



Rizzetta & Company

Wesbridge Community Development District

Board of Supervisor's Regular Meeting September 21, 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	Darryl 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.

September 14, 2026

**Board of Supervisors
Wesbridge Community
Development District**

Agenda

Dear Board Members:

The regular meeting of the Board of Supervisors of the Wesbridge Community Development District will be held on **Monday, September 21, 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 - None**
- 4. STAFF REPORTS**
 - A. District Engineer
 - B. Aquatics Report
 1. Review of Waterway Inspection Report..... Tab 1
 2. Presentation of Advance Aquatics Proposals Tab 2
 - C. Landscape Inspection Manager
 1. Review of Landscape Inspection Report Tab 3
 - D. Pine Lake Response Report
 - E. District Counsel
 - F. District Manager
 1. Presentation of District Manager Report and
Monthly Financial Statements Tab 4
 2. Presentation of 3rd Quarterly Website Audit..... Tab 5
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors
Meeting held on August 17, 2026..... Tab 6
 - B. Consideration of Operation & Maintenance
Expenditures for July 2026..... Tab 7
- 6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
- 7. ADJOURNMENT**

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

Sincerely,
Daryl Adams
Daryl Adams
District Manager

Tab 1



Wesbridge Community Development District Waterway Inspection Report

Reason for Inspection:
Quality Assurance

Inspection Date:
8/21/2026

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



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Site Assessments

Pond B1

Comments:

Site Looks Good

Continue carefully targeting Alligator Weed, Pennywort, Primrose, and Torpedograss along the ponds edge and within the native aquatic plants.

Algae was present and treated on 8/6/26. Algae is not longer present upon 8/21/26 inspection.



Pond B2

Comments:

Site Looks Good

Continue carefully targeting Alligator Weed, Pennywort, Primrose, and Torpedograss along the ponds edge and within the native aquatic plants.

Algae was present and treated on 8/6/26. Algae is not longer present upon 8/21/26 inspection.



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Site Assessments

Pond SE

Comments:

Site Looks Good

Continue carefully targeting Alligator Weed, Pennywort, Primrose, and Torpedograss along the ponds edge and within the native aquatic plants.

Trash removed from the ponds edge.



Pond C

Comments:

Treatment In Progress

Pond has been experiencing reoccurring Planktonic algae blooms.

Planktonic algae, Slender Spike Rush and Baby Tears were all treated on 8/21/26.

Upon inspection the, inflow was seen blocked with sediment. A channel was dug out to relieve the pipe of standing water.



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Site Assessments

Pond N

Comments:

Site Looks Good

Minimal growth of Torpedograss and Primrose was targeted along the ponds edge in 8/21/26.



Pond NW

Comments:

Site Looks Good

The remainder of this pond has recently been planted with native Duck Potato, Gulf Spikerush, Pickerel Weed, and Softstem Bulrush.

Will continue to monitor the new plantings and reevaluate at the sixty day mark.



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Site Assessments

Pond NE

Comments:

Site Looks Good

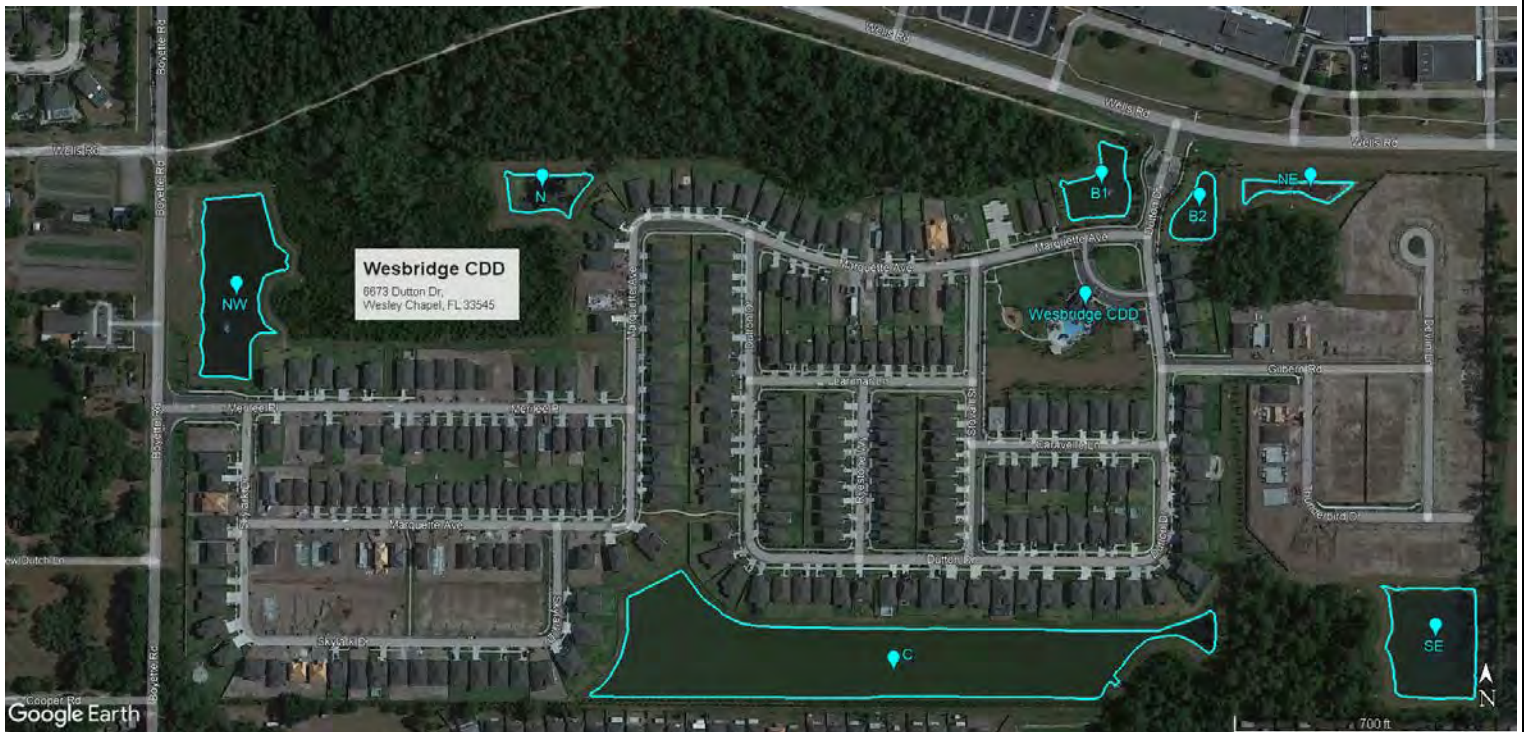
Minimal growth of Torpedograss was targeted along the ponds edge upon inspection.

Algae was present and treated on 8/6/26. Algae is not longer present upon 8/21/26 inspection.





Map



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CUSTOMER: WESBRIDGE CDD
ACCOUNT #: 936
DATE: 8/21/26
TECH: STEVE
WEATHER CONDITIONS: SUN 84° 2MPH WSW
WATER LEVELS: NORMAL

WATERWAY MANAGEMENT REPORT

ALGAE/AQUATIC WEED CONTROL

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

B1	B2	NE	C	N	NW	SE								
			X											
X	X	X	X	X	X	X								
			X											

SITE OBSERVATIONS: TREATED AS NOTED ABOVE
TOOK PHOTOS FOR WATERWAY INSPECTION REPORT.
PLANKTONIC ALGAE, BABYTEARS & SLENDER SPIKE RUSH TARGETED
WITHIN POND "C"

RECOMMENDATIONS:

- Water Quality Analysis ☒
- Native Plantings ☐

Lake (s) # POUND C
Lake (s) # NA

- Native Fish Stocking ☐
- Triploid Grass Carp ☒

Lake (s) # NA
Lake (s) # POUND C

FISH/WILDLIFE OBSERVATIONS

SPORT FISH

BIOLOGICAL CONTROL FISH

OTHER WILDLIFE:

REMARKS:

☒ Largemouth Bass

☐ Triploid Grass Carp

☒ Bream

☒ Mosquitofish

☐ Catfish

TURTLES

Aug 21, 2026 at 9:33:28 AM
30214 Skylark Dr
Wesley Chapel FL 33545
United States



Aug 21, 2026 at 9:36:10 AM
30215 Rattana Ct
Wesley Chapel FL 33545
United States



Tab 2



- WATER QUALITY ANALYSIS PROPOSAL- Pond C

September 8, 2026

Wesbridge Community Development District
c/o Rizzetta & Company
5844 Old Pasco Rd Suite 100,
Wesley Chapel, FL 33544

Item Description

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

Perform a one-time water quality analysis at Pond C. A water sample will be collected and analyzed for the following water quality parameters:

Nutrients

- Total Nitrogen (TN)
- Total Phosphorus (TP)
- Organic Nitrogen (ppm N)
- Nitrite (NO_2^-) (ppm N)
- Nitrate (NO_3^-) (ppm N)
- $\text{NO}_3:\text{NH}_4$ Ratio (ppm N)
- TN:TP Ratio
- Ammonia (NH_3) (ppm N)
- Ammonia + Ammonium ($\text{NH}_3 + \text{NH}_4^+$) (ppm N)
- Filtered Orthophosphate (PO_4^{3-}) (ppm P)

General Chemistry

- pH
- Alkalinity
- Hardness
- Salinity (ppm as TDS)

Clarity & Solids

- Turbidity

Water Column Profile

- Dissolved Oxygen/Temperature Water Column Profile with Report

A detailed report summarizing the findings and observations will be provided upon completion of the analysis.

Please find attached a site map, along with a glossary of water quality terms for reference.

Total \$750.00

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Wesbridge Community Development District - WATER QUALITY ANALYSIS PROPOSAL- Page 2

- 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: _____

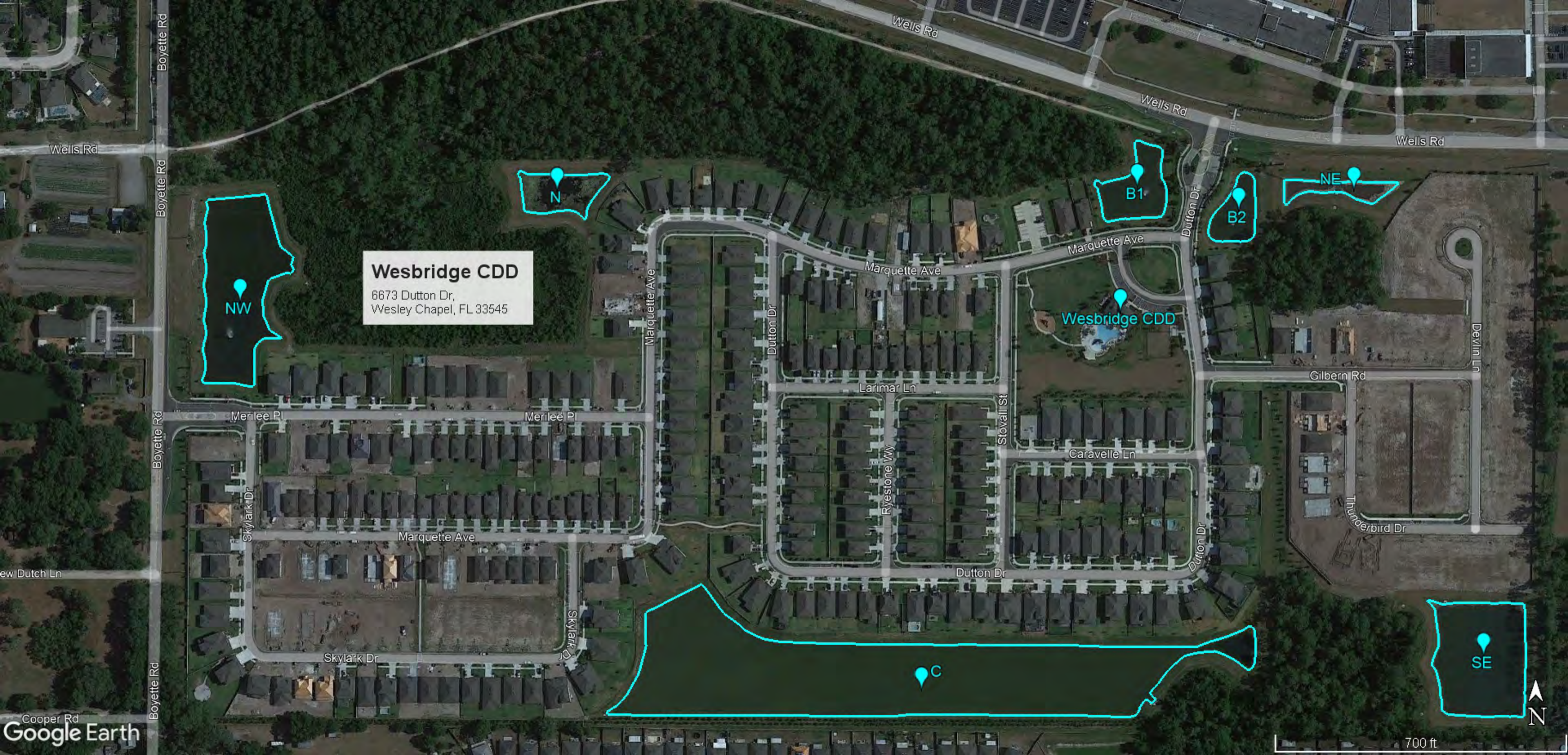
Print Name: _____ Date: _____

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Wesbridge CDD
6673 Dutton Dr,
Wesley Chapel, FL 33545

NW

N

B1

B2

NE

Wesbridge CDD

C

SE

700 ft





The following glossary provides a general description of the water quality parameters included in the analysis and is intended to assist the property management and Board in understanding the laboratory results.

WATER QUALITY PARAMETERS – GLOSSARY

pH

Measures how acidic or alkaline the water is. pH can influence aquatic plant growth, nutrient availability, and the effectiveness of certain aquatic treatments.

Total Nitrogen (TN)

Measures the total amount of nitrogen present in the water, including various forms of organic and inorganic nitrogen. Elevated nitrogen levels can contribute to excessive algae and aquatic plant growth.

Organic Nitrogen

Measures nitrogen contained in organic matter within the water. Organic nitrogen can be converted into forms of nitrogen that are available to aquatic plants and algae.

Total Phosphorus (TP)

Measures the total amount of phosphorus present in the water, including dissolved and particulate forms. Phosphorus is an important nutrient that can contribute to algae and aquatic plant growth when present in elevated concentrations.

TN:TP Molar Ratio

Compares the relative amounts of nitrogen and phosphorus in the water. This ratio can help identify which nutrient may be more limiting to aquatic plant and algae growth.

Turbidity (NTU)

Measures the clarity or cloudiness of the water caused by suspended particles such as sediment, organic matter, algae, and other materials. Higher turbidity indicates reduced water clarity.

Ammonia + Ammonium ($\text{NH}_3 + \text{NH}_4^+$)

Measures the combined concentration of ammonia and ammonium nitrogen in the water. These compounds are part of the nitrogen cycle and can be utilized by aquatic organisms.



Ammonia (NH_3)

Measures the un-ionized form of ammonia. The amount present can vary depending on pH and temperature. Elevated levels may be harmful to aquatic organisms.

Nitrite (NO_2^-)

Measures nitrite nitrogen, an intermediate compound produced during the conversion of ammonia to nitrate as part of the nitrogen cycle.

Nitrate (NO_3^-)

Measures nitrate nitrogen, a common and readily available form of nitrogen that can be utilized by aquatic plants and algae.

$\text{NO}_3:\text{NH}_4$ Ratio

Compares the relative concentrations of nitrate and ammonium in the water. This provides additional information about the forms of nitrogen available within the waterway.

Filtered Orthophosphate (PO_4^{3-})

Measures dissolved orthophosphate, a readily available form of phosphorus that can be directly utilized by algae and aquatic plants.

Total Alkalinity (ppm as CaCO_3)

Measures the water's ability to resist changes in pH. Alkalinity is primarily influenced by bicarbonates, carbonates, and related compounds and helps indicate the buffering capacity of the water.

Total Hardness (ppm as CaCO_3)

Measures the concentration of dissolved minerals, primarily calcium and magnesium, in the water. Water hardness can influence aquatic chemistry and biological processes.

Salinity (ppm as TDS)

Measures the concentration of dissolved substances in the water, reported as total dissolved solids (TDS). Elevated dissolved solids can affect water chemistry and aquatic organisms.

Tab 3

WESBRIDGE

Community Asset Management Report



August 24, 2026

Rizzetta & Company

Matthew Mironchik – Community Asset Manager



Rizzetta & Company
Professionals in Community Management

Summary/Dutton Dr. Entrance/All Ornamental Beds

General Updates, Recent & Upcoming Maintenance Events

- Hot dry conditions can spark chinch bug activity. Crews should alert manager if they see signs of weak or damaged turf.
- Overall, property is showing signs of improvement.

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

1. Holly tree inside the black aluminum fence along Wells Rd., to the West side of Dutton Dr., have vines choking out the tops of the canopy. Please instruct crew members remove the vines from the roots before the canopy of the tree becomes damaged.(pic.1)



2. On the inside of the black fence, to the west of the main entrance off Wells Rd.(near the same Holly tree), vines habitually climb the fence and plant material. Crew members should be instructed to not only remove the vines from the plant material, but try and root out vine to prevent it from growing back.(pic.2>)



3. Along the black aluminum fence on Wells Rd., East of Dutton Dr., the top of the Holly tree has not been trimmed. Crew members should be instructed to trim all plant material evenly.(pic.3>)

4. Along the curb at the Dutton Dr. entrance, clumps of grass clipping were observed. Crew members should be instructed to double check areas for debris, especially after driving over curbs and sidewalks.(pic.4a>>,4b>>)



Dutton Dr. Entrance/Wells Rd./East Perimeter/Boyette



5. Annual bed at the Dutton Dr./Wells Rd. entrance look full and healthy.
6. Detail crew members should be instructed to remove sucker growth from the Wells Rd. perimeter bed, near the Oak trees.(pic.6>)
7. Weeds have been treated along the East perimeter bed.
8. Crew members should be instructed to hard edge all storm drain grates and storm drain manhole covers for drainage and location purposes. If grates have debris on them at the time of the mow event, they should be cleared of that debris as well.(pic.8>)
9. Canopy of the Pine trees along the Southwest end of Pond 'B-3' should be elevated to keep a more even appearance as well as for ease of maintenance.(pic.9a>>-9c>>)
10. The broken fence area on the South perimeter fence has gotten bigger and more debris was observed in the spill way area.(pic.10a>>,10b>>)
11. Fronds from the palm tree behind the resident at 30317 Rattana Ct. has fronds hanging over the Southern perimeter fence. These should be trimmed to prevent damage to the fence.(pic.11>>)



East Perimeter/Conservation Area Near 'Tract-B1'/South Perimeter



Dutton Dr. Entrance/Wells Rd./East Perimeter/Boyette

12. Along the South perimeter privacy fence, behind the residences on Skylark Dr., there is a Pine tree that is leaning over the fence towards the resident. This should be removed before it falls and causes damage to the fence.(pic.12)



16. Detail crews should be instructed to hand pull weeds from ornamental grasses in the visitor parking area ornamental beds when the are in the area.(pic.16>>)

17. A large sunken area has developed between the sidewalk and storm drain structure on Marquette Ave., just before the Marquette/Dutton cut-through path.(pic.17a>>,17b>>)

18. Erosion has been observed along the visitor parking ornamental bed on Marquette Ave. appears to be coming from the resident at 30226 Merilee Pl.(pic.18>>)



13. Branches from the dead Oak tree on the farm fence at the Southwest perimeter are now impeding maintenance of that area and should be removed.(pic.13)



14. The CDD maintained ornamental bed along the West side of 30063 Merilee Pl. is starting to become overgrown again and needs to be detailed.(pic.14>)

15. Weeds and turf inside the tree rings near the Merilee Pl. exit need to be treated and rings need to be reestablished.(pic.15>)



East Perimeter/Conservation Area Near 'Tract-B1'/South Perimeter



19. At the dead end on Thunderbird drive, the canopy of the Oak tree on the other side of the East perimeter fence should be elevated before it causes damage to the fence.(pic.19)



Proposals

1. Removal and replacement of frost damaged Schefflera 'Trinette' at Dutton Rd. entrance and Skylark/Marquette cut through. Items #'s 3 and 13.(pic.1a,1b)



2. Removal of dead Oak limbs on the fam fence on the South perimeter near Boyette. Item #12.(pic.2>)



Tab 4



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** October 19, 2026 at 05:30pm
- **FY 2025-2026 Audit Completion Deadline:** June 30, 2027

District Manager's Report

September 21

2026

W
E
S
B
R
I
D
G
E

District Manager Updates

<u>FINANCIAL SUMMARY</u>		<u>7/31/2026</u>
General Fund Cash & Investment Balance:		\$131,000
Reserve Fund Cash & Investment Balance:		\$112,319
Debt Service Fund Investment Balance:		<u>\$539,186</u>
Total Cash and Investment Balances:		\$782,505
General Fund Expense		Under
Variance: \$1,098		Budget



Rizzetta & Company

Wesbridge Community Development District

**Financial Statements
(Unaudited)**

July 31, 2026

Prepared by: Rizzetta & Company, Inc.

wesbridgecdd.org
rizzetta.com

Wesbridge Community Development District

Balance Sheet

As of 07/31/2026

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Capital Project Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets							
Cash In Bank	37,019	0	0	0	37,019	0	0
Investments	93,981	112,319	539,186	27,158	772,643	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	539,186
Amount To Be Provided Debt Service	0	0	0	0	0	0	5,245,814
Total Assets	139,435	112,319	539,186	27,158	818,097	3,624,279	5,785,000
Liabilities							
Accounts Payable	2,298	399	0	0	2,697	0	0
Accrued Expenses	9,100	0	0	0	9,100	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	0	5,785,000
Total Liabilities	11,398	399	0	0	11,797	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	102,960	59,030	17,157	6,576	185,723	0	0
Total Fund Equity & Other Credits	128,037	111,920	539,186	27,158	806,301	3,624,279	0
Total Liabilities & Fund Equity	139,435	112,319	539,186	27,158	818,097	3,624,279	5,785,000

Wesbridge Community Development District

Statement of Revenues and Expenditures

As of 07/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 07/31/2026 YTD Budget	Year To Date 07/31/2026 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	2,030	2,030
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	391,152	13,991
Expenditures				
Legislative				
Supervisor Fees	12,000	10,000	9,200	800
Total Legislative	12,000	10,000	9,200	800
Financial & Administrative				
ADA Website Compliance	1,538	1,538	1,538	0
Accounting Services	21,067	17,556	17,556	0
Administrative Services	5,268	4,390	4,390	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	4,167	4,166	0
District Engineer	20,000	16,666	4,162	12,505
District Management	23,526	19,605	19,605	0
Dues, Licenses & Fees	210	210	175	35
Financial & Revenue Collections	4,213	3,511	3,511	0
Legal Advertising	2,700	2,250	1,180	1,070
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	2,000	2,000	0
Total Financial & Administrative	104,591	90,012	75,092	14,920
Legal Counsel				
District Counsel	9,200	7,667	24,919	(17,252)
Total Legal Counsel	9,200	7,667	24,919	(17,252)
Electric Utility Services				
Utility - Street Lights	48,235	40,196	41,895	(1,699)
Utility Services	10,527	8,772	10,451	(1,679)
Total Electric Utility Services	58,762	48,968	52,346	(3,378)
Water-Sewer Combination Services				
Utility Services	5,000	4,167	1,568	2,599
Total Water-Sewer Combination Services	5,000	4,167	1,568	2,599
Stormwater Control				
Aquatic Maintenance	8,774	7,312	8,250	(938)
Aquatic Plant Replacement	3,100	2,583	0	2,583

See Notes to Unaudited Financial Statements

Wesbridge Community Development District

Statement of Revenues and Expenditures

As of 07/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 07/31/2026 YTD Budget	Year To Date 07/31/2026 YTD Actual	YTD Variance
Total Stormwater Control	11,874	9,895	8,250	1,645
Other Physical Environment				
Gate Cameras	2,150	1,792	1,048	744
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	3,833	2,304	1,529
Landscape - Annuals/Flowers	6,000	5,000	1,255	3,746
Landscape - Mulch	19,800	16,500	12,158	4,342
Landscape Inspection Services	9,600	8,000	8,000	0
Landscape Maintenance	75,000	62,500	59,213	3,286
Landscape Replacement Plants, Shrubs, Tr	4,300	3,584	8,443	(4,859)
Property Insurance	6,754	6,754	4,667	2,087
Total Other Physical Environment	134,264	114,023	101,914	12,109
Parks & Recreation				
Fountain Service Repair & Maintenance	3,100	2,583	7,285	(4,702)
Gate Maintenance & Repair	16,750	13,958	5,532	8,427
Pressure Washing	3,000	2,500	3,176	(677)
Telephone, Internet, Cable	3,120	2,600	1,838	763
Total Parks & Recreation	25,970	21,641	17,831	3,811
Contingency				
Crosswalk Maintenance	1,000	834	0	833
Miscellaneous Contingency	14,500	12,083	27,072	(14,989)
Total Contingency	15,500	12,917	27,072	(14,156)
Total Expenditures	377,161	319,290	318,192	1,098
Total Excess of Revenues Over(Under) Ex- penditures	0	57,871	72,960	15,089
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	57,871	128,037	70,166

See Notes to Unaudited Financial Statements

Wesbridge Community Development District

Statement of Revenues and Expenditures

As of 07/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 07/31/2026 YTD Budget	Year To Date 07/31/2026 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	3,181	3,181
Special Assessments				
Tax Roll	102,248	102,248	102,248	0
Total Revenues	<u>102,248</u>	<u>102,248</u>	<u>105,429</u>	<u>3,181</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>93,246</u>	<u>93,246</u>
penditures				
Total Other Financing Sources(Uses)				
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(30,000)	(30,000)
SPE Disbursements				
Capital Reserve	0	0	4,216	(4,216)
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>(34,216)</u>	<u>(34,216)</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>111,920</u>	<u>111,920</u>

Wesbridge Community Development District

Statement of Revenues and Expenditures

As of 07/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 07/31/2026 YTD Budget	Year To Date 07/31/2026 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	16,502	16,502
Special Assessments				
Tax Roll	388,326	388,326	390,912	2,586
Total Revenues	<u>388,326</u>	<u>388,326</u>	<u>407,414</u>	<u>19,088</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) Expenditures	<u>0</u>	<u>0</u>	<u>23,023</u>	<u>23,023</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(5,867)	(5,867)
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>(5,867)</u>	<u>(5,867)</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>539,186</u>	<u>539,186</u>

See Notes to Unaudited Financial Statements

Wesbridge Community Development District

Statement of Revenues and Expenditures

As of 07/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 07/31/2026 YTD Budget	Year To Date 07/31/2026 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	709	709
Total Revenues	<u>0</u>	<u>0</u>	<u>709</u>	<u>709</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>709</u>	<u>709</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	5,867	5,867
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>5,867</u>	<u>5,867</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>27,158</u>	<u>27,158</u>

See Notes to Unaudited Financial Statements

Wesbridge CDD
Investment Summary
July 31, 2026

<u>Account</u>	<u>Investment</u>	<u>Balance as of July 31, 2026</u>
Valley National Operating	Governmental Checking	\$ 91,638
FLCLASS Operating	Average Monthly Yield 3.7289%	2,343
Total General Fund Investments		\$ 93,981
FLCLASS Reserve	Average Monthly Yield 3.7289%	\$ 112,319
Total Reserve Fund Investments		\$ 112,319
US Bank Series 2019 Revenue	US Bank Money Markets GCTS 0490	\$ 345,023
US Bank Series 2019 Reserve	US Bank Money Markets GCTS 0490	194,163
Total Debt Service Fund Investments		\$ 539,186
US Bank Series 2019 Construction	US Bank Money Markets GCTS 0490	\$ 27,158
Total Capital Projects Fund Investments		\$ 27,158

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 07/01/2026 to 07/31/2026

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
282, 2334						
	282 General Fund	07/29/2026	Fountain Design Group, Inc.	39838A	Quarterly Fountain Cleaning Service 07/26	355.00
	282 General Fund	07/27/2026	MozArts Artistic Designs, Inc.	26-9618	Gate Maintenance Repairs 07/26	1,395.00
	282 General Fund	07/27/2026	Pasco County Utilities	24870212	29966 Marquette Plance 06/26	10.10
	282 General Fund	07/27/2026	Pasco County Utilities	24870211	30032 Marquette Ave 06/26	7.07
	282 General Fund	07/27/2026	Pasco County Utilities	24869849	6308 Dutton Drive Reclaim 06/26	9.09
	282 General Fund	07/27/2026	Pasco County Utilities	24869851	6545 Reystone Way 06/26	18.18
	282 General Fund	07/27/2026	Pasco County Utilities	24870230	6612 Boyette Road 06/26	83.83
	282 General Fund	07/27/2026	Pasco County Utilities	24869850	6697 Dutton Irrigation DR 06/26	144.43
	282 General Fund	07/29/2026	Romaner Graphics	23188	Stringent Stop Sign 07/26	275.00
Sum for 282, 2334						2,297.70
282, 2335						
	282 Reserve Fund	07/17/2026	Nebula Led Lighting Systems	137060-MS	Gemstone Flood Lighting System 06/26	399.00
Sum for 282, 2335						399.00
Sum for 282						2,696.70
Sum Total						2,696.70

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

Balance Sheet

1. Trust statement activity has been recorded through 07/31/2026.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Tab 5



Quarterly Compliance Audit Report

Wesbridge

Date: September 2026 - 3rd Quarter

Prepared for: Daryl Adams

Developer: Rizzetta

Insurance agency:



Preparer:

Susan Morgan - *Campus Suite Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Special Message

Hello,

This letter regards the new Florida electronic payments law that was recently passed and becomes effective 1/1/2027:

CS/HB 967: Electronic Payments Made to Units of Local Governments

GENERAL BILL by State Affairs Committee; Buchanan; (CO-INTRODUCERS) McFarland; Salzman.

Electronic Payments Made to Units of Local Governments; Requires units of local government to accept certain forms of payments; requires such local governments to accept payments online.

Link:

<https://www.flsenate.gov/Session/Bill/2026/967><https://www.flsenate.gov/Session/Bill/2026/967>

Our platform does not include built-in ecommerce or payment-processing capabilities; therefore, we are not able to accept online payments directly on your behalf.

We recommend contacting your bank or another authorized payment processor to implement a compliant electronic payments solution. Once you have chosen a provider, they can generate a hosted payment link, which we can place on a page within your site so residents can click and complete payments online directly with your payment processor. The processor will be responsible for supplying the link and handling the actual transaction.

Thank you,
Susan

Compliance Audit Overview

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

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

Compliance Criteria

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



ADA Website Accessibility

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



Florida Statute Compliance

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

Audit Process

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

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

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



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

Passed	Description
Passed	Website errors* 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	Keyboard navigation The ability to navigate website without using a mouse

Passed	Website accessibility policy A published policy and a vehicle to submit issues and resolve issues
Passed	Color contrast Colors provide enough contrast between elements
Passed	Video captioning Closed-captioning and detailed descriptions
Passed	PDF accessibility Formatting PDFs including embedded images and non-text elements
Passed	Site map Alternate methods of navigating the website

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

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



Florida F.S. 189.069 Requirements

Result: **PASSED**

Compliance Criteria

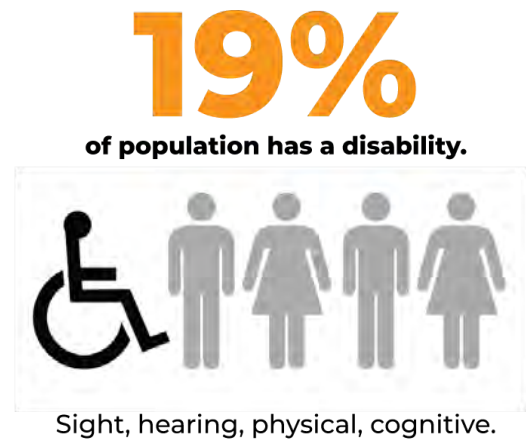
Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees,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

Notes:

Accessibility overview

Everyone deserves equal access.

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



The legal and right thing to do

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



ADA Compliance Categories

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



Contrast and colors

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

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



Using semantics to format your HTML pages

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



Text alternatives for non-text content

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

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



Ability to navigate with the keyboard

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

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

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

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



Easy to navigate and find information

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

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



Properly formatting tables

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

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



Making PDFs accessible

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

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

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



Making videos accessible

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

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



Making forms accessible

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

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



Alternate versions

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



Feedback for users

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

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



Other related requirements

No flashing

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

Timers

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

Fly-out menus

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

No pop-ups

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

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that
----------------------	--

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

Tab 6

MINUTES OF MEETING

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

WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT

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

Present and constituting a quorum were:

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

Also present:

Darryl Adams	District Manager, Rizzetta & Company
David Covert	Assistant Secretary (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 (Via Conference Call)
Jason Jaszak	Account Manager, Advanced Aquatics
Jeff King	Branch Manager,
Rodis Velaquez	Representative, Pine Lake
Audience	Present

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Mr. Adams called the meeting to order and conducted a roll call, confirming a quorum at approximately 5:31 p.m.

SECOND ORDER OF BUSINESS

Audience Comments

No resident comments.

THIRD ORDER OF BUSINESS

Public Hearing on Fiscal Year 2026-2027 Final Budget

On a motion from Mr. Schnaydman, seconded by Mr. Green, with all in favor, the Board of Supervisors opened the public hearing on fiscal year 2026-2027 final budget, for Wesbridge Community Development District.

Mr. Adams presented the FY 2026–2027 Final Budget.
There were no audience comments.

On a motion from Mr. Schnaydman, seconded by Mr. Green, with all in favor, the Board of Supervisors closed the public hearing on fiscal year 2026-2027 final budget, for Wesbridge Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2026-07 Adopting Fiscal Year 2026-2027 Final Budget

On a motion from Mr. Izquierdo, seconded by Mr. Green, with all in favor, the Board of Supervisors approved Resolution 2026-07 Adopting Fiscal Year 2026-2027 Final Budget, for Wesbridge Community Development District.

FIFTH ORDER OF BUSINESS

Public Hearing on Fiscal Year 2026-2027 Assessments

On a motion from Mr. Schnaydman, seconded by Mr. Green, with all in favor, the Board of Supervisors opened the public hearing on fiscal year 2026-2027 Assessments, for Wesbridge Community Development District.

On a motion from Mr. Schnaydman, seconded by Mr. Izquierdo, with all in favor, the Board of Supervisors closed the public hearing on fiscal year 2026-2027 Assessments, for Wesbridge Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2026-08; Levying O&M Assessments for Fiscal Year 2026-2027

On a motion from Mr. Schnaydman, seconded by Mr. Green, with all in favor, the Board of Supervisors approved Resolution 2026-08; Levying O&M Assessments for Fiscal Year 2026-2027, for Wesbridge Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2026-06, Declaring Vacancy

The Board skipped this item. It was previously approved.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2026-09, Setting
the Meeting Schedule for Fiscal Year 2026-
2027**

The Board approved the following date changes:
January 18 to January 11 and February 15 to February 8.

On a motion from Mr. Schnaydman, seconded by Mr. Green, with all in favor, the Board of Supervisors approved Resolution 2026-09, Setting the Meeting Schedule for Fiscal Year 2026-2027, for Wesbridge Community Development District.

NINTH ORDER OF BUSINESS

Presentation of the 2025 Audit

On a motion from Mr. Schnaydman, seconded by Mr. Petersen, with all in favor, the Board of Supervisors approved the 2025 Audit, for Wesbridge Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of the Additional Services
Order (ASO) with Advanced Aquatics for
Aquatic Plants**

On a motion from Mr. Schnaydman, seconded by Mr. Izquierdo, with all in favor, the Board of Supervisors approved Additional Services Order (ASO) with Advanced Aquatics for Aquatic Plants in the amount of \$3,100, for Wesbridge Community Development District.

ELEVENTH ORDER OF BUSINESS

Staff Report

A. District Engineer

Ms. Palmer reviewed her report.

The Board requested Mr. Adams to investigate the cost of providing power to the pathways that currently do not have power.

1. Consideration of CDD Lighting and Speed Hump Proposals

The Board tabled the proposals.

B. Aquatics Report

1. Review of Waterway Inspection Report

Mr. Jaszak reviewed the Waterway Inspection Report.

C. Landscape Inspection Manager

1. Review of Community Asset Management Report

Mr. Mironchik reviewed the Community Asset Management Report.

The Board requested proposals for the pathways and the fence.

D. District Counsel

Ms. Hammock reviewed her 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.

TWELFTH ORDER OF BUSINESS

**Consideration of Minutes of the Board of
Supervisors Meeting held on July 20, 2026**

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

THIRTEENTH ORDER OF BUSINESS

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

On a motion from Mr. Petersen, seconded by Mr. Green, with all in favor, the Board of Supervisors ratified the Operation & Maintenance Expenditures for June 2026 (\$42,418.24), for the Wesbridge Community Development District.

FOURTEENTH ORDER OF BUSINESS

Audience and Supervisor Requests

Supervisor Izquierdo requested that the District Engineer inspect the skimmer on pond C and provide a recommendation for the repair.

Supervisor Green requested that the speed table be completed.

The Board requested that the speed humps be properly marked and that the distribution email list be updated.

FIFTEENTH 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 7:04 p.m. for the Wesbridge Community Development District.

Secretary/Assistant Secretary

Chairman/ Vice Chairman

Tab 7

Wesbridge Community Development District

District Office · Riverview, Florida

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

Operations and Maintenance Expenditures July 2026 For Board Approval

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

The total items being presented: **\$42,745.49**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Wesbridge Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Advanced Aquatic Services, Inc.	300292	10564505	Monthly Lake Maintenance 07/26	\$ 725.00
Bob Schnaydman	300297	BS072026	Board of Supervisors Meeting 07/20/26	\$ 200.00
Charter Communications	20260710-01	1303841062126-062126	6730 Dutton Road 06/26	\$ 97.92
Charter Communications	20260728-01	1307909070926-070926	6612 BOYETTE RD 07/26	\$ 100.11
Costena Services, LLC	300293	ACH 71426-2	Electrician Services- Repaired Colum Lights 07/26	\$ 894.80
David Covert	300298	DC072026	Board of Supervisors Meeting 07/20/26	\$ 200.00
DoorKing, Inc.	20260723-01	2810525 ACH	Cell System Services 07/26	\$ 60.95
DoorKing, Inc.	20260728-02	2813092 ACH	Cell System Services 07/26	\$ 60.95
Down and Dirty Pressure Washing	300302	INV-000195	Fence Cleaning - Vinyl & Wood 07/26	\$ 400.00
Eladio Izquierdo	300299	EI072026	Board of Supervisors Meeting 07/20/26	\$ 200.00
Kilinski Van Wyk, PLLC	300289	15266	Legal Services 05/26	\$ 3,311.50
Kilinski Van Wyk, PLLC	300294	15498	Legal Services 06/26	\$ 1,616.00
Leslie J Green	300300	LG072026	Board of Supervisors Meeting 07/20/26	\$ 200.00

Wesbridge Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Lighthouse Engineering Inc., dba LHE	300291	00003	General Engineering 07/26	\$ 2,372.00
Pasco County Utilities	20260713-01	24696887 ACH	6308 Dutton Drive Reclaim 05/26	\$ 12.12
Pasco County Utilities	20260713-01	24696888 ACH	6697 Dutton Irrigation DR 05/26	\$ 99.99
Pasco County Utilities	20260713-01	24696889 ACH	6545 Reystone Way 05/26	\$ 17.17
Pasco County Utilities	20260713-01	24697250 ACH	30032 Marquette Ave 05//26	\$ 5.05
Pasco County Utilities	20260713-01	24697251 ACH	29966 Marquette Plance 05/26	\$ 2.02
Pasco County Utilities	20260713-01	24697269 ACH	6612 Boyette Road 05/26	\$ 31.31
Pine Lake Services, LLC	300290	10254	Install Mulch 06/26	\$ 12,157.95
Pine Lake Services, LLC	300295	10332	Maintenance 07/26	\$ 6,481.33
Pine Lake Services, LLC	300295	10543	Installation seasonal annuals 07/26	\$ 1,254.22
Rizzetta & Company, Inc.	300288	INV0000110596	Accounting Services 07/26	\$ 5,922.83
Rizzetta & Company, Inc.	300296	INV0000111276	Mass Mailing - Budget Notice 07/26	\$ 756.17
Scott Petersen	300301	SP072026	Board of Supervisors Meeting 07/20/26	\$ 200.00

Wesbridge Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Withlacoochee River Electric Cooperative, Inc.	20260724-01	2078246-070926 ACH	Public Lighting 06/26	\$ 4,166.57
Withlacoochee River Electric Cooperative, Inc.	20260724-01	2087102-070926 ACH	5678 Dutton Drive 06/26	\$ 913.41
Withlacoochee River Electric Cooperative, Inc.	20260724-01	2127372-070926 ACH	6612 Boyette Road 06/26	<u>\$ 286.12</u>
				<u>\$ 42,745.49</u>

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

7/1/2026
10564505
\$725.00

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

Due Date
Net 30
7/31/2026

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

725.00

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

\$725.00

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

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

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	5:37pm
Meeting End Time:	8:16pm
Total Meeting Time:	2:39

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: _____

Day Adams

June 21, 2026

Invoice Number: 1303841062126

Account Number: 8337 13 001 1303841

Auto Pay Notice

Service At: 6730 DUTTON DR
WESLEY CHAPEL FL 33545**Contact Us**

Visit us at SpectrumBusiness.net

Or, call us at 855-252-0675

SummaryService from 06/21/26 through 07/20/26
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 07/08/26	
Total Due by Auto Pay	\$97.92

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
8633 2360 DY RP 21 06222026 NNNNNNNN 01 000823 0003WESTBRIDGE CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

June 21, 2026

WESTBRIDGE CDD

Invoice Number: 1303841062126

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

Invoice Number: WESTBRIDGE CDD
 Account Number: 1303841062126
 8337 13 001 1303841

**Contact Us**

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

8633 2390 DY RP 21 06222026 NNNNNNNN 01 000523 0003

Charge Details

Previous Balance	97.92
EFT Payment 06/08	-97.92
Remaining Balance	\$0.00

Payments received after 06/21/26 will appear on your next bill.

Service from 06/21/26 through 07/20/26

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**.





Invoice Number: WESTBRIDGE CDD
1303841062126
Account Number: 8337 13 001 1303841

Contact Us

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

8533 2390 DY RP 21 06222026 NNNNNNNN 01 000823 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 21, 2026



Invoice Number:
Account Number:

WESTBRIDGE CDD
1303841062126
8833 2390 1303841

Contact Us

Visit us at SpectrumBusiness.net

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

8633 2390 DY RP 21 06222026 NNNNNNNN 01 000823 0003



July 9, 2026

Invoice Number: 1307909070926

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 07/09/26 through 08/08/26
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	5.11
Current Charges	\$100.11
YOUR AUTO PAY WILL BE PROCESSED 07/26/26	
Total Due by Auto Pay	\$100.11

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
8633 2390 DY RP 09 07102026 NNNNNNNN 01 000822 0003Wesbridge CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

July 9, 2026

Wesbridge CDD

Invoice Number: 1307909070926

Account Number: 8337 13 001 1307909

Service At: 6612 BOYETTE RD
WESLEY CHAPEL FL 33545**Total Due by Auto Pay****\$100.11**CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833713001130790900100115

July 9, 2026

Invoice Number: 1307909070926
 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 07102026 NNNNNNNN 01 000822 0003

Charge Details

Previous Balance		100.03
EFT Payment	06/26	-100.03
Remaining Balance		\$0.00

Payments received after 07/09/26 will appear on your next bill.

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

Spectrum Business™ Internet

Spectrum Business Internet Gig	180.00
Promotional Discount	-110.00

Your promotional price will expire on 10/08/2027

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 10/08/2027

\$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	1.55
State TRS Surcharge	0.08
E911 Fee	0.40
Communications Services Tax	2.15
Taxes, Fees and Charges Total	\$5.11

Current Charges	\$100.11
Total Due by Auto Pay	\$100.11

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.

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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.



July 9, 2026



Invoice Number: Wesbridge CDD
1307909070926
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 07102026 NNNNNNNN 01 000822 0003

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

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

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

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

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

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



July 9, 2026

Invoice Number:
Account Number::

Wesbridge CDD
1307909070926
8337 13 001 1307909



Contact Us

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

8633 2390 DY RP 09 07102026 NNNNNNNN 01 000822 0003





Costena Services, LLC

Licensed Electrician EC13003223

30729 Burleigh Dr Wesley Chapel FL 33543

www.costenaservices.com

Call Us (813) 401-6571

Invoice

7/14/2026

Job Number 71426-2

Customer Wesbridge CDD

Contact Darryl Adams

Job address: 30072 Marquette Ave Wesley Chapel FL 33545

Scope of Work:

Repaired column lights at front entry. Replaced fixture on Exit side. Tested photocell for proper operation. Cleaned out debris from inside lights.

Total for Job **\$894.80**

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 #
2810525
STATEMENT DATE
July 20, 2026

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

User ID:	dmeelon
Period Starts:	June 20, 2026
Period Ends:	July 19, 2026

Previous Balance:	\$49.95	Note: All \$ amounts are in US Dollars.
Payment Received:	(\$49.95)	
New Charges:	\$62.95	
Total Amount Due:	\$62.95 USD	

Payments

Date	Details	Amount
6/20/2026	Credit: Autopay	(\$47.95)
6/20/2026	Credit: Autopay	(\$2.00)

Cell Systems

From	To	Name	Phone	MC	Min	Transfer	Amount
6/20/2026	7/19/2026	WesBridge	813 652 9978	7775	50	8	\$62.95

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

[Back](#)

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

DKS Cellular Subscription

STATEMENT

STATEMENT #
2813092
STATEMENT DATE
July 23, 2026

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

User ID:	WesbridgePh2
Period Starts:	June 23, 2026
Period Ends:	July 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
6/24/2026	Credit: Autopay	(\$60.95)
6/24/2026	Credit: Autopay	(\$2.00)

Cell Systems

From	To	Name	Phone	MC	Min	Transfer	Amount
6/23/2026	7/22/2026	Wesbridge Ph. 2 Entry	813 576 9664	9999	106	14	\$62.95

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



INVOICE

INV-000195

Date Issued: Jul 22, 2026
Date Due: Due on Receipt
Overdue by: 8 days
Type: Total Due

Check Payable To: Down and Dirty Pressure
Washing of Florida LLC

Balance Due: \$400.00

FROM:

Down and Dirty Pressure Washing of Florida LLC

13042 Terrace Springs Dr

Tampa, FL, 33637

Email: downanddirtypressurewashing19@yahoo.com

Phone: (813) 957-5243

TO:

wesbridge cdd

3434 Colwell Avenue

Tampa, FL, 33614

JOB LOCATION:

wesbridge cdd

3434 Colwell Avenue

Tampa, FL, 33614

JOB:

Marquette and Dutton pathway fence cleaning

#	Services	Qty	Price	Discount	Tax	Total
1	Fence Cleaning - Vinyl & Wood This service consists of cleaning all organic growth, dirt, and mold. approved by Daryll Adams	1.00	\$400.00	\$0.00	No Tax	\$400.00
Subtotal						\$400.00
Grand Total (\$)						\$400.00

Accepted payment methods

Credit Card, Check, Cash, Zelle

Message

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

Terms

1.) The services will be completed in accordance with the agreed upon schedule.

2.) Changes in the specifications, quantities, schedule or other aspects of the services that are requested or approved by you do not become binding unless accepted in writing. Any such changes may result in additional or

increased charges, and you agree to pay such increased charges.

3.) You will be responsible for payment of all applicable federal, state and local taxes.

4.) All invoices for services covered by the estimate are payable upon completion of work or date stated on the invoice.

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

6.) All deposits are non-refundable.

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

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

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

The accepted forms of payment are listed on this invoice.

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

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

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



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 # 15266
Date: 06/16/2026
Due On: 07/16/2026

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$3,311.50	) - (\$0.00	) = \$3,311.50

WSBCDD-01

Wesbridge CDD - General

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	GR	05/04/2026	Review tentative agenda for May meeting.	0.10	\$325.00	-	\$32.50
Service	MB	05/06/2026	Draft letter of withholding regarding landscaping.	0.50	\$295.00	-	\$147.50
Service	GR	05/07/2026	Confer with District Manager regarding landscape agreement with Pine Lake Services; revise and finalize letter to Juniper regarding withholding payment for deficient services in April, confer with District Manager, Field Inspection Specialist regarding the same.	0.60	\$325.00	-	\$195.00
Service	MB	05/07/2026	Confer with district staff regarding Nebula's updated lighting proposal.	0.10	\$295.00	-	\$29.50
Service	SD	05/07/2026	Report no changes to	0.10	\$180.00	-	\$18.00

Auditor for FY25 Wesbridge Audit.							
Service	GR	05/08/2026	Update Fiscal Year 2027 budget approval resolution options, confer with District Manager regarding the same; confer with District Manager, Landscape Inspection Specialist regarding withholding of payment from Juniper's April invoice.	0.60	\$325.00	-	\$195.00
Service	MB	05/10/2026	Initialize drafting agreement for lighting services.	0.20	\$295.00	100.0%	\$0.00
Service	MB	05/11/2026	Finalize drafting agreement for lighting services.	0.80	\$295.00	-	\$236.00
Service	GR	05/11/2026	Review final deficiency letter to Juniper, withheld amount for the same.	0.10	\$325.00	-	\$32.50
Service	MB	05/12/2026	Legal analysis of proposals and reports in agenda; prepare legal advice to Board regarding same; draft anti-human trafficking affidavit with Nebula Lighting.	1.30	\$295.00	-	\$383.50
Service	LG	05/13/2026	Advise regarding limitations on gates.	0.30	\$385.00	-	\$115.50
Service	GR	05/13/2026	Analyze District options for public access with gates, confer with District Manager regarding the same; review and revise draft April meeting minutes, confer with District Management regarding the same.	1.20	\$325.00	-	\$390.00
Service	GR	05/18/2026	Review Juniper response regarding withholding for deficient April services, confer with District Manager regarding the same; attend Board meeting.	2.80	\$325.00	-	\$910.00
Service	MB	05/18/2026	Attend Board of	2.60	\$295.00	100.0%	\$0.00

Supervisors meeting.							
Service	GR	05/21/2026	Revise agreement with Nebula for lighting services.	0.60	\$325.00	-	\$195.00
Service	MB	05/22/2026	Finalize and disseminate agreement for lighting services and anti-human trafficking affidavit with Nebula Lighting.	0.10	\$295.00	-	\$29.50
Service	GR	05/27/2026	Confer with District Manager regarding status of ongoing projects; prepare resident notification regarding gate access.	0.70	\$325.00	-	\$227.50
Service	LG	05/28/2026	Review new public access protocol for gates.	0.20	\$385.00	-	\$77.00
Service	GR	05/28/2026	Finalize resident notification regarding gate access modification, confer with District Manager regarding the same.	0.30	\$325.00	-	\$97.50
Line Item Discount Subtotal							-\$826.00
Total							\$3,311.50

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

Please pay within 30 days.



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 # 15498
Date: 07/16/2026
Due On: 08/15/2026

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$1,616.00	) - (\$0.00	) = \$1,616.00

WSBCDD-01

Wesbridge CDD - General

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	GR	06/01/2026	Prepare mailed and published notices for Fiscal Year 2027 budget and assessment hearings, affidavit of mailing for the same, confer with District Manager regarding the same.	0.90	\$325.00	\$292.50
Service	GR	06/02/2026	Review tentative agenda for June meeting, confer with District Manager regarding the same.	0.20	\$325.00	\$65.00
Service	GR	06/12/2026	Confer with District Manager regarding status of ongoing projects; review agenda materials, including staff and vendor reports, draft May meeting minutes.	0.70	\$325.00	\$227.50
Service	GR	06/15/2026	Confer with District Manager regarding June agenda items; attend Board meeting.	2.10	\$325.00	\$682.50
Service	MB	06/17/2026	Draft resolution declaring seat vacant.	0.20	\$295.00	\$59.00
Service	GR	06/19/2026	Review resolution declaring vacancy for Seat 4.	0.10	\$325.00	\$32.50

Service	MB	06/19/2026	Finalize and disseminate resolution declaring seat vacancy.	0.10	\$295.00	\$29.50
Service	GR	06/26/2026	Prepare Fiscal Year 2027 Annual Appropriation and Assessment Resolutions.	0.70	\$325.00	\$227.50
					Total	\$1,616.00

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 00003
Date 07/01/2026

Project **Wesbridge Community Development District**

Lighthouse Engineering, Inc.

Invoice Summary

Description	Total Billed	Prior Billed	Current Billed
GENERAL ENGINEERING CONTRACT	4,172.00	1,800.00	2,372.00
Total	4,172.00	1,800.00	2,372.00

General Engineering Contract

Professional Fees

	Hours	Rate	Billed Amount
Senior Project Engineer			
Thomas Liu			
Project Chargeable Labor	8.00	184.00	1,472.00
Administrative			
Amy L. Palmer			
Project Chargeable Labor	5.00	180.00	900.00
Phase subtotal			2,372.00
Invoice total			2,372.00

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
00003	07/01/2026	2,372.00	2,372.00				
	Total	2,372.00	2,372.00	0.00	0.00	0.00	0.00

Approved by:

Bradley S. Foran

P.E., Principal / Owner /Chief Engineer

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: 06/30/2026					
		Date	Units	Rate	Amount
Labor WIP Status: Billable					
Senior Project Engineer					
Thomas Liu					
Project Chargeable Labor		06/09/2026	2.00	184.00	368.00
<i>Wesbridge CDD - Exhibit for speed humps/speed bumps</i>					
Project Chargeable Labor		06/16/2026	1.00	184.00	184.00
<i>Wesbridge CDD - Traffic Calming Locations/Exhibit, Speed Humps Pricing Research</i>					
Project Chargeable Labor		06/17/2026	3.00	184.00	552.00
<i>Wesbridge CDD - Traffic Calming Locations/Exhibit, Speed Humps Pricing Research</i>					
Project Chargeable Labor		06/18/2026	2.00	184.00	368.00
<i>Wesbridge CDD - Engineer's Estimates & Site Plan</i>					
Subtotal			8.00		1,472.00
Administrative					
Amy L. Palmer					
Project Chargeable Labor		06/09/2026	0.50	180.00	90.00
<i>Traffic Calming Site Plan</i>					
<i>Pathway lighting</i>					
Project Chargeable Labor		06/15/2026	3.00	180.00	540.00
<i>CDD meeting and travel time</i>					
Project Chargeable Labor		06/17/2026	1.50	180.00	270.00
<i>Research speed hump options and quotes for installation</i>					
Subtotal			5.00		900.00
Labor total			13.00		2,372.00

Invoice Summary

	Contract	Billed	%	Remaining	%
Labor		4,172.00		-4,172.00	
Expense					
Consultant					
Total		4,172.00		-4,172.00	



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



236 0 1
11-70060

WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT

Service Address: **6308 DUTTON DR RECLAIM**

Bill Number: **24696887**

Billing Date: **6/23/2026**

Billing Period: **5/11/2026 to 6/11/2026**

**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	5/11/2026	41	6/11/2026	53	31	12

Usage History

Reclaimed

June 2026	12
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	13.13
Payment 06/08/26	-13.13 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	12 Thousand Gals X \$1.01 12.12
Total Current Transactions	12.12
TOTAL BALANCE DUE	\$12.12

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.

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account # 1024390
Customer # 01391962
Balance Forward 0.00
Current Transactions 12.12

Total Balance Due \$12.12
Due Date 7/10/2026

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

**The Total Due will be electronically
transferred on 07/10/2026.**



WESBRIDGE COMMUNITY DEVELOPMENT
DISTRICT
PO BOX 32414
CHARLOTTE NC 32414

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
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013919621102439052469688720000012120



PASCO COUNTY UTILITIES
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DADE CITY (352) 521-4285

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Pay By Phone: 1-855-786-5344



237 0 1
11-70060

WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT

Service Address: **6697 DUTTON DR RECLAIM**

Bill Number: 24696888

Billing Date: 6/23/2026

Billing Period: 5/11/2026 to 6/10/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Reclaim	18750990	5/11/2026	22420	6/10/2026	22519	30	99

Usage History

Reclaimed

June 2026	99
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

Transactions

Previous Bill	117.16
Payment 06/08/26	-117.16 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	99 Thousand Gals X \$1.01 99.99
Total Current Transactions	99.99
TOTAL BALANCE DUE	\$99.99

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.



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account #	1024395
Customer #	01391962
Balance Forward	0.00
Current Transactions	99.99

Total Balance Due	\$99.99
Due Date	7/10/2026

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

The Total Due will be electronically transferred on 07/10/2026.

WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT
PO BOX 32414
CHARLOTTE NC 32414

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

013919621102439502469688890000099992



PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
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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: 6554 RYESTONE WAY

Bill Number: 24696889

Billing Date: 6/23/2026

Billing Period: 5/11/2026 to 6/10/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	190364259	5/11/2026	8448	6/10/2026	8465	30	17

Usage History

Reclaimed

June 2026	17
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

Transactions

Previous Bill	25.25
Payment 06/08/26	-25.25 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	17 Thousand Gals X \$1.01 17.17
Total Current Transactions	17.17
TOTAL BALANCE DUE	\$17.17

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Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasy pay.pascocountyfl.net

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

Account #	1024400
Customer #	01391962
Balance Forward	0.00
Current Transactions	17.17

Total Balance Due	\$17.17
Due Date	7/10/2026

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

The Total Due will be electronically transferred on 07/10/2026.



WESBRIDGE COMMUNITY DEVELOPMENT
DISTRICT
PO BOX 32414
CHARLOTTE NC 32414

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
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013919621102440012469688960000017170



PASCO COUNTY UTILITIES
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219 0 1
11-70060

WESBRIDGE CDD

Service Address: **30032 MARQUETTE AVENUE**

Bill Number: 24697250

Billing Date: 6/23/2026

Billing Period: 5/11/2026 to 6/10/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	200201676	5/11/2026	2100	6/10/2026	2105	30	5

Usage History

Reclaimed

June 2026	5
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

Transactions

Previous Bill	13.13
Payment 06/08/26	-13.13 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	5 Thousand Gals X \$1.01 5.05
Total Current Transactions	5.05
TOTAL BALANCE DUE	\$5.05

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.

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account #	1077180
Customer #	01415679
Balance Forward	0.00
Current Transactions	5.05

Total Balance Due	\$5.05
Due Date	7/10/2026

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

The Total Due will be electronically transferred on 07/10/2026.



WESBRIDGE CDD
PO BOX 32414
CHARLOTTE NC 28232

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
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014156799107718062469725070000005050



PASCO COUNTY UTILITIES
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LAND O' LAKES
NEW PORT RICHEY
DADE CITY

(813) 235-6012
(727) 847-8131
(352) 521-4285

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



220 0 1
11-70060

WESBRIDGE CDD

Service Address: **29966 MARQUETTE AVENUE**

Bill Number: **24697251**

Billing Date: **6/23/2026**

Billing Period: **5/11/2026 to 6/10/2026**

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

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

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Reclaim	200201673	5/11/2026	555	6/10/2026	557	30	2

Usage History

Reclaimed

June 2026	2
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

Transactions

Previous Bill	2.02
Payment 06/08/26	-2.02 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.

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

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

Total Balance Due	\$2.02
Due Date	7/10/2026

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

The Total Due will be electronically transferred on 07/10/2026.



WESBRIDGE CDD
PO BOX 32414
CHARLOTTE NC 28232

PASCO COUNTY UTILITIES
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P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

014156799107718512469725140000002024



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



221 0 1
11-70060

WESBRIDGE CDD

Service Address: 6612 BOYETTE ROAD
Bill Number: 24697269
Billing Date: 6/23/2026
Billing Period: 5/11/2026 to 6/10/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	200204608	5/11/2026	10790	6/10/2026	10821	30	31

Usage History

Reclaimed

June 2026	31
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

Transactions

Previous Bill	55.55
Payment 06/08/26	-55.55 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	31 Thousand Gals X \$1.01 31.31
Total Current Transactions	31.31
TOTAL BALANCE DUE	\$31.31

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.

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account # 1083945
Customer # 01415679

Balance Forward 0.00
Current Transactions 31.31

Total Balance Due \$31.31
Due Date 7/10/2026

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

The Total Due will be electronically
transferred on 07/10/2026.



WESBRIDGE CDD
PO BOX 32414
CHARLOTTE NC 28232

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

014156799108394582469726930000031310



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
06/15/26	10254
Terms	Due Date
Net 30	07/15/26

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
\$12,157.95	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$12,157.95	\$0.00	\$12,157.95

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

Wesbridge CDD:
Seasonal Mulch
Installation 5.19.26

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

Mulch Install	\$12,157.95	\$0.00	\$12,157.95
Total	\$12,157.95	\$0.00	\$12,157.95



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
07/01/26	10332
Terms	Due Date
Net 30	07/31/26

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 July 2026		\$6,481.33	\$0.00	\$6,481.33
	Total		\$6,481.33	\$0.00	\$6,481.33



1714 Dale Mabry Hwy
Lutz, FL 33548

pinelakellc.com

INVOICE

Date	Invoice No.
07/17/26	10543
Terms	Due Date
Net 30	08/16/26

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
\$1,254.22	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$1,254.22	\$0.00	\$1,254.22

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

Wesbridge CDD: **Summer Annual** **Rotation 5.15.26**

- Installation of a
mix seasonal
annuals in
designated
beds across
site.

Plant Material Install	\$1,254.22	\$0.00	\$1,254.22
Total	\$1,254.22	\$0.00	\$1,254.22

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

Invoice

Date	Invoice #
7/2/2026	INV0000110596

Bill To:

Wesbridge CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33626

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

[illegible]

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

Invoice

Date	Invoice #
7/23/2026	INV0000111276

Bill To:

Wesbridge CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33626

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

Description	Qty	Rate	Amount
Mass Mailing - Budget Notice	1.00	\$756.17	\$756.17
Subtotal			\$756.17
Total			\$756.17

**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 **07/09/2026**
Amount Due **4,166.57**
Current Charges Due **08/03/2026**

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 **4,153.36**
Payment **4,153.36CR**
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 @ 0.05000	198.90
Poles (QTY 153)	1,644.75
FL Gross Receipts Tax	8.71
State Tax	268.25
Pasco County Tax	38.60

Total Current Charges **4,166.57**
Total Due **E.F.T. 4,166.57**

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

DO NOT PAY

Total amount will be electronically transferred on or after 07/24/2026.

**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: **07/09/2026**

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 07/24/2026	
TOTAL CHARGES DUE	4,166.57
DO NOT PAY	

000207824600041665700041665706

CUSTOMER INFORMATION

Bill Payment Procedure

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

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

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

Definitions

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

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

CUSTOMER

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

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

DEMAND (General Service customers only)

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

SERVICE

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

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

About Customer Assistance Plans

Budget Bill Plan

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

Medically Essential Service

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

About Employees

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



Wrec Net



Street Light
Repair

If Your Power Goes Off

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

About Refunds

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

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

Contact Information

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

Telephone Access If Calling From:

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

When Mailing Payments, Mail To:

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

Visit us on the internet at

www.wrec.net

**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 **07/09/2026**
Amount Due **913.41**
Current Charges Due **08/03/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

ELECTRIC SERVICE

From		To		Multiplier	Dem. Reading	KW Demand	KWh Used
Date	Reading	Date	Reading				
06/02	82415	07/06	89501		11.80	12	7086

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jul 2026	34	208
Jun 2026	28	206
Jul 2025	29	216

**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 **732.66**
Payment **732.66CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 7,086 KWH @ 0.06090 **431.54**
Fuel Adjustment 7,086 KWH @ 0.05000 **354.30**
FL Gross Receipts Tax **21.14**
State Tax **58.81**
Pasco County Tax **8.46**

Total Current Charges **913.41**
Total Due **913.41** E.F.T.

DO NOT PAY

Total amount will be electronically transferred on or after 07/24/2026.

**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: **07/09/2026**

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 **07/24/2026**
TOTAL CHARGES DUE 913.41
DO NOT PAY

000208710200009134100009134108

CUSTOMER INFORMATION

Bill Payment Procedure

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

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

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

Definitions

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

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

CUSTOMER

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

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

DEMAND (General Service customers only)

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

SERVICE

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

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

About Customer Assistance Plans

Budget Bill Plan

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

Medically Essential Service

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

About Employees

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



Wrec Net



Street Light
Repair

If Your Power Goes Off

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

About Refunds

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

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

Contact Information

Corporate Office

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

One Pasco Center

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

Bayonet Point

12013 Hays Road
Shady Hills
(727) 868-9465

West Hernando

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

Crystal River

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Lecanto
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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 **07/09/2026**
Amount Due **286.12**
Current Charges Due **08/03/2026**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/02	36789	07/06	38777				1988

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jul 2026	34	58
Jun 2026	28	57
Jul 2025	29	74

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2 0 0 4 8 8 8 5

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855-938-3431. This number is WREC's
Secure Pay-By-Phone system.

Previous Balance **234.37**
Payment **234.37CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 1,988 KWH @ 0.06090 **121.07**
Fuel Adjustment 1,988 KWH @ 0.05000 **99.40**
FL Gross Receipts Tax **6.65**
State Tax **18.51**
Hernando County Tax **1.33**

Total Current Charges **286.12**
Total Due **E.F.T. 286.12**

DO NOT PAY

Total amount will be electronically transferred on or after 07/24/2026.

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

Please Detach and Return This Portion With
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Bill Date: **07/09/2026**

Use above space for address change ONLY.

District: **OP05**

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

Electronic Funds Transfer on or after **07/24/2026**
TOTAL CHARGES DUE 286.12
DO NOT PAY

000212737200002861200002861208

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