044	384,044
2028	155,000	228,516	383,516
2029	160,000	222,806	382,806
2030	165,000	216,916	381,916
2031-2035	930,000	979,628	1,909,628
2036-2040	1,135,000	773,525	1,908,525
2041-2045	1,385,000	514,355	1,899,355
2046-2050	1,705,000	187,105	1,892,105
Total	\$ 5,930,000	\$ 3,596,285	\$ 9,526,285

NOTE 8 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management services, which include financial and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

NOTE 9 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

**WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Budgeted Amounts			Variance with
	Original	Final		Final Budget -
				Positive
				(Negative)
REVENUES	\$ 424,158	\$ 424,158		
Assessments	-	-		
Interest Income	-	-	Actual	\$
Miscellaneous Income	<u>424,158</u>	<u>424,158</u>	Amounts	3,034
Total revenues				3,498
			\$	810
EXPENDITURES			427,192	<u>7,342</u>
Current:	115,961	115,961	3,498	
General government	308,197	363,197	810	
Maintenance and operations	-	-	<u>431,500</u>	
Parks and recreation Total	<u>424,158</u>	<u>479,158</u>		
expenditures				(779)
				129,768
Excess (deficiency) of revenues	-	(55,000)	116,740	
over (under) expenditures			233,429	<u>(90,182)</u>
			<u>90,182</u>	<u>38,807</u>
OTHER FINANCING SOURCES	-	<u>55,000</u>	<u>440,351</u>	
Carry forward	-	<u>55,000</u>		
Total other financing sources	\$ -	\$ -		46,149
			(8,851)	
Net change in fund balances				
Fund balance - beginning			-	<u>(55,000)</u>
Fund balance - ending			-	<u>(55,000)</u>
			(8,851)	\$ <u>(8,851)</u>
			86,818	
			<u>\$ 77,967</u>	

See notes to required supplementary information
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT PASCO COUNTY, FLORIDA

The District is required to establish a budgetary system and an approved Annual Budget for the General Fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2025 was amended to increase appropriations by \$55,000 and increase other financing sources by \$55,000.

WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT PASCO COUNTY, FLORIDA

**OTHER INFORMATION – DATA ELEMENTS REQUIRED BY FL STATUTE
218.39(3)(C) FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	4
Employee compensation	\$0
Independent contractor compensation	\$173,788
Construction projects to begin on or after October 1; (\$65K)	Not applicable
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance: \$1,091.91 - \$1,637.87 Debt service: \$998.82 - \$1,498.22
Special assessments collected	\$818,295
Outstanding Bonds:	See Note 7 for details



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**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Wesbridge Community Development District Pasco
County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Wesbridge Community Development District, Pasco County, Florida (the "District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated May 8, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

May 8, 2026



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road • Suite 301
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Wesbridge Community Development District Pasco
County, Florida

We have examined Wesbridge Community Development District, Pasco County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Wesbridge Community Development District, Pasco County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

May 8, 2026



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road • Suite 301
Boca Raton, Florida 33431
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Fax (561) 994-5823
www.graucpa.com

MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

To the Board of Supervisors
Wesbridge Community Development District Pasco
County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Wesbridge Community Development District, Pasco County, Florida ("District") as of and for the fiscal year ended September 30, 2025 and have issued our report thereon dated May 8, 2026.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated May 8, 2026, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General of the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Wesbridge Community Development District, Pasco County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Wesbridge Community Development District, Pasco County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

May 8, 2026

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2024.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2025.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2025.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2025. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 23.

Darryl,

Wesbridge Community Development District Audited Financial Statements for the year ended September 30, 2025.

Presentation of the audited financial statements to the BOS:

The financial statements of the District are required to be audited pursuant to the requirements outlined in Florida Statutes Chapter 218. The Audited financial statements should be evaluated based on several items: The Auditor's Report, the financial statements and the notes to the financial statements, the Report on Internal Control and the Management Letter.

Auditor's Opinion -

An unqualified opinion is the Auditor's opinion of the financial statements, given without any reservations. Such an opinion basically states that the auditor feels the District followed all accounting rules appropriately and that the financial reports are an accurate representation of the District's financial condition.

Is the Auditor's opinion unqualified for this district ☒ YES NO (Circle one.)

See pages 1-2 of audit report.

Financial Statements and the Notes to the Financial Statements -

The financial statements themselves are presented in accordance with generally accepted accounting principles and include the notes to the financial statements. The phrase "see notes to the financial statements" (or similar wording) is a phrase you will see at the bottom of the financial statements. This means that reading the notes in conjunction with the financial statements will provide a more complete picture of the District's financial position and the results of its operations. The notes serve to explain, clarify, and expand upon the figures presented in the financial statements, and provide some additional information as well.

Report on Internal Control -

Report on Internal Control over financial reporting and other matters based on an audit of financial statements performed in accordance with Government Auditing Standards. The auditor includes this report to specifically identify any internal control deficiencies or instances of noncompliance with laws, regulations and contracts.

Instances or adverse findings reported for this district YES ☒ NO (Circle one.) If yes, see further explanation below.

See pages 24-25

Management Letter -

The Management Letter is issued pursuant to the rules of the Auditor General of the State of Florida. This report is issued by the auditors to present any findings or recommendations the auditors may have as well as the status of any findings that may have been identified in the prior year. This report also identifies compliance with the provisions of the Auditor General of the State of Florida.

Instances or adverse findings reported for this district in the current year	YES	☒ NO
Instances or adverse findings reported for this district in the prior year	YES	☒ NO
(Circle one.) If yes, see further explanation below.		
See pages 27-28		

If there are any questions with the audit report, the numbers or any of the disclosures, please contact Venessa Smith.

Please let me know when the BOS accepts the report.

Thanks,

Venessa

Tab 7

ADDITIONAL SERVICES ORDER FOR ENVIRONMENTAL SERVICES

THIS ADDITIONAL SERVICES ORDER (“ASO”) dated August ___, 2026, is presented according to the requirements within the executed *Environmental Services Agreement*, dated August 1, 2023 (“**Agreement**”), by and between:

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

ADVANCED AQUATIC SERVICES, INC., a Florida corporation, with a mailing address of 292 South Military Trail, Deerfield Beach, Florida 33442 (hereinafter “**Contractor**” and, with the “**District**,” the “**Parties**”).

SECTION 1. SCOPE OF WORK. In addition to the Services described in the Agreement and any and all Exhibits or Amendments thereto, Contractor will provide the work described in the proposal listed below and attached as **Exhibit A** to this ASO (the “**Additional Work**”). Contractor shall invoice the District for the Additional Work actually performed in accordance with the price provided at **Exhibit A**, and the District shall remit payment for such Additional Work pursuant to the terms of the Agreement. Such amounts include all materials and labor necessary to complete the Additional Work and all items, labor, materials, or otherwise, to provide the District the maximum benefit of the Additional Work.

<i>Proposal Date</i>	<i>Brief Description of Work</i>	<i>Cost</i>
June 23, 2026	Planting of Aquatic Plants at Pond NW	\$3,100.00
<i>Total</i>		<i>\$3,100.00</i>

SECTION 2. EFFECTIVE DATE. This ASO shall be effective as of the date listed above.

SECTION 3. ACCEPTANCE. Execution of this ASO will authorize Contractor to complete the Additional Work as outlined above in addition to the Services set forth in the Agreement. Contractor shall commence the aforesaid authorized Additional Work as provided herein and shall perform the same in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this ASO, remain in full force and effect. To the extent that any other terms provided in **Exhibit A** conflict with the terms of the Agreement, the terms of the Agreement shall control.

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

**WESBRIDGE
COMMUNITY DEVELOPMENT DISTRICT**

Chairperson, Board of Supervisors

Date: _____

ADVANCED AQUATICS, INC., a Florida corporation

By: _____

Its: _____

Date: _____

Exhibit A: Scope of Services for the Additional Work

Exhibit A
Scope of Services for the Additional Work



- PLANTING PROPOSAL- Pond NW

June 23, 2026

Wesbridge CDD
c/o Rizzetta and Company
5844 Old Pasco Road, Ste. 100
Wesley Chapel, FL 33544

Item Description

Advanced Aquatic shall perform the work in accordance with the following scope of services:

Supply, deliver, and install a total of 2,100 fresh bare-root aquatic plants at Pond NW, consisting of 500 Duck Potato, 600 Spikerush, 500 Pickerelweed, and 500 Softstem Bulrush. Plants will be installed along the shoreline in designated areas to enhance shoreline stabilization, improve water quality, and provide beneficial aquatic habitat.

See attached picture for reference.

Total: \$3,100.00

- 1.) Advanced Aquatic Services, Inc. shall not be responsible for acts beyond its reasonable control, including but not limited to adverse soil and/or water quality, or negligence by others including inappropriate engineering or design.
- 2.) Advanced Aquatic, Services, Inc. shall not be responsible for any hydrologic issues related to the site/property.
- 3.) Pricing is subject to inventory availability.
- 4.) Invoices submitted for work completed shall be paid within 30 days of receipt. Should it become necessary of AAS, INC. to bring action for collection of monies due and owing under the Agreement. CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorneys' fees (including those on appeal) and court costs, and all other expenses incurred by AAS, INC. resulting from such collection action. Palm Beach County shall be the venue for any dispute arising under this agreement.
- 5.) Any incidental activity not explicitly mentioned in this proposal is excluded from the scope of work.
- 6.) This proposal shall be valid for 30 days upon receipt.

Signature: _____ Title: _____

Print Name: _____ Date: _____

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

Proposed Plant Species



Duck Potato



Spikerush



Pickerel Weed



Softstem Bulrush

Tab 8

American Outdoor Lighting
4610 Cypress Tree Dr
Tampa, FL 33624-6339 USA
+18133652005
ericssdesigns4u@yahoo.com

Estimate

ADDRESS
Lighthouse Engineering Inc.
Wesley Chapel, FL
Wesbridge Community

ESTIMATE # 2044
DATE 07/24/2026

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	Sales	Supply and install 12 solar LED path lights to illuminate sidewalk between homes.	12	50.00	600.00
TOTAL					\$600.00

Accepted By

Accepted Date



C & L Landscape Lighting

Estimate

For: Westbridge CDD - Amy Palmer
apalmer@lighthouseenginc.com
Marquette Ave & Skylark Drive
727-687-2328

Estimate No: 1380
Date: 05/15/2026

Description	Quantity	Rate	Amount
Brass LED Well Light (Micro) 3000K / 10 Year Warranty	35	\$150.00	\$5,250.00
3/4 Conduit	4	\$20.00	\$80.00
10/2 Wire / Connectors	2.5	\$680.00	\$1,700.00
4 x 4 x 6 Pressure Treated Post	1	\$25.00	\$25.00
300 Watt Lifetime SS LED Transformer / Photo Cell	2	\$420.00	\$840.00
Labor - Install 4x4 PT post, waterjet crossings, core drill for fixtures, install conduit, wire, transformers and new fixtures	1	\$7,145.00	\$7,145.00

Subtotal \$15,040.00
Total \$15,040.00

Total \$15,040.00

Notes

Note this estimate does include any electrician cost for installing two outlets at the desired locations

\$7,895 Deposit required to order materials, Balance due upon job completion.

Terms and Conditions

Estimate includes labor, materials and taxes.

Deposit required to order materials, balance due upon job completion.

C & L Landscape Lighting - Estimate 1380 - 05/15/2026

Free labor on all warranties one for year, service call and labor rates will apply after one year.

This Quote valid for 45 days.

Approved estimates must be installed within 45 days from date of approval or additional material and labor charges may apply.



Brass LED Well Light (Micro) 3000K / 10 Year Warranty

Brass





Prepared for Lighthouse Engineering Inc

To Thomas Liu

Email tliu@lighthouseenginc.com

Address 701 Enterprise Rd E Suite 410, Safety Harbor, FL 34695

Phone [727-726-7856](tel:727-726-7856)

Prepared by Clifford Barfield

The Hatch Group

Address 2591 W Washington St. Orlando, FL 32805

Phone [877-984-2824](tel:877-984-2824) Website www.HatchGroupUSA.com

Quote Number 299 Date July 23, 2026 Expiry Date October 21, 2026

[Download PDF](#)

Installation of Speedhumps Contract 2026

***Wesbridge
Wells Rd
Wesley Chapel, FL 33545***

Ready to get your project started? Simply click 'Accept' and our office team will be in touch with you! Our team will handle all necessary permitting, required police details, and notify DigSafe to check your property for underground utilities.

Installation only of Speedhumps with Signs and Posts.

6,870.00

1. Contractor to mark the areas for the new speed bumps with the owner representative.
2. Set up barricades/cones to protect the area while under construction.
3. Contractor to clean the area of debris before speed bump installation.
4. Contractor to install rubber speed bumps, signs, and posts in designated locations.
5. New speed bumps to be bolted down into the existing asphalt.
6. Contractor to haul and dispose of all job-related debris.

[DigSafe - What to Know](#)

Subtotal

6,870.00

Total

\$6,870.00

P R O P O S A L

Outdoor Lighting Perspectives of Clearwater & Tampa Bay

109 S Bayview Blvd

Suite A

Oldsmar, FL 34677

(727) 785-6000

<https://outdoorlights.com/clearwater>

OUTDOORLIGHTING
P E R S P E C T I V E S ®

Billing/Service Address

Palmer, Amy

Light House

30103 Skylark Dr

Wesley Chapel, FL 33545

(727) 687-2328

apalmer@lighthouseenginc.com

Date	July 2, 2026
------	--------------

O U T D O O R L I G H T I N G P R O P O S A L

This proposal expires on 8/1/2026

Prepared by Robert van der Putten (olpclearwater@outdoorlights.com)

N O T E S

(1) 125W Solar Module (1) Solar Module Mounting Bracket

(1) Solar Module Wiring (1) Metal Battery Enclosure (Gray) (1) Charge Controlling System (1) 99 Ah Sealed No Maintenance Gel Battery (1) System Disconnect (1) Inline Fuse (2) Distribution Blocks (1) Internal Wiring (1) Mounting Hardware Run Time: Dusk to Dawn, Max Load 9 Fixtures @ 0.18 Amps Each.

Solar lighting systems must be installed in areas free of shading or excessive ambient light. It is highly recommended that a site survey is performed to properly evaluate your site for a solar lighting installation.



Item	Description	Qty	Rate	Amount
Commercial Installation	LED lighting system installation. Includes professional customized lighting design, installation labor, fixtures, LED components, controller, professional grade transformer, all necessary wire, connection parts, and one year of our Shine365 program. Our team will also come out and complete a night time adjustment following installation.	1		\$13,280.00
Misc.	SPS-125-1b100 Solar Power System (see notes)	2 EA		\$0.00
Misc.	Item: 16' Poles scheduled 40 - galvanized steel	2 EA		\$0.00
Sarasota	Sarasota Path Light	18 EA		\$0.00
12-2 Cable	Landscape Lighting Wire (ft.)	300 FT		\$0.00
			Subtotal	\$13,280.00
			Tax	\$0.00
			Total	\$13,280.00

T E R M S A N D C O N D I T I O N S

► [Click to View Terms and Conditions](#)

[Click here if you no longer wish to receive notifications or related information about this proposal.](#)

8636242287 Brian Hayes
brian_hayes29@aol.com

Estimate

ADDRESS
Thomas

ESTIMATE # 2084
DATE 07/25/2026

ACTIVITY	QTY	RATE	AMOUNT
speed bump signs Install speed bump signs 72 inch with concrete in landscape bed 26 total same price If there's 52 Orange paint will be needed where signs are going to be installed not responsible for any damage sprinklers	26	125.00	3,250.00
speed bump insulation We will use the manufacturers hardware Size of drillbit needed will be required prior to start date. Job will take two days. Orange paint will be marked on ground numbering 1through 26. We do not offer the manufacturers warranty	26	300.00	7,800.00
TOTAL			\$11,050.00

Accepted By

Accepted Date



Proposal

P.O. Box 23125
Tampa, Florida 33623

PARKING LOT SERVICES

Phone: 813-880-9100
www.plsofflorida.com

CGC1512668 **GO GREEN**

WITH PLS!

Date: Friday, July 31, 2026

Proposal # 026-0560

Submitted To:

Mr. Thomas Liu
Lighthouse Engineering, Inc.
701 Enterprise Road, E, #410
Safety Harbor, FL 34695
Phone: (727) 726-7856
Mobile:

Site Description:

S124808
Wesbridge CDD
6673 Dutton Drive
Wesley Chapel, FL 33545

Prepared By:

Olivia Madrid
Mobile: 813-765-5504
Office: (813) 880-9100
E-mail: olivia@plsofflorida.com

NO WARRANTIES HONORED UNLESS PAYMENT IS MADE IN FULL We are pleased
to submit this proposal for the following work at the above location.

Qty	Proposed Service(s) & Description(s)	Depth
	RECYCLED RUBBER SPEED HUMPS <i>Install recycled rubber speed bumps in 13 locations. Speed humps to be provided by others.</i>	\$2,711.00

PAYMENT TERMS 0% Down, Balance Net 30

Project Total: **\$2,711.00**

***Preferred Method of Payment, Check or ACH. We also accept Visa, Mastercard and Discover
Cards with a 2.5% Convenience Fee. Amex Accepted with a 3.5% Convenience Fee.**

This proposal may be withdrawn at our option if not accepted within **30** days of 7/31/2026

Pavement Consultant Olivia Madrid
olivia@plsofflorida.com

Olivia Madrid

www.plsofflorida.com

PARKING LOT SERVICES GENERAL TERMS & CONDITIONS

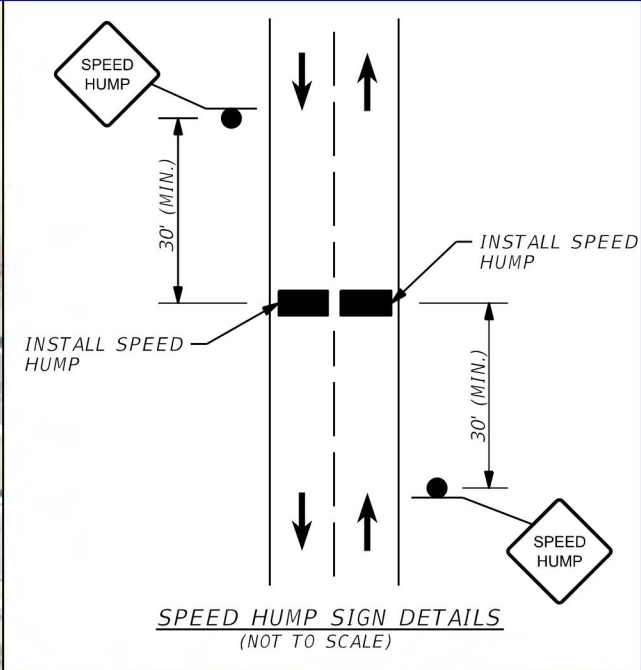
- DUE TO THE CURRENT VOLATILITY IN THE PETROLEUM MARKETS, ASPHALT PAVING PRICES MAY CHANGE AFTER CONTRACTED DATE DUE TO ASPHALT MATERIAL PRICE INCREASES. ANY PRICE INCREASE WILL BE REVIEWED AND APPROVED WITH THE CLIENT PRIOR TO START OF PROJECT.
- DUE TO THE CURRENT VOLATILITY IN THE RAW MATERIAL MARKETS, SEALCOATING PRICES MAY CHANGE AFTER CONTRACTED DATE DUE TO RAW MATERIAL PRICE INCREASES. ANY PRICE INCREASE WILL BE REVIEWED AND APPROVED WITH THE CLIENT PRIOR TO START OF PROJECT.
- Total investment is based on 1 mobilization. Each additional mobilization will be charged \$575.00 for Striping, \$1,500.00 for Asphalt or Concrete Repair, \$1,500.00 for Sealcoat and \$2,500.00 for Asphalt Overlays per additional mobilization
- Price does not include PERMIT fees, unless explicitly stated. If a permit is required, a change order consisting of permits fees, a \$250.00 procurement fee and any additional work required by the City, will be billed as separate line item. If as-built drawings are required to attain permit and cannot be provided by owner, there will be additional charge to provide as-built drawings.
- Price does not include testing, traffic control, lab fees, de-watering, tree removal or trimming, fence removal, relocation of utility or light poles, new landscaping, or sod, unless explicitly stated.
- All warranties are 12 Months unless explicitly stated otherwise. All warranties are for material, workmanship, excessive wear, blistering, and peeling. Warranty does not include base failure, tire tears, excessive grease, oil spots, or reflective cracking.
- New or sealed pavement is susceptible to scuffing, tire tears and indentations. PLS will not be responsible for warranting these items.
- Parking Lot Services cannot guarantee 100% drainage due to existing elevations and or conditions. Every effort will be made to attain proper drainage.
- If during an on-site evaluation your parking lot is found to have polished aggregate, PLS cannot warranty sealer in those areas. This is due to adhesion problems this situation causes.
- Parking Lot Services is not responsible for any liability arising from installation of speed bumps or wheel stops.
- Parking Lot Services will provide traffic cones and caution tape as needed and will quarantine off areas of work to assure the safety of all.
- Parking Lot Services is not responsible for any damage or replacement of underground pipe, above or underground utilities, irrigation, landscaping, sod, trees due to saw cutting and excavating of tree roots, or any other unforeseen items underground.

- Sealer will not hide cracks.
- Parking Lot Services is not responsible for overspray of sealing or tack coat products on concrete or decorative driveways with pavers. Please cover them before work begins if there are concerns.
- Parking Lot Services strongly recommends the replacement of all deteriorated wheel stops at its job sites. However, if the property owner or manager chooses not to replace existing wheel stops, PLS shall not be held responsible for any potential liability claims arising from accident or injury caused by, or in association with, these fixtures. PLS is not responsible for damage incurred in the removal and resetting of wheel stops.
- Customer shall be solely responsible for the procurement and cost of any towing services required.
- Any asphalt or concrete mix required on Saturday or Sunday may require a minimum \$TBD plant opening fee per day.
- PLS is not responsible for vandalism of new work. Customer will be responsible for any costs incurred in fixing said work.

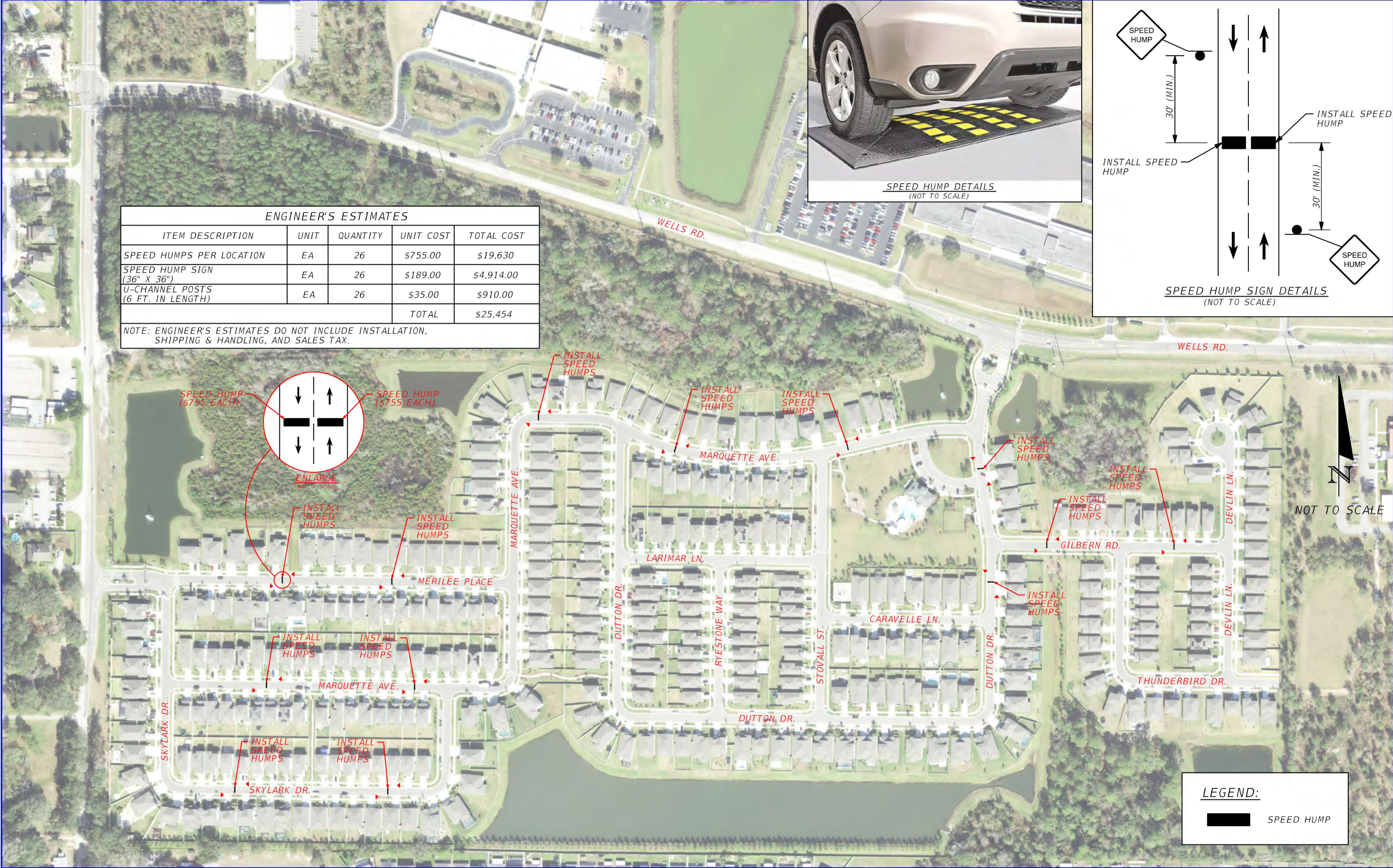
ENGINEER'S ESTIMATES				
ITEM DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL COST
SPEED HUMPS PER LOCATION	EA	26	\$755.00	\$19,630
SPEED HUMP SIGN (36" X 36")	EA	26	\$189.00	\$4,914.00
U-CHANNEL POSTS (6 FT. IN LENGTH)	EA	26	\$35.00	\$910.00
			TOTAL	\$25,454
NOTE: ENGINEER'S ESTIMATES DO NOT INCLUDE INSTALLATION, SHIPPING & HANDLING, AND SALES TAX.				



SPEED HUMP DETAILS
(NOT TO SCALE)



SPEED HUMP SIGN DETAILS
(NOT TO SCALE)



REVISIONS				BRADLEY S. FORAN, P.E. P.E. NO.: 52634 LIGHTHOUSE ENGINEERING INC. 701 ENTERPRISE ROAD EAST, SUITE 410 SAFETY HARBOR, FL 34695	WESBRIDGE (STREET CALMING)			WESBRIDGE (TRAFFIC CALMING)	SHEET NO. 1
DATE	DESCRIPTION	DATE	DESCRIPTION		ROAD NO.	COUNTY	FINANCIAL PROJECT ID		
					N/A	PASCO	N/A		

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.



Proposal

PARKING LOT SERVICES

GO GREEN WITH PLS!

P.O. Box 23125
Tampa, Florida 33623
Phone: 813-880-9100
www.plsofflorida.com
CGC1512668

Date: Friday, July 31, 2026

Proposal # 026-0560

Submitted To:

Mr. Thomas Liu
Lighthouse Engineering, Inc.
701 Enterprise Road, E, #410
Safety Harbor, FL 34695
Phone: (727) 726-7856
Mobile:

Site Description:

S124808
Wesbridge CDD
6673 Dutton Drive
Wesley Chapel, FL 33545

Prepared By:

Olivia Madrid
Mobile: 813-765-5504
Office: (813) 880-9100
E-mail: olivia@plsofflorida.com

NO WARRANTIES HONORED UNLESS PAYMENT IS MADE IN FULL

We are pleased to submit this proposal for the following work at the above location.

Qty	Proposed Service(s) & Description(s)	Depth
	RECYCLED RUBBER SPEED HUMPS <i>Install recycled rubber speed bumps in 13 locations. Speed humps to be provided by others.</i>	\$2,711.00

PAYMENT TERMS 0% Down, Balance Net 30

Project Total: **\$2,711.00**

***Preferred Method of Payment, Check or ACH. We also accept Visa, Mastercard and Discover
Cards with a 2.5% Convenience Fee. Amex Accepted with a 3.5% Convenience Fee.**

This proposal may be withdrawn at our option if not accepted within **30** days of 7/31/2026

Pavement Consultant Olivia Madrid
olivia@plsofflorida.com

Olivia Madrid

Client's Authorized Signature

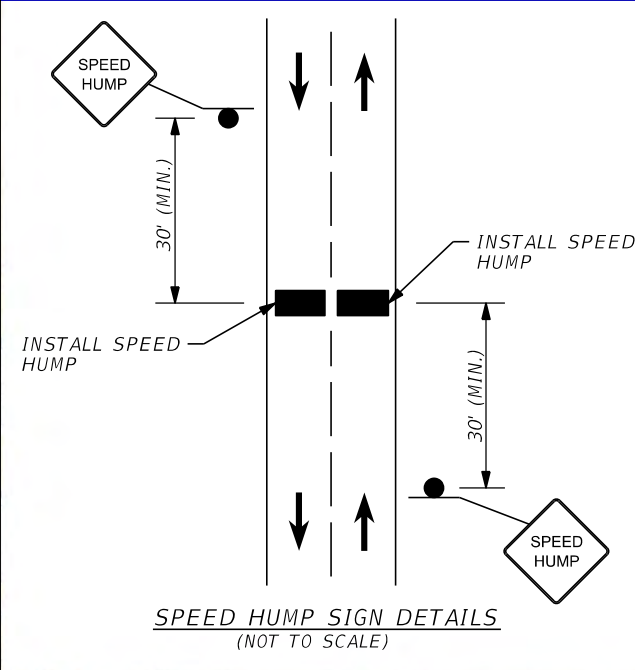
PARKING LOT SERVICES GENERAL TERMS & CONDITIONS

- DUE TO THE CURRENT VOLATILITY IN THE PETROLEUM MARKETS, ASPHALT PAVING PRICES MAY CHANGE AFTER CONTRACTED DATE DUE TO ASPHALT MATERIAL PRICE INCREASES. ANY PRICE INCREASE WILL BE REVIEWED AND APPROVED WITH THE CLIENT PRIOR TO START OF PROJECT.
- DUE TO THE CURRENT VOLATILITY IN THE RAW MATERIAL MARKETS, SEALCOATING PRICES MAY CHANGE AFTER CONTRACTED DATE DUE TO RAW MATERIAL PRICE INCREASES. ANY PRICE INCREASE WILL BE REVIEWED AND APPROVED WITH THE CLIENT PRIOR TO START OF PROJECT.
- Total investment is based on 1 mobilization. Each additional mobilization will be charged \$575.00 for Striping, \$1,500.00 for Asphalt or Concrete Repair, \$1,500.00 for Sealcoat and \$2,500.00 for Asphalt Overlays per additional mobilization
- Price does not include PERMIT fees, unless explicitly stated. If a permit is required, a change order consisting of permits fees, a \$250.00 procurement fee and any additional work required by the City, will be billed as separate line item. If as-built drawings are required to attain permit and cannot be provided by owner, there will be additional charge to provide as-built drawings.
- Price does not include testing, traffic control, lab fees, de-watering, tree removal or trimming, fence removal, relocation of utility or light poles, new landscaping, or sod, unless explicitly stated.
- All warranties are 12 Months unless explicitly stated otherwise. All warranties are for material, workmanship, excessive wear, blistering, and peeling. Warranty does not include base failure, tire tears, excessive grease, oil spots, or reflective cracking.
- New or sealed pavement is susceptible to scuffing, tire tears and indentations. PLS will not be responsible for warranting these items.
- Parking Lot Services cannot guarantee 100% drainage due to existing elevations and or conditions. Every effort will be made to attain proper drainage.
- If during an on-site evaluation your parking lot is found to have polished aggregate, PLS cannot warranty sealer in those areas. This is due to adhesion problems this situation causes.
- Parking Lot Services is not responsible for any liability arising from installation of speed bumps or wheel stops.
- Parking Lot Services will provide traffic cones and caution tape as needed and will quarantine off areas of work to assure the safety of all.
- Parking Lot Services is not responsible for any damage or replacement of underground pipe, above or underground utilities, irrigation, landscaping, sod, trees due to saw cutting and excavating of tree roots, or any other unforeseen items underground.
- Sealer will not hide cracks.
- Parking Lot Services is not responsible for overspray of sealing or tack coat products on concrete or decorative driveways with pavers. Please cover them before work begins if there are concerns.
- Parking Lot Services strongly recommends the replacement of all deteriorated wheel stops at its job sites. However, if the property owner or manager chooses not to replace existing wheel stops, PLS shall not be held responsible for any potential liability claims arising from accident or injury caused by, or in association with, these fixtures. PLS is not responsible for damage incurred in the removal and resetting of wheel stops.
- Customer shall be solely responsible for the procurement and cost of any towing services required.
- Any asphalt or concrete mix required on Saturday or Sunday may require a minimum \$TBD plant opening fee per day.
- PLS is not responsible for vandalism of new work. Customer will be responsible for any costs incurred in fixing said work.

ENGINEER'S ESTIMATES				
ITEM DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL COST
SPEED HUMPS PER LOCATION	EA	26	\$755.00	\$19,630
SPEED HUMP SIGN (36" X 36")	EA	26	\$189.00	\$4,914.00
U-CHANNEL POSTS (6 FT. IN LENGTH)	EA	26	\$35.00	\$910.00
			TOTAL	\$25,454
NOTE: ENGINEER'S ESTIMATES DO NOT INCLUDE INSTALLATION, SHIPPING & HANDLING, AND SALES TAX.				



SPEED HUMP DETAILS
(NOT TO SCALE)



SPEED HUMP SIGN DETAILS
(NOT TO SCALE)



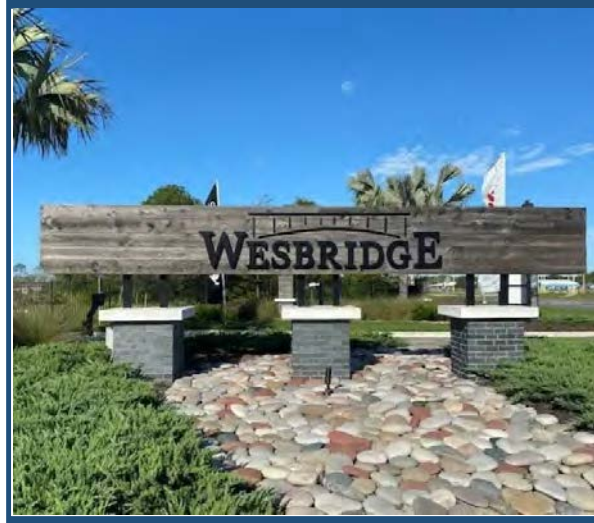
LEGEND:

SPEED HUMP

REVISIONS				BRADLEY S. FORAN, P.E. P.E. NO.: 52634 LIGHTHOUSE ENGINEERING INC. 701 ENTERPRISE ROAD EAST, SUITE 410 SAFETY HARBOR, FL 34695	WESBRIDGE (STREET CALMING)			WESBRIDGE (TRAFFIC CALMING)	SHEET NO. 1
DATE	DESCRIPTION	DATE	DESCRIPTION		ROAD NO.	COUNTY	FINANCIAL PROJECT ID		
					N/A	PASCO	N/A		

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

Tab 9



Wesbridge Community Development District Waterway Inspection Report

Reason for Inspection:
Quality Assurance

Inspection Date:

7/17/2026

Prepared for:
Wesbridge
Community Development District

Prepared by:

Stephen T. Roehm, Service 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



TABLE OF CONTENTS

Site Assessments

Ponds B1-B2	2
Ponds SE-C	3
Ponds N-NW	4
Pond NE.....	5

Site Map	6
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Site Assessments

Pond B1

Comments:

Normal Growth Observed

Minimal growth of Primrose, Torpedograss, and Alligatorweed present and targeted within the native aquatic plants and along the perimeter of the pond.



Pond B2

Comments:

Normal Growth Observed

Minimal growth of Primrose, Torpedograss, and Alligatorweed present and targeted within the native aquatic plants and along the perimeter of the pond.



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Site Assessments

Pond SE

Comments:

Site Looks Good

Minimal growth of Primrose, Torpedograss, and Duckweed present and targeted within the native aquatic plants and along the perimeter of the pond.

Please allow 10-14 days to see positive results.



Pond C

Comments:

Normal Growth Observed

Minimal growth of Torpedograss and Primrose present and treated along the perimeter of the pond.

Significant trash was found along the edge of the pond and has been removed and disposed of upon inspection.



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Site Assessments

Pond N

Comments:

Treatment In Progress

Minimal algae and Torpedograss present and treated within the pond on 7/17/26.

The native Duck Potato remains healthy and robust.



Pond NW

Comments:

Site Looks Good

Minimal growth of Torpedograss present and treated along the perimeter of the pond.

Positive results will be seen within 10-14 days.

Native aquatic Gulf Spike Rush remains healthy and robust.



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lakes@advancedaquatic.com

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

Pond NE

Comments:

Site Looks Good

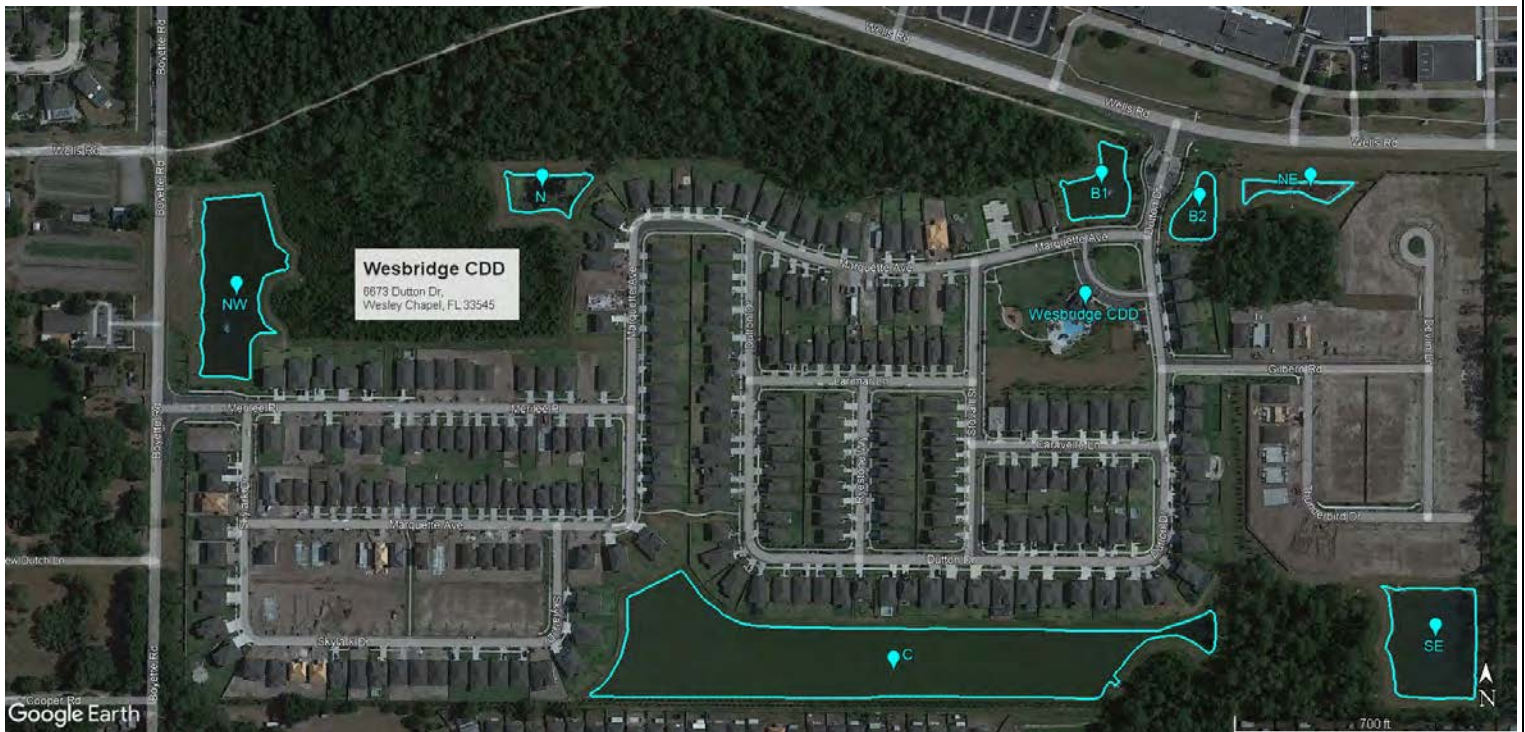
Minimal growth of Torpedograss present and treated along the perimeter of the pond.

The Gulf Spike Rush within the littoral shelf is in healthy condition.





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 10



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** September 21, 2026 at 5:30pm
- **FY 2025-2026 Audit Completion Deadline:** June 30, 2027
- **Next Election (Seats):** Term 11/22 – 11/26 (Seat 4-Eladio); & Term 11/22-11/26 (Seat 5-Leslie)

District Manager's Report

August 17

2026

W
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G
E

District Manager Updates

<u>FINANCIAL SUMMARY</u>		<u>6/30/2026</u>
General Fund Cash & Investment Balance:		\$173,481
Reserve Fund Cash & Investment Balance:		\$111,964
Debt Service Fund Investment Balance:		<u>\$538,207</u>
Total Cash and Investment Balances:		\$823,652
General Fund Expense Variance:	\$1,759	Under Budget



Rizzetta & Company

Wesbridge Community Development District

**Financial Statements
(Unaudited)**

June 30, 2026

Prepared by: Rizzetta & Company, Inc.

wesbridgecdd.org
rizzetta.com

Wesbridge Community Development District

Balance Sheet

As of 06/30/2026

(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	79,759	0	0	0	79,759	0	0
Investments	93,722	111,964	538,207	26,524	770,416	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	538,207
Amount To Be Provided Debt Service	0	0	0	0	0	0	5,246,793
Total Assets	181,916	111,964	538,207	26,524	858,610	3,624,279	5,785,000
Liabilities							
Accounts Payable	15,735	0	0	0	15,735	0	0
Accrued Expenses	9,087	0	0	0	9,087	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	0	5,785,000
Total Liabilities	24,822	0	0	0	24,822	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	132,017	59,074	16,178	5,942	213,210	0	0
Total Fund Equity & Other Credits	157,094	111,964	538,207	26,524	833,788	3,624,279	0
Total Liabilities & Fund Equity	181,916	111,964	538,207	26,524	858,610	3,624,279	5,785,000

See Notes to Unaudited Financial Statements

Wesbridge Community Development District

Statement of Revenues and Expenditures

As of 06/30/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 06/30/2026 YTD Budget	Year To Date 06/30/2026 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	1,765	1,765
Special Assessments				
Tax Roll	377,161	377,161	380,353	3,192
Other Misc. Revenues				
Insurance Proceeds	0	0	8,769	8,769
Total Revenues	377,161	377,161	390,887	13,726
Expenditures				
Legislative				
Supervisor Fees	12,000	9,000	8,200	800
Total Legislative	12,000	9,000	8,200	800
Financial & Administrative				
ADA Website Compliance	1,538	1,538	1,537	1
Accounting Services	21,067	15,800	15,801	0
Administrative Services	5,268	3,951	3,951	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	3,750	3,750	0
District Engineer	20,000	15,000	1,790	13,210
District Management	23,526	17,645	17,644	0
Dues, Licenses & Fees	210	210	175	35
Financial & Revenue Collections	4,213	3,160	3,160	0
Legal Advertising	2,700	2,025	424	1,601
Public Officials Liability Insurance	3,322	3,322	3,130	192
Tax Collector/Property Appraiser Fees	715	715	150	565
Trustees Fees	5,000	5,000	4,347	653
Website Hosting, Maintenance, Backup & E	2,400	1,800	1,800	0
Total Financial & Administrative	104,591	82,998	66,841	16,157
Legal Counsel				
District Counsel	9,200	6,900	24,302	(17,403)
Total Legal Counsel	9,200	6,900	24,302	(17,403)
Electric Utility Services				
Utility - Street Lights	48,235	36,176	37,229	(1,052)
Utility Services	10,527	7,895	8,851	(956)
Total Electric Utility Services	58,762	44,071	46,080	(2,008)
Water-Sewer Combination Services				
Utility Services	5,000	3,750	1,183	2,568
Total Water-Sewer Combination Services	5,000	3,750	1,183	2,568
Stormwater Control				
Aquatic Maintenance	8,774	6,581	7,525	(945)
Aquatic Plant Replacement	3,100	2,325	0	2,325

See Notes to Unaudited Financial Statements

Wesbridge Community Development District

Statement of Revenues and Expenditures

As of 06/30/2026

(In Whole Numbers)

	Year Ending 09/30/2026	Through 06/30/2026	Year To Date 06/30/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Total Stormwater Control	11,874	8,906	7,525	1,380
Other Physical Environment				
Gate Cameras	2,150	1,612	926	687
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	3,450	2,304	1,145
Landscape - Annuals/Flowers	6,000	4,500	0	4,500
Landscape - Mulch	19,800	14,850	12,158	2,692
Landscape Inspection Services	9,600	7,200	7,200	0
Landscape Maintenance	75,000	56,250	52,733	3,518
Landscape Replacement Plants, Shrubs, Tr	4,300	3,226	8,442	(5,217)
Property Insurance	6,754	6,754	4,667	2,087
Total Other Physical Environment	134,264	103,902	93,256	10,646
Parks & Recreation				
Fountain Service Repair & Maintenance	3,100	2,325	6,931	(4,606)
Gate Maintenance & Repair	16,750	12,562	4,136	8,426
Pressure Washing	3,000	2,250	2,777	(527)
Telephone, Internet, Cable	3,120	2,340	1,737	603
Total Parks & Recreation	25,970	19,477	15,581	3,896
Contingency				
Crosswalk Maintenance	1,000	750	0	750
Miscellaneous Contingency	14,500	10,875	25,902	(15,027)
Total Contingency	15,500	11,625	25,902	(14,277)
Total Expenditures	377,161	290,629	288,870	1,759
Total Excess of Revenues Over(Under) Ex- penditures	0	86,532	102,017	15,485
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	86,532	157,094	70,562

See Notes to Unaudited Financial Statements

Wesbridge Community Development District

Statement of Revenues and Expenditures

As of 06/30/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 06/30/2026 YTD Budget	Year To Date 06/30/2026 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	2,826	2,826
Special Assessments				
Tax Roll	102,248	102,248	102,248	0
Total Revenues	<u>102,248</u>	<u>102,248</u>	<u>105,074</u>	<u>2,826</u>
Expenditures				
Contingency				
Capital Reserve	102,248	102,248	12,183	90,065
Total Contingency	<u>102,248</u>	<u>102,248</u>	<u>12,183</u>	<u>90,065</u>
Total Expenditures	<u>102,248</u>	<u>102,248</u>	<u>12,183</u>	<u>90,065</u>
Total Excess of Revenues Over(Under) Ex-	<u>0</u>	<u>0</u>	<u>92,891</u>	<u>92,891</u>
penditures				
Total Other Financing Sources(Uses)				
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(30,000)	(30,000)
SPE Disbursements				
Capital Reserve	0	0	3,817	(3,817)
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>(33,817)</u>	<u>(33,817)</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>111,964</u>	<u>111,964</u>

Wesbridge Community Development District

Statement of Revenues and Expenditures

As of 06/30/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 06/30/2026 YTD Budget	Year To Date 06/30/2026 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	14,965	14,965
Special Assessments				
Tax Roll	388,326	388,326	390,912	2,586
Total Revenues	<u>388,326</u>	<u>388,326</u>	<u>405,877</u>	<u>17,551</u>
Expenditures				
Debt Service				
Interest	243,326	243,326	239,391	3,935
Principal	145,000	145,000	145,000	0
Total Debt Service	<u>388,326</u>	<u>388,326</u>	<u>384,391</u>	<u>3,935</u>
Total Expenditures	<u>388,326</u>	<u>388,326</u>	<u>384,391</u>	<u>3,935</u>
Total Excess of Revenues Over(Under) Ex-	<u>0</u>	<u>0</u>	<u>21,486</u>	<u>21,486</u>
penditures				
Total Other Financing Sources(Uses)				
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(5,309)	(5,309)
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>(5,309)</u>	<u>(5,309)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>522,030</u>	<u>522,030</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>538,207</u>	<u>538,207</u>

Wesbridge Community Development District

Statement of Revenues and Expenditures

As of 06/30/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 06/30/2026 YTD Budget	Year To Date 06/30/2026 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	633	633
Total Revenues	<u>0</u>	<u>0</u>	<u>633</u>	<u>633</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>633</u>	<u>633</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	5,309	5,309
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>5,309</u>	<u>5,309</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>26,524</u>	<u>26,524</u>

Wesbridge CDD
Investment Summary
June 30, 2026

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>June 30, 2026</u>
Valley National Operating	Governmental Checking	\$ 91,386
FLCLASS Operating	Average Monthly Yield 3.7129%	2,336
Total General Fund Investments		<u><u>\$ 93,722</u></u>
FLCLASS Reserve	Average Monthly Yield 3.7129%	\$ 111,964
Total Reserve Fund Investments		<u><u>\$ 111,964</u></u>
US Bank Series 2019 Revenue	US Bank Money Markets GCTS 0490	\$ 344,044
US Bank Series 2019 Reserve	US Bank Money Markets GCTS 0490	194,163
Total Debt Service Fund Investments		<u><u>\$ 538,207</u></u>
US Bank Series 2019 Construction	US Bank Money Markets GCTS 0490	\$ 26,524
Total Capital Projects Fund Investments		<u><u>\$ 26,524</u></u>

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

Wesbridge Community Development District
Summary A/P Ledger
From 06/01/2026 to 06/30/2026

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
282, 2334	282 General Fund	06/21/2026	Charter Communica- tions	1303841062126-0621 26 ACH	6730 Dutton Road 06/26	97.92
	282 General Fund	06/09/2026	Kilinski Van Wyk, PLLC	15266	Legal Services 05/26	3,311.50
	282 General Fund	06/21/2026	Pasco County Utilities	24696887 ACH	6308 Dutton Drive Re- claim 05/26	12.12
	282 General Fund	06/21/2026	Pasco County Utilities	24697250 ACH	30032 Marquette Ave 05//26	5.05
	282 General Fund	06/21/2026	Pasco County Utilities	24696889 ACH	6545 Reystone Way 05/26	17.17
	282 General Fund	06/21/2026	Pasco County Utilities	24697251 ACH	29966 Marquette Plance 05/26	2.02
	282 General Fund	06/21/2026	Pasco County Utilities	24697269 ACH	6612 Boyette Road 05/26	31.31
	282 General Fund	06/21/2026	Pasco County Utilities	24696888 ACH	6697 Dutton Irrigation DR 05/26	99.99
	282 General Fund	06/08/2026	Pine Lake Services, LLC	10254	Install Mulch 06/26	12,157.95
Sum for 282, 2334						15,735.03
Sum for 282						15,735.03
Sum Total						15,735.03

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

Balance Sheet

1. Trust statement activity has been recorded through 06/30/2026.
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.

Tab 11

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, July 20, 2026, at 5:30 p.m.** at the office of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544.

Present and constituting a quorum were:

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

Also present:

Darryl Adams	District Manager, Rizzetta & Company
Leslie Green	Vice Chairman (via conference call)
Matthew Mironchik	Landscape Inspection Specialist, Rizzetta & Company
Amy Palmer	Operations Manager, Lighthouse Engineering (Via Conference Call)
Meredith W. Hammock	District Counsel, Kilinski Van Wyk
Jason Jaszak	Account Manager, Advanced Aquatics
Marc Baykara	Nebula Lighting
Roger Chatleain	Pine Lake Representative
Audience	Present

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Mr. Adams called the meeting to order and conducted a roll call, confirming a quorum at approximately 5:37 p.m.

SECOND ORDER OF BUSINESS

Audience Comments

Residents raised concerns regarding the gates and jobs.

THIRD ORDER OF BUSINESS

Discussion of FY 2026-2027 Budget

Mr. Adams discussed the FY 2026-2027 Budget.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2026-06
Resolution Declaring Vacancy**

The Board discussed Mr. Izquierdo's seat, which will become vacant on November 17, 2026.

On a motion from Mr. Schnaydman, seconded by Mr. Cover, with all in favor, the Board of Supervisors approved Resolution 2026-06 Resolution Declaring Vacancy, for Wesbridge Community Development District.

FIFTH ORDER OF BUSINESS

Discussion of Pathway Lighting

The Board discussed the lighting and options for powering the lights through the existing streetlight infrastructure. The Board requested that Marc from Nebula Lighting obtain a proposal for installing lights at both the entrance and exit gates.

SIXTH ORDER OF BUSINESS

**Discussion of Vehicle Access Control
Improvement**

The Board discussed the vehicle access control improvements.

On a motion from Mr. Covert, seconded by Mr. Izquierdo, with all in favor, the Board of Supervisors approved the SASS Stocker Enhancement proposal, not to exceed \$12,000, subject to approval by the Chairman or Vice Chairman, for Wesbridge Community Development District.

SEVENTH ORDER OF BUSINESS

Discussion of Meeting times

The Board discussed the meeting times and decided to keep them the same.

EIGHTH ORDER OF BUSINESS

STAFF REPORTS

A. District Engineer

Ms. Palmer discussed obtaining bids for the speed humps and will try to obtain three proposals for the Board to review. The Board requested additional speed humps.

B. Aquatics Report

1. Review of Waterway Inspection Report

Mr. Jaszak reviewed the Waterway Inspection Report.

2. Consideration of Advanced Aquatic Planting Proposal

On a motion from Mr. Petersen, seconded by Mr. Schnaydman, with all in favor, the Board of Supervisors approved the Advanced Aquatic Planting Proposal, in the amount of \$3,100, for Wesbridge Community Development District.

C. Landscape Inspection Manager

1. Review of Community Asset Management Report

Mr. Mironchik reviewed the Community Asset Management Report. The Board requested a response from Pine Lake and requested that it be sent to Mr. Mironchik.

District Counsel requested that a letter be sent at 30588 Thunderbird Drive advising them not to place any items in the conservation area. The resident will be responsible for reimbursing the District for the cost of removing the debris.

D. District Counsel

Nothing to report.

E. District Manager

1. Presentation of District Manager Report and Monthly Financial Statements

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

2. Presentation of the 2nd Quarterly Website Audit

Mr. Adams reviewed the 2nd Quarterly Website Audit.

NINTH ORDER OF BUSINESS

**Consideration of Minutes of the Board of
Supervisors Meeting held on June 15, 2026**

On a motion from Mr. Schnaydman, seconded by Mr. Petersen, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors meeting held on June 15, 2026, as presented, for Wesbridge Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Operation & Maintenance
Expenditures for May 2026**

On a motion from Mr. Covert, seconded by Mr. Izquierdo, with four in favor, the Board of Supervisors ratified the Operation & Maintenance Expenditures for May 2026 (\$40,415.29), for the Wesbridge Community Development District.

ELEVENTH ORDER OF BUSINESS

Audience and Supervisor Requests

Supervisor Schnaydman requested "No Fishing" signs at the gate.

Supervisor Covert requested "No Soliciting" signs and the traffic agreement.

TWELFTH ORDER OF BUSINESS

Adjournment

On a motion from Mr. Petersen, seconded by Mr. Izquierdo, with four in favor, the Board of Supervisors adjourned the meeting at 8:11 p.m. for the Wesbridge Community Development District.

117
118
119
120
121
122

Secretary/Assistant Secretary

Chairman/ Vice Chairman

DRAFT

Tab 12

Wesbridge Community Development District

District Office · Riverview, Florida

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

Operations and Maintenance Expenditures June 2026 For Board Approval

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

The total items being presented: **\$42,418.24**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Wesbridge Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Advanced Aquatic Services, Inc.	300286	10564111	Monthly Lake Maintenance 06/26	\$ 725.00
Bob Schnaydman	300281	BS061526	Board of Supervisors Meeting 06/15/26	\$ 200.00
Charter Communications	20260610-1	1303841052126 ACH	6730 Dutton Road 05/26	\$ 97.92
Charter Communications	20260629-1	1307909060926 ACH	6612 BOYETTE RD 06/26	\$ 100.03
Costena Services, LLC	300280	61626-1	New weatherproof GFCI outlets on both sides of pathway for pathway lighting.	\$ 2,242.48
Costena Services, LLC	300285	61826-2	Electrician Services-Added photocell control to outlet 06/26	\$ 1,114.31
David Covert	300282	DC061526	Board of Supervisors Meeting 06/15/26	\$ 200.00
DoorKing, Inc.	20260623-1	2788352 ACH	Cell System Services 06/26	\$ 47.95
DoorKing, Inc.	2020626-1	2790866 ACH	Cell System Services 06/26	\$ 60.95
Eladio Izquierdo	300283	EI061526	Board of Supervisors Meeting 06/15/26	\$ 200.00
Kilinski Van Wyk, PLLC	300278	15063	Legal Services 04/26	\$ 7,947.48
Leslie J Green	300284	LG061526	Board of Supervisors Meeting 06/15/26	\$ 200.00
Lighthouse Engineering Inc., dba LHE	300279	00002	General Engineering 06/26	\$ 1,800.00
Pasco County Utilities	20260610-7	24527295 ACH	6308 Dutton Drive Reclaim 04/26	\$ 13.13

Wesbridge Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Pasco County Utilities	20260610-3	24527296 ACH	6697 Dutton Irrigation DR 04/26	\$ 117.16
Pasco County Utilities	20260610-2	24527297 ACH	6545 Reystone Way 04/26	\$ 25.25
Pasco County Utilities	20260610-4	24527658 ACH	30032 Marquette Ave 04/26	\$ 13.13
Pasco County Utilities	20260610-6	24527659 ACH	29966 Marquette Plance 04/26	\$ 2.02
Pasco County Utilities	20260610-5	24527677 ACH	6612 Boyette Road 04/26	\$ 55.55
Pine Lake Services, LLC	300287	10117	Maintenance 06/26	\$ 6,481.33
Pine Lake Services, LLC	300275	9978	Maintenance 05/26	\$ 6,481.33
Rizzetta & Company, Inc.	300276	INV0000109922	Administrative Services 06/26	\$ 5,922.83
Rizzetta & Company, Inc.	300277	INV0000110036	RPF & Specifications 05/26	\$ 3,250.00
Withlacoochee River Electric Cooperative, Inc.	20260622-3	2078246-060826 ACH	Public Lighting 05/26	\$ 4,153.36
Withlacoochee River Electric Cooperative, Inc.	20260622-2	2087102-060826 ACH	5678 Dutton Drive 05/26	\$ 732.66
Withlacoochee River Electric Cooperative, Inc.	20260622-1	2127372-060826 ACH	6612 Boyette Road 05/26	<u>\$ 234.37</u>
				<u>\$ 42,418.24</u>

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

6/1/2026
10564111
\$725.00

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

Due Date
Net 30
7/1/2026

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: June 15, 2026

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

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	<i>5:32 pm</i>
Meeting End Time:	<i>7:24 pm</i>
Total Meeting Time:	<i>1.52</i>

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: _____

Dayl Aron

May 21, 2026

Invoice Number: 1303841052126

Account Number: 8337 13 001 1303841

Service At:

6730 DUTTON DR
WESLEY CHAPEL FL 33545

Auto Pay Notice

Contact UsVisit us at SpectrumBusiness.net

Or, call us at 855-252-0675

SummaryService from 05/21/26 through 06/20/26
details on following pages

Previous Balance	97.92
Payments Received -Thank You!	-97.92
Remaining Balance	\$0.00
Spectrum Business™ Internet	80.00
Spectrum Business™ Voice	10.00
Other Charges	5.00
Taxes, Fees and Charges	2.92
Current Charges	\$97.92
YOUR AUTO PAY WILL BE PROCESSED 06/08/26	
Total Due by Auto Pay	\$97.92

NEWS AND INFORMATION

You've been selected for exclusive multi-line mobile savings. Call 1-866-294-9488 now.

Pick the right TV package for your business. Stream popular news, sports and entertainment channels! Call 1-855-546-4209 today.



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

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

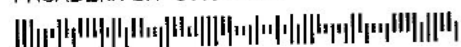
Spectrum
BUSINESS4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 21 05222026 NNNNNNNN 01 000811 0003WESTBRIDGE CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

May 21, 2026

WESTBRIDGE CDD

Invoice Number: 1303841052126

Account Number: 8337 13 001 1303841

Service At: 6730 DUTTON DR
WESLEY CHAPEL FL 33545**Total Due by Auto Pay****\$97.92**CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833713001130384100097923

May 21, 2026



Invoice Number:
Account Number:

WESTBRIDGE CDD
1303841052126
8337 13 001 13038411

Contact Us

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

8933 2390 DY RP 21 05222026 NNNNNNNN 01 00011 0003

Charge Details

Previous Balance	97.92
EFT Payment 05/08	-97.92
Remaining Balance	\$0.00

Payments received after 05/21/26 will appear on your next bill.

Service from 05/21/26 through 06/20/26

Spectrum Business™ Internet

Spectrum Business Internet Gig	180.00
Promotional Discount	-120.00

Your promotional price will expire on 08/20/26

Static IP 1	20.00
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
	\$80.00

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

Spectrum Business™ Voice

Spectrum Business Voice	50.00
Promotional Discount	-40.00

Your promotional price will expire on 08/20/27

Voice Mail	0.00
	\$10.00

Phone number (813) 345-8360

\$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	0.36
Federal Universal Service Fund	0.74
State TRS Surcharge	0.08
E911 Fee	0.40
Communications Services Tax	1.06
Taxes, Fees and Charges Total	\$2.92

Current Charges **\$97.92**

Total Due by Auto Pay **\$97.92**

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.



WESTBRIDGE CDD
Invoice Number: 1303841052126
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 05222026 NNNNNNNN 01 000811 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.



June 9, 2026

Invoice Number: 1307909060926

Account Number: 8337 13 001 1307909

Auto Pay Notice

Service At: 6612 BOYETTE RD
WESLEY CHAPEL FL 33545**Contact Us**

Visit us at SpectrumBusiness.net

Or, call us at 855-252-0675

SummaryService from 06/09/26 through 07/08/26
details on following pages

Previous Balance	100.03
Payments Received -Thank You!	-100.03
Remaining Balance	\$0.00
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 06/26/26	
Total Due by Auto Pay	\$100.03

NEWS AND INFORMATION

Stay connected to your business on the go with Spectrum Mobile for \$30/mo. Plus, get a free mobile line by calling 1-866-486-9947.

Give your customers the sports, news and TV entertainment they want with TV Premier for \$70/mo. by calling 1-866-392-2904.

**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
8693 2390 DY RP C9 08102026 NNNNNNNN 01 000816 0003Wesbridge CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

June 9, 2026

Wesbridge CDD

Invoice Number: 1307909060926

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

Invoice Number: Wesbridge CDD
1307909060926
Account Number: 8337 13 001 1307909

**Contact Us**

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

8633 2390 DY RP 09 06102026 NNNNNNNN C1 000816 0003

Charge Details

Previous Balance		100.03
EFT Payment	05/26	-100.03
Remaining Balance		\$0.00

Payments received after 06/09/26 will appear on your next bill.

Service from 06/09/26 through 07/08/26

Spectrum Business™ Internet

Spectrum Business Internet Gig	180.00
Promotional Discount	-110.00

Your promotional price will expire on 10/08/27

Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
	\$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.

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Continued on the next page....

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



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



June 9, 2026



Invoice Number: Wesbridge CDD
1307909060926
Account Number: 8337 13 001 1307909

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

8633 2390 DY RP 09 06102026 NNNNNNNN 01 000816 0009

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.





Costena Services, LLC

Licensed Electrician EC13003223

30729 Burleigh Dr Wesley Chapel FL 33543

www.costenaservices.com

Call Us (813) 401-6571

Invoice

6/16/2026

Job Number 61626-1

Customer Wesbridge CDD

Contact Darryl Adams

Job address: 30072 Marquette Ave Wesley Chapel FL 33545

Scope of Work:

Added (2) new weatherproof GFCI outlets on both sides of pathway for pathway lighting.

Total for Job **\$2,242.48**

Terms: Due upon receipt, net 10 days.

Please remit to: 30729 Burleigh Drive Wesley Chapel FL 33543

Thank you for your business!



Costena Services, LLC

Licensed Electrician EC13003223

30729 Burleigh Dr Wesley Chapel FL 33543

www.costenaservices.com

Call Us (813) 401-6571

Invoice

6/18/2026

Job Number 61826-2

Customer Wesbridge CDD

Contact Darryl Adams

Job address: 30072 Marquette Ave Wesley Chapel FL 33545

Scope of Work:

Added photocell control to outlet for lighting at Entrance on Boyette Rd. Added photocell control to outlets previously installed for pathway lighting. Tested outlets and photocells for operation.

Total for Job **\$1,114.31**

Terms: Due upon receipt, net 10 days.

Please remit to: 30729 Burleigh Drive Wesley Chapel FL 33543

Thank you for your business!

[Back](#)

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

DKS Cellular Subscription

STATEMENT

STATEMENT #

2788352

STATEMENT DATE

June 20, 2026**SUBSCRIBER**

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

User ID: **dmeloon**

Period Starts: May 20, 2026
Period Ends: June 19, 2026

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

Payments

Date	Details	Amount
5/20/2026	Credit: Autopay	(\$47.95)
5/20/2026	Credit: Autopay	(\$2.00)

Cell Systems

From	To	Name	Phone	MC	Min	Transfer	Amount
5/20/2026	6/19/2026	WesBridge	813 652 9978	7775	82	2	\$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 #

2790866

STATEMENT DATE

June 24, 2026**SUBSCRIBER**

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

User ID: **WesbridgePh2**

Period Starts: May 23, 2026
Period Ends: June 22, 2026

Previous Balance: \$62.95 *Note: All \$ amounts are in US Dollars.*
Payment Received: (\$62.95)
New Charges: \$62.95
Total Amount Due: \$62.95 USD

Payments

Date	Details	Amount
5/23/2026	Credit: Autopay	(\$60.95)
5/23/2026	Credit: Autopay	(\$2.00)

Cell Systems

From	To	Name	Phone	MC	Min	Transfer	Amount
5/23/2026	6/22/2026	Wesbridge Ph, 2 Entry	813 576 9664	9999	119	2	\$62.95

Summary	Total Amount Due
This amount will be charged to your credit card or echeck.	\$62.95 USD



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 # 15063
Date: 05/15/2026
Due On: 06/14/2026

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$7,947.48	) - (\$0.00	) = \$7,947.48

WSBCDD-01

Wesbridge CDD - General

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	MH	04/01/2026	Confer with District Manager regarding electric deposit refunding request and legal and policy requirements for ratification items.	0.40	\$375.00	\$150.00
Service	GR	04/01/2026	Confer with M. Mironchik, District Manager regarding withholding amount for February landscape deficiencies, letter regarding the same.	0.30	\$325.00	\$97.50
Service	MH	04/01/2026	Review and revise draft response letter to auditor.	0.30	\$375.00	\$112.50
Service	SD	04/01/2026	Draft Wesbridge CDD Auditor Letter Response FY25 and transmit to auditor.	0.70	\$180.00	\$126.00
Service	MH	04/03/2026	Confer with District staff regarding draft audit.	0.10	\$375.00	\$37.50
Service	MB	04/05/2026	Review the financial statement audit draft and provide comments to District staff.	1.20	\$295.00	\$354.00

Service	GR	04/06/2026	Confer with J. Toborg regarding proposals for Landscape and Irrigation Maintenance Services.	0.20	\$325.00	\$65.00
Service	MH	04/06/2026	Confer with District management staff regarding street light reimbursement request and required agenda materials; initiate review of additional documentation.	0.70	\$375.00	\$262.50
Service	GR	04/07/2026	Confer with J. Toborg regarding Request for Proposals submissions, irregular responses, review the same; review and revise draft Fiscal Year 2025 audited financial statement; review updated resolution awarding landscape and irrigation maintenance services contract.	1.40	\$325.00	\$455.00
Service	MB	04/07/2026	Review RFP proposals for the Landscape and Irrigation Maintenance Services RFP for legal sufficiency.	1.30	\$295.00	\$383.50
Service	MH	04/07/2026	Confer with District staff regarding agenda materials for meeting and draft audit.	0.40	\$375.00	\$150.00
Service	MH	04/07/2026	Confer with District staff regarding landscape proposals.	0.20	\$375.00	\$75.00
Service	MB	04/08/2026	Finalize review of RFP proposals for the Landscape and Irrigation Maintenance Services RFP for legal sufficiency.	0.30	\$295.00	\$88.50
Service	GR	04/08/2026	Continue review of submissions to Request for Proposals to Landscape and Irrigation Maintenance Services for legal sufficiency.	0.60	\$325.00	\$195.00
Service	GR	04/09/2026	Begin review of eight landscape and irrigation maintenance proposals, analyze submissions and District options regarding irregularities, missing requested information; confer with J. Toborg regarding irregularities to fertilization costs on bid form, clarification of the same.	1.10	\$325.00	\$357.50
Service	MH	04/09/2026	Review landscape RFP proposals and confer with District staff regarding legal sufficiency of same.	0.80	\$375.00	\$300.00
Service	MH	04/13/2026	Finalize review of streetlight deposit records; confer with District Manager and staff regarding same and April	0.30	\$375.00	\$112.50

meeting matters and materials.						
Service	GR	04/13/2026	Confer with District Manager, M. Mironchik regarding Juniper deficiencies, withholding amount for the same, update letter to Juniper regarding the same; confer with District Manager regarding award of landscape and irrigation maintenance services agreement at April meeting.	0.50	\$325.00	\$162.50
Service	MB	04/13/2026	Analyze legal implications of proposals and agenda items in preparation for Board meeting.	1.20	\$295.00	\$354.00
Service	GR	04/16/2026	Confer with District Manager regarding utility payment for electric services.	0.10	\$325.00	\$32.50
Service	MH	04/16/2026	Confer with staff regarding street light agreements.	0.10	\$375.00	\$37.50
Service	GR	04/16/2026	Review clarification from proposers regarding fertilization amounts on bid form for landscape and irrigation maintenance services; review April agenda materials.	0.80	\$325.00	\$260.00
Service	SD	04/16/2026	Receive Wesbridge Agreements from District Management and update district files regarding same.	0.20	\$180.00	\$36.00
Service	GR	04/17/2026	Confer with District Manager regarding Juniper February deficiencies, letter withholding payment for the same; complete review of legal sufficiency of proposals received for landscape and irrigation maintenance services.	2.60	\$325.00	\$845.00
Service	MH	04/17/2026	Confer with District staff regarding legal requirements related to landscape RFP and proposals; deficiency letters; and street light deposit.	0.30	\$375.00	\$112.50
Service	MB	04/20/2026	Draft notices of intent to award the landscape maintenance and irrigation RFP.	0.20	\$295.00	\$59.00
Service	GR	04/20/2026	Attend Board meeting.	3.90	\$325.00	\$1,267.50
Service	MH	04/20/2026	Confer with District staff regarding meeting matters.	0.30	\$375.00	\$112.50
Expense	KB	04/20/2026	Travel: Mileage - GR.	11.00	\$0.725	\$7.98
Service	MB	04/21/2026	Confer with District Staff regarding	0.10	\$295.00	\$29.50

Nebula's proposal.						
Service	GR	04/21/2026	Update Notices of Intent to Award Landscape and Irrigation Maintenance Services Contract, confer with District Manager regarding the same; review District records regarding Board's adoption of 2027 general election resolution.	0.70	\$325.00	\$227.50
Service	GR	04/22/2026	Confer with District Manager regarding Notices of Intent to Award Landscape and Irrigation Maintenance Services Contract, review as-sent versions of the same; begin preparing agreement with Pine Lake Services.	0.60	\$325.00	\$195.00
Service	MB	04/24/2026	Confer with District Staff regarding Nebula's proposal.	0.10	\$295.00	\$29.50
Service	GR	04/28/2026	Confer with M. Mironchik regarding landscape deficiencies for April.	0.10	\$325.00	\$32.50
Service	GR	04/30/2026	Finalize Agreement for Landscape and Irrigation Maintenance Services with Pine Lake, exhibits for the same, confer with District Manager regarding the same.	2.30	\$325.00	\$747.50
Service	LG	04/30/2026	Prepare Q2 updates and deadlines for board.	0.20	\$385.00	\$77.00
Total						\$7,947.48

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

Please pay within 30 days.



Lighthouse Engineering Inc.
701 Enterprise Road East
Suite 410
Safety Harbor, FL 34695
727-726-7856

Wesbridge Community Development District
c/o Rizzetta & Compnay, Inc.
3434 Colwell Avenue, Suite 200
Tampa, FL 34695

Invoice number 00002
Date 06/01/2026
Project **Wesbridge Community Development District**

Lighthouse Engineering, Inc.

Invoice Summary

Description	Total Billed	Prior Billed	Current Billed
GENERAL ENGINEERING CONTRACT	1,800.00	0.00	1,800.00
Total	1,800.00	0.00	1,800.00

General Engineering Contract
Professional Fees

	Hours	Rate	Billed Amount
Administrative			
Amy L. Palmer			
Project Chargeable Labor	10.00	180.00	1,800.00
		Invoice total	1,800.00

Approved by:

Bradley S. Foran
P.E., Principal / Owner

*Please remit to: 701 Enterprise Road, Suite 410, Safety Harbor, FL 34695
For questions about this invoice, please call Brad Foran at 727-726-7856*

Invoice Supporting Detail

260200132 Wesbridge Community Development District
260200132 General Engineering Contract

Phase Status: Active

Billing Cutoff: 05/31/2026					
		Date	Units	Rate	Amount
Labor	WIP Status: Billable				
Administrative					
Amy L. Palmer					
Project Chargeable Labor		03/16/2026	1.00	180.00	180.00
CDD Meeting					
Project Chargeable Labor		04/01/2026	2.50	180.00	450.00
Site Visit and Travel Time - soil run-off, pathway lights					
Project Chargeable Labor		04/09/2026	0.50	180.00	90.00
obtain lighting quotes for pathway					
Project Chargeable Labor		04/29/2026	0.50	180.00	90.00
Contacting lighting companies to obtain quotes for pathway lighting					
Project Chargeable Labor		05/07/2026	2.00	180.00	360.00
Meet Contractor onsite to get lighting quotes					
Travel Time					
Project Chargeable Labor		05/08/2026	0.50	180.00	90.00
Compile information for lighting vendors					
Project Chargeable Labor		05/13/2026	0.50	180.00	90.00
Lighting Quotes - correspondence with vendors					
Project Chargeable Labor		05/18/2026	2.00	180.00	360.00
CDD Board Meeting					
Project Chargeable Labor		05/20/2026	0.50	180.00	90.00
Email Correspondence					
Subtotal			10.00		1,800.00
Labor total			10.00		1,800.00

Invoice Summary

	Contract	Billed	%	Remaining	%
Labor		1,800.00		-1,800.00	
Expense					
Consultant					
Total		1,800.00		-1,800.00	



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

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

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



238 0 1
11-70060

WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT

Service Address: 6308 DUTTON DR RECLAIM

Bill Number: 24527295

Billing Date: 5/22/2026

Billing Period: 4/9/2026 to 5/11/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Reclaim	250441125	4/9/2026	28	5/11/2026	41	32	13

Usage History

Reclaimed

May 2026	13
April 2026	14
March 2026	7
February 2026	1
January 2026	6
December 2025	0
November 2025	0
October 2025	0

Transactions

Previous Bill	21.21
Payment 05/11/26	-14.14 CR
Payment 04/29/26	-7.07 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	13 Thousand Gals X \$1.01 13.13
Total Current Transactions	13.13
TOTAL BALANCE DUE	\$13.13

Annual Water Quality Report: The 2025 Consumer Confidence Report is available online at bit.ly/PascoRegional2025. To request a paper copy, please call (813) 929-2733.

Annual Water Quality Report: The 2025 Consumer Confidence Report is available online at bit.ly/PascoRegional2025. To request a

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasyway.pascocountyfl.net

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

Account #	1024390
Customer #	01391962
Balance Forward	0.00
Current Transactions	13.13

Total Balance Due	\$13.13
Due Date	6/8/2026

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

The Total Due will be electronically transferred on 06/08/2026.



WESBRIDGE COMMUNITY DEVELOPMENT
DISTRICT
PO BOX 32414
CHARLOTTE NC 32414

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
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013919621102439052452729540000013132



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Pay By Phone: 1-855-786-5344



239 0 1
11-70060

WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT

Service Address: 6697 DUTTON DR RECLAIM

Bill Number: 24527296

Billing Date: 5/22/2026

Billing Period: 4/9/2026 to 5/11/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Reclaim	18750990	4/9/2026	22304	5/11/2026	22420	32	116

Usage History

Reclaimed

May 2026	116
April 2026	157
March 2026	123
February 2026	42
January 2026	82
December 2025	173
November 2025	159
October 2025	91
September 2025	189
August 2025	159
July 2025	194
June 2025	197

Transactions

Previous Bill	158.57
Payment 05/11/26	-158.57 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	116 Thousand Gals X \$1.01 117.16
Total Current Transactions	117.16
TOTAL BALANCE DUE	\$117.16

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Account # 1024395
Customer # 01391962
Balance Forward 0.00
Current Transactions 117.16

Total Balance Due	\$117.16
Due Date	6/8/2026

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

The Total Due will be electronically transferred on 06/08/2026.



WESBRIDGE COMMUNITY DEVELOPMENT
DISTRICT
PO BOX 32414
CHARLOTTE NC 32414

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013919621102439502452729610000117168



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240 0 1
11-70060

WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT

Service Address: **6554 RYESTONE WAY**

Bill Number: **24527297**

Billing Date: **5/22/2026**

Billing Period: **4/9/2026 to 5/11/2026**

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

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

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Reclaim	190364259	4/9/2026	8423	5/11/2026	8448	32	25

Usage History

Reclaimed

May 2026	25
April 2026	30
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

Transactions

Previous Bill	30.30
Payment 05/11/26	-30.30 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	25 Thousand Gals X \$1.01 25.25
Total Current Transactions	25.25
TOTAL BALANCE DUE	\$25.25

Annual Water Quality Report: The 2025 Consumer Confidence Report is available online at bit.ly/PascoRegional2025. To request a paper copy, please call (813) 929-2733.

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Account # 1024400
Customer # 01391962
Balance Forward 0.00
Current Transactions 25.25

Total Balance Due \$25.25
Due Date 6/8/2026

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

The Total Due will be electronically transferred on 06/08/2026.



WESBRIDGE COMMUNITY DEVELOPMENT
DISTRICT
PO BOX 32414
CHARLOTTE NC 32414

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013919621102440012452729780000025252



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221 0 1
11-70060

WESBRIDGE CDD

Service Address: 30032 MARQUETTE AVENUE

Bill Number: 24527658

Billing Date: 5/22/2026

Billing Period: 4/9/2026 to 5/11/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Reclaim	200201676	4/9/2026	2087	5/11/2026	2100	32	13

Usage History

Reclaimed

May 2026	13
April 2026	12
March 2026	10
February 2026	4
January 2026	11
December 2025	14
November 2025	18
October 2025	16
September 2025	15
August 2025	12
July 2025	25
June 2025	18

Transactions

Previous Bill	12.12
Payment 05/11/26	-12.12 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	13 Thousand Gals X \$1.01 13.13
Total Current Transactions	13.13
TOTAL BALANCE DUE	\$13.13

Annual Water Quality Report: The 2025 Consumer Confidence Report is available online at bit.ly/PascoRegional2025. To request a paper copy, please call (813) 929-2733.

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Account # 1077180
Customer # 01415679
Balance Forward 0.00
Current Transactions 13.13

Total Balance Due	\$13.13
Due Date	6/8/2026

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

The Total Due will be electronically transferred on 06/08/2026.



WESBRIDGE CDD
PO BOX 32414
CHARLOTTE NC 28232

PASCO COUNTY UTILITIES
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014156799107718062452765890000013132



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NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES (813) 235-8012
NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285

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



222 0 1
11-70060

WESBRIDGE CDD

Service Address: **29966 MARQUETTE AVENUE**
Bill Number: **24527659**
Billing Date: **5/22/2026**
Billing Period: **4/9/2026 to 5/11/2026**

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	4/9/2026	553	5/11/2026	555	32	2

Usage History

Reclaimed

May 2026	2
April 2026	3
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

Transactions

Previous Bill	3.03
Payment 05/11/26	-3.03 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	2 Thousand Gals X \$1.01 2.02
Total Current Transactions	2.02
TOTAL BALANCE DUE	\$2.02

Annual Water Quality Report: The 2025 Consumer Confidence Report is available online at bit.ly/PascoRegional2025. To request a paper copy, please call (813) 929-2733.

Annual Water Quality Report: The 2025 Consumer Confidence Report is available online at bit.ly/PascoRegional2025. To request a

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

Total Balance Due	\$2.02
Due Date	6/8/2026

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

The Total Due will be electronically transferred on 06/08/2026.

WESBRIDGE CDD
PO BOX 32414
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014156799107718512452765960000002024



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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 0 1
11-70060

WESBRIDGE CDD

Service Address: **6612 BOYETTE ROAD**
Bill Number: **24527677**
Billing Date: **5/22/2026**
Billing Period: **4/9/2026 to 5/11/2026**

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	4/9/2026	10735	5/11/2026	10790	32	55

Usage History

Reclaimed

May 2026	55
April 2026	91
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

Transactions

Previous Bill	91.91
Payment 05/11/26	-91.91 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	55 Thousand Gals X \$1.01 55.55
Total Current Transactions	55.55
TOTAL BALANCE DUE	\$55.55

Annual Water Quality Report: The 2025 Consumer Confidence Report is available online at bit.ly/PascoRegional2025. To request a paper copy, please call (813) 929-2733.
Annual Water Quality Report: The 2025 Consumer Confidence Report is available online at bit.ly/PascoRegional2025. To request a

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Account # 1083945
Customer # 01415679
Balance Forward 0.00
Current Transactions 55.55

Total Balance Due \$55.55
Due Date 6/8/2026

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

The Total Due will be electronically transferred on 06/08/2026.



WESBRIDGE CDD
PO BOX 32414
CHARLOTTE NC 28232

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

014156799108394582452767780000055550



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
06/01/26	10117
Terms	Due Date
Net 30	07/01/26

BILL TO

John Toborg
Rizzetta & Co.
3434 Colwell Avenue
Suite 200
Tampa, FL 33614

PROPERTY

Wesbridge CDD
30411 Marquette Ave.
Wesley Chapel, FL 33545

Amount Due	Enclosed
------------	----------

\$6,481.33

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	#8168 - Wesbridge CDD Maintenance Proposal 3.12.26 June 2026		\$6,481.33	\$0.00	\$6,481.33
	Total		\$6,481.33	\$0.00	\$6,481.33



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
05/08/26	9978
Terms	Due Date
Net 30	06/07/26

BILL TO

John Toborg
Rizzetta & Co.
3434 Colwell Avenue
Suite 200
Tampa, FL 33614

PROPERTY

Wesbridge CDD
30411 Marquette Ave.
Wesley Chapel, FL 33545

Amount Due	Enclosed
------------	----------

\$6,481.33

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	#8168 - Wesbridge CDD Maintenance Proposal 3.12.26 May 2026		\$6,481.33	\$0.00	\$6,481.33
	Total		\$6,481.33	\$0.00	\$6,481.33

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

Invoice

Date	Invoice #
6/2/2026	INV0000109922

Bill To:

Wesbridge CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33626

Services for the month of	Terms	Client Number
June	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

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

Invoice

Date	Invoice #
5/31/2026	INV0000110036

Bill To:

Wesbridge CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33626

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

[illegible]

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Bill Date **06/08/2026**
Amount Due **4,153.36**
Current Charges Due **07/02/2026**

District Office Serving You
One Pasco Center

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

See Reverse Side For More Information

ELECTRIC SERVICE

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

Comparative Usage Information
Average kWh
Period Days Per Day

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



2 0 0 4 8 8 8 5

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

Previous Balance **4,139.04**
Payment **4,139.04CR**
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 @ 0.04700	186.97
Poles (QTY 153)	1,644.75
FL Gross Receipts Tax	8.40
State Tax	267.40
Pasco County Tax	38.48

Total Current Charges **4,153.36**
Total Due **4,153.36** E.F.T.

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

DO NOT PAY

Total amount will be electronically transferred on or after 06/19/2026.

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

See Reverse Side For Mailing Instructions

Bill Date: **06/08/2026**

Use above space for address change ONLY.

District: OP05

2078246 OP05
WESBRIDGE COMMUNITY DEVELOPMENT DIST
PO BOX 32414
CHARLOTTE NC 28232-2414



Electronic Funds Transfer on or after	06/19/2026
TOTAL CHARGES DUE	4,153.36
DO NOT PAY	

000207824600041533600041533606

CUSTOMER INFORMATION

Bill Payment Procedure

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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.

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CUSTOMER

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DEMAND (General Service customers only)

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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

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About Refunds

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

Contact Information

Corporate Office

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

One Pasco Center

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

Bayonet Point

12013 Hays Road
Shady Hills
(727) 868-9465

West Hernando

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

Crystal River

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

Telephone Access If Calling From:

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

When Mailing Payments, Mail To:

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

Visit us on the internet at

www.wrec.net

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Bill Date **06/08/2026**
Amount Due **732.66**
Current Charges Due **07/02/2026**

District Office Serving You
One Pasco Center

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

See Reverse Side For More Information

ELECTRIC SERVICE

From		To		Multiplier	Dem. Reading	KW Demand	KWh Used
Date	Reading	Date	Reading				
05/05	76645	06/02	82415		11.63	12	5770

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2026	28	206
May 2026	29	203
Jun 2025	30	240

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



2 0 0 4 8 8 8 5

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

Previous Balance **725.23**
Payment **725.23CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 5,770 KWH @ 0.06090 **351.39**
Fuel Adjustment 5,770 KWH @ 0.04700 **271.19**
FL Gross Receipts Tax **16.96**
State Tax **47.17**
Pasco County Tax **6.79**

Total Current Charges **732.66**
Total Due **732.66** E.F.T.

DO NOT PAY

Total amount will be electronically transferred on or after 06/19/2026.

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

See Reverse Side For Mailing Instructions

Bill Date: **06/08/2026**

District: **OP05**

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after **06/19/2026**
TOTAL CHARGES DUE 732.66
DO NOT PAY

000208710200007326600007326606

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

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

Bill Date **06/08/2026**
Amount Due **234.37**
Current Charges Due **07/02/2026**

District Office Serving You
One Pasco Center

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

See Reverse Side For More Information

ELECTRIC SERVICE

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
05/05	35181	06/02	36789				1608

Comparative Usage Information

Period	Days	Average kWh Per Day
Jun 2026	28	57
May 2026	29	58
Jun 2025	30	74

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less than \$5, late charge
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2 0 0 4 8 8 8 5

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Previous Balance **236.80**
Payment **236.80CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 1,608 KWH @ 0.06090 **97.93**
Fuel Adjustment 1,608 KWH @ 0.04700 **75.58**
FL Gross Receipts Tax **5.45**
State Tax **15.16**
Hernando County Tax **1.09**

Total Current Charges **234.37**
Total Due **234.37** E.F.T.

DO NOT PAY

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District: OP05

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

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000212737200002343700002343706

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