Rizzetta & Company

Westridge
Community Development District

Board of Supervisors' Regular Meeting
May 26, 2022

District Office:
8529 South Park Circle, Suite 330
Orlando, Florida 32819
407.472.2471

www.westridgecdd.org

WESTRIDGE
COMMUNITY DEVELOPMENT DISTRICT

Ramada Inn, located at 43824 Highway 27, Davenport, FL 33837

Board of Supervisors		
	Nora Schuster	Board Supervisor
	Louis Cioffi	Board Supervisor
	Susan Kane	Board Supervisor
	Maria Perez	Board Supervisor
	Martha Schiffer	Board Supervisor
District Manager	Richard Hernandez	Rizzetta & Company, Inc.
District Counsel	Scott Clark	Clark & Albaugh, LLP
District Engineer	Mark E. Wilson, P.E.	Kimley-Horn & Associates

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 (407) 472-2471. 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.

WESTRIDGE COMMUNITY DEVELOPMENT DISTRICT
District Office · Orlando, Florida · (407) 472-2471
Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

www.westridgecdd.org

May 26, 2022

Board of Supervisors
Westridge Community
Development District

REVISED AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Westridge Community Development District will be held on **Thursday, May 26, 2022, at 2:00 p.m.** at the Ramada Inn, located at **43824 Highway 27, Davenport, FL 33837**. The following is the agenda for the meeting:

1. **CALL TO ORDER/ROLL CALL**
2. **PUBLIC COMMENT**
3. **BUSINESS ADMINISTRATION**
   A. Consideration of the Minutes of the Board of Supervisors' Meeting held on April 28, 2022 …….. Tab 1
   B. Review of April 2022 Unaudited Financial Statements …….. Tab 2
   C. Ratification of Operation and Maintenance Expenditures for March - April 2022 …….…….. Tab 3
4. **BUSINESS ITEMS**
   A. Presentation of Fiscal Year 2022/2023 Proposed Budget …… *(Under Separate Cover)*
      1. Consideration of Resolution 2022-06, Approving Fiscal Year 2022/2023 Proposed Budget and Setting the Public Hearing on the Final Budget ……..….. Tab 4
   B. Consideration of Legal Counsel Service Fee Increase ……..... Tab 5
   C. Ratification of Fence Installation Expense ……..... Tab 6
   D. Discussion Regarding Taylor Morrison Streetlight Turnover
   E. Consideration of Resolution 2022-07, Approving Conveyance Of TM Tract W-11, TM Phase 2 Tracts W-20 and W-21 …… Tab 7
5. **STAFF REPORTS**
   A. District Counsel
   B. District Engineer
   C. District Manager
6. **SUPERVISOR REQUESTS AND 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 (407) 472-2471.

Very truly yours,

Richard Hernandez

Richard Hernandez

District Manager

cc: Scott Clark, Clark & Albaugh, LLP

CALL TO ORDER / ROLL CALL

AUDIENCE COMMENTS ON AGENDA ITEMS

BUSINESS ADMINISTRATION

TAB 1

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.

WESTRIDGE COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the **Westridge Community Development District** was held on **Thursday, April 28, 2022, at 2:00 p.m**. at the Ramada Inn, located at 43824 Highway 27, Davenport, FL 33837.

Present and constituting a quorum:

Nora Schuster	**Board Supervisor, Chairperson**
Martha Schiffer	**Board Supervisor, Assistant Secretary**
Susan Kane	**Board Supervisor, Assistant Secretary**

Also present were:

Richard Hernandez	**District Manager, Rizzetta & Company, Inc.**
Scott Clark	**District Counsel, Clark & Albaugh, LLP**
Mark Wilson	**District Engineer, Kimley-Horn & Associates**

Audience Members	**None**

FIRST ORDER OF BUSINESS **Call to Order**

Mr. Hernandez called the meeting to order and read the roll.

SECOND ORDER OF BUSINESS **Audience Comments on the Agenda Items**

There were no audience members' comments.

THIRD ORDER OF BUSINESS **Consideration of the Minutes of the Board of Supervisors' Meeting held on February 24, 2022**

Mr. Hernandez presented the meeting minutes held on February 24, 2022, to the Board.

> On Motion by Ms. Schuster, seconded by Ms. Kane, with all in favor, the Board of Supervisors' approved the minutes of the Board of Supervisors' Meeting held on February 24, 2022, as presented for the Westridge Community Development District.

DRAFT

FOURTH ORDER OF BUSINESS **Review of March 2022 Unaudited Financial Statements**

Mr. Hernandez presented the March 2022 unaudited financial statements to the Board.

FIFTH ORDER OF BUSINESS **Ratification of the Operation & Maintenance Expenditures for February 2022 – March 2022**

Mr. Hernandez presented the Operation & Maintenance Expenditures to the Board.

> On Motion by Ms. Kane, seconded by Ms. Schiffer, with all in favor, the Board of Supervisors' ratified the Operation & Maintenance Expenditures for February 2022 ($6,170.39) and March 2022 ($45,220.84), for the Westridge Community Development District.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2022-04, Shortening Terms of Office**

Mr. Hernandez presented Resolution 2022-04 to the Board. Mr. Clark briefly advised that due to the District being established in 2003, an odd-number year, Florida Statues requires the Board of Supervisors, whose terms currently end in an odd-numbered year, to be adjusted (shortened) to comply with the law regarding general elections.

Resolution 2022-04 adjusts the Board of Supervisors seat terms that expire in November 2025, currently occupied by Susan Kane (Seat #1) and Nora Schuster (Seat #2), will be shortened to expire in November 2024. In addition, the Board of Supervisors seats that expire in November 2023, currently occupied by Martha Schiffer (Seat #3), Maria Perez (Seat #4), and Louis Cioffi (Seat #5), will be shortened to expire in November 2022.

> On Motion by Ms. Schuster, seconded by Ms. Schiffer, with all in favor, the Board of Supervisors' adopted Resolution 2022-04 Shortening Terms of Office, for the Westridge Community Development District.

DRAFT

SEVENTH ORDER OF BUSINESS **Consideration of Resolution 2022-05, Resolution as to Election Qualification Period**

Mr. Hernandez presented Resolution 2022-05 to the Board. Mr. Clark advised that each time the District participates in General Elections by Florida Statue, section 190.006(3), the District is required to publish the notice of the qualifying period. **Exhibit A** is intended to be published at least two weeks before the start of the qualification period in a local publication.

Resolution 2022-05 specifies Seat 3, currently held by Martha Schiffer, Seat 4, currently held by Maria Perez, and Seat currently held by Louis Cioffi, are scheduled for the General Election in November 2022.

On Motion by Ms. Kane, seconded by Ms. Schiffer, with all in favor, the Board of Supervisors' adopted Resolution 2022-05, Resolution as to Election Qualification Period, for the Westridge Community Development District.

EIGHTH ORDER OF BUSINESS **Consideration of Resolution 2022-06, Approving Fiscal Year 2022/2023 Proposed Budget and Setting the Public Hearing on the Final Budget**

This item has been tabled for further discussion.

NINTH ORDER OF BUSINESS **Consideration of No Park Signs Options**

A discussion ensued regarding the parking signs installed by the Polk County School System; the Board decided to leave the parking signs up until they reached an official decision regarding installing new 'no parking signs.'

Mr. Clark recommended adopting a rule if the District proceeds with towing cars; he also recommended components such as compliant tow signs, entering into a contractual agreement with the towing company, and providing examples of a rule to adopt for the Board's decision.

The Board took no action.

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TENTH ORDER OF BUSINESS **Discussion regarding Taylor Morrison Streetlight Turnover**

A discussion ensued regarding the Taylor Morrison Streetlight Turnover. It was announced the target turnover date is October 1, 2022. The Board decided to have other areas (streets/tracts) identified that will be turned over.

The Board took no action.

ELEVENTH ORDER OF BUSINESS **Review of ADA Compliance Sidewalk Proposals**

Mr. Hernandez presented and reviewed the Final Site Services Proposals.

The proposal options are as follows:

Option #1: $98,200.00
Option #2: $67,700.00

Mr. Clark will draft a letter to the School Board regarding the roadway extension.

On Motion by Ms. Schuster, seconded by Ms. Schiffer, with all in favor, the Board of Supervisors' approved the Final Site Services ADA Compliance Sidewalk Proposal (Option #2), in the amount of $67,700.00, for the Westridge Community Development District.

TWELFTH ORDER OF BUSINESS **Final Approval of Polk County Site Plans**

Mr. Hernandez advised the Polk County Site Plans for two solar-powered flashing signs along with a crosswalk. This is at no cost to the District.

On Motion by Ms. Schuster, seconded by Ms. Schiffer, with all in favor, the Board of Supervisors' approved the Final Approval of Polk County Site Plans, for the Westridge Community Development District.

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TWELFTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel – Scott Clark
No Report.

B. District Engineer – Mark E. Wilson
No Report.

C. District Manager – Richard Hernandez
Mr. Hernandez stated that the registered voter count is 527 as of April 15, 2022. He also announced a website audit was conducted, and the District's website complies with the Florida Statutes.

ELEVENTH ORDER OF BUSINESS **Audience Comments and Supervisor Requests**

There were no audience comments or supervisor requests at this time.

Mr. Hernandez announced that the next meeting was scheduled for May 26, 2022, at 2:00 p.m. at the Ramada Inn, located at 43824 Highway 27, Davenport, Florida 33837.

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TWELFTH ORDER OF BUSINESS **Adjournment**

On a motion by Ms. Schiffer, seconded by Ms. Schuster, with all in favor, the Board of Supervisors' adjourned the meeting at 3:05 p.m. for Westridge Community Development District.

_____ _____

Assistant Secretary Chairman/Vice Chairman

DRAFT

TAB 2

Rizzetta & Company

Westridge
Community Development District

Financial Statements
(Unaudited)

April 30, 2022

Prepared by: Rizzetta & Company, Inc.

westridgecdd.org
rizzetta.com

Professionals in Community Management

Westridge Community Development District

Balance Sheet

As of 4/30/2022

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Fund	General Fixed Asset	General Long-Term Debt
Assets							
Cash In Bank	372,636	0	0	0	372,636	0	0
Investments	0	35,835	414,576	16,538	466,949	0	0
Accounts Receivable	0	0	0	0	0	0	0
Assessments Receivable	354	0	375	0	729	0	0
Prepaid Items	673	0	0	0	673	0	0
Deposits	6,970	0	0	0	6,970	0	0
Due From Other Funds	0	0	4,973	0	4,973	0	0
Amount Available-Debt Service	0	0	0	0	0	0	419,924
Amount To Be Provided-Debt Service	0	0	0	0	0	0	2,110,076
Fixed Assets	0	0	0	0	0	19,568,351	0
Total Assets	380,634	35,835	419,924	16,538	852,931	19,568,351	2,530,000
Liabilities							
Accounts Payable	9,179	0	0	0	9,179	0	0
Accrued Expenses Payable	5,804	0	0	0	5,804	0	0
Due To Developer	0	0	0	0	0	0	0
Due To Other Funds	4,973	0	0	0	4,973	0	0
Other Bonds Payable	0	0	0	0	0	0	0
Revenue Bonds Payable-Long-Term	0	0	0	0	0	0	2,530,000
Total Liabilities	19,955	0	0	0	19,955	0	2,530,000
Fund Equity And Other Credits							
Investments In General Fixed Assets	0	0	0	0	0	19,568,351	0
Fund Balance-All Other Reserves	0	0	240,318	16,538	256,856	0	0
Fund Balance-Unreserved	360,678	35,835	179,606	1	576,120	0	0
Total Fund Equity And Other Credits	360,678	35,835	419,924	16,538	832,976	19,568,351	0
Total Liabilities And Fund Equity	380,634	35,835	419,924	16,538	852,931	19,568,351	2,530,000

See Notes to Unaudited Financial Statements

Westridge Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2021 Through 4/30/2022

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Special Assessments					
Tax Roll	223,371	223,371	223,646	275	(0.12)%
Off Roll	147,140	147,140	147,140	0	0.00%
Total Revenues	370,511	370,511	370,786	275	(0.07)%
Expenditures					
Legislative					
Supervisor Fees	5,000	4,000	0	4,000	100.00%
Financial & Administrative					
Administrative Services	3,819	2,228	2,228	0	41.66%
District Management	16,230	9,468	9,468	0	41.66%
District Engineer	10,000	5,833	2,718	3,116	72.82%
Disclosure Report	2,000	2,000	1,500	500	25.00%
Trustees Fees	12,000	12,000	4,182	7,818	65.14%
Assessment Roll	5,355	5,355	5,355	0	0.00%
Financial & Revenue Collections	3,819	2,228	2,228	0	41.66%
Accounting Services	17,503	10,210	10,210	0	41.66%
Auditing Services	4,000	0	0	0	100.00%
Arbitrage Rebate Calculation	500	500	500	0	0.00%
Public Officials Liability Insurance	2,930	2,930	2,797	133	4.53%
Legal Advertising	2,500	1,458	2,846	(1,388)	(13.84)%
Dues, Licenses & Fees	175	175	175	0	0.00%
Miscellaneous Fees	500	292	225	67	55.00%
Website Hosting & Maintenance	4,000	2,378	2,378	0	40.54%
Legal Counsel					
District Counsel	35,000	20,417	13,275	7,142	62.07%
Electric Utility Services					
Street Lights	40,000	23,333	15,886	7,448	60.28%
Other Physical Environment					
General Liability Insurance	2,680	2,680	2,558	122	4.55%
Landscape Maintenance	175,000	102,083	64,123	37,961	63.35%
Road & Street Facilities					
Sidewalk Repair & Maintenance	2,500	1,458	0	1,458	100.00%
Street Sign Repair & Maintenance	1,000	583	0	583	100.00%
Roadway Repair & Maintenance	10,000	5,833	0	5,833	100.00%
Contingency					

Westridge Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2021 Through 4/30/2022

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Miscellaneous Contingency	14,000	8,167	2,650	5,517	81.07%
Total Expenditures	370,511	225,609	145,300	80,309	60.78%
Excess of Revenue Over (Under) Expenditures	0	144,902	225,486	80,584	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	144,902	225,486	80,584	0.00%
Fund Balance, Beginning of Period	0	0	135,192	135,192	0.00%
Fund Balance, End of Period	0	144,902	360,678	215,777	0.00%

Westridge Community Development District

Statement of Revenues and Expenditures

Reserve Fund - 005

From 10/1/2021 Through 4/30/2022

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	1	1	0.00%
Special Assessments				
Tax Roll	15,000	15,000	0	0.00%
Off Roll	10,000	10,000	0	0.00%
Total Revenues	25,000	25,001	1	0.01%
Expenditures				
Contingency				
Capital Reserves	25,000	0	25,000	100.00%
Total Expenditures	25,000	0	25,000	100.00%
Excess of Revenue Over (Under) Expenditures	0	25,001	25,001	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	25,001	25,001	0.00%
Fund Balance, Beginning of Period	0	10,833	10,833	0.00%
Fund Balance, End of Period	0	35,835	35,835	0.00%

Westridge Community Development District

Statement of Revenues and Expenditures

Debt Service Fund - 200

From 10/1/2021 Through 4/30/2022

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	11	11	0.00%
Special Assessments				
Tax Roll	252,672	252,965	292	0.11%
Total Revenues	252,672	252,976	304	0.12%
Expenditures				
Debt Service				
Interest	152,672	73,370	79,302	51.94%
Principal	100,000	0	100,000	100.00%
Total Expenditures	252,672	73,370	179,302	70.96%
Excess of Revenue Over (Under) Expenditures	0	179,606	179,606	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	179,606	179,606	0.00%
Fund Balance, Beginning of Period	0	240,318	240,318	0.00%
Fund Balance, End of Period	0	419,924	419,924	0.00%

See Notes to Unaudited Financial Statements

Westridge Community Development District

Statement of Revenues and Expenditures

Capital Projects Fund - 300

From 10/1/2021 Through 4/30/2022

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	1	1	0.00%
Total Revenues	0	1	1	0.00%
Excess of Revenue Over (Under) Expenditures	0	1	1	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	1	1	0.00%
Fund Balance, Beginning of Period	0	16,538	16,538	0.00%
Fund Balance, End of Period	0	16,538	16,538	0.00%

See Notes to Unaudited Financial Statements

Westridge CDD
Investment Summary
April 30, 2022

Account	Investment		Balance as of April 30, 2022
SunTrust	Money Market Account	$	35,835
	Total Reserve Fund Investments	**$**	**35,835**
US Bank Series 2005 Reserve	First American Government Obligation Fund Class Y	$	127,629
US Bank Series 2005 Revenue	First American Government Obligation Fund Class Y		286,947
	Total Debt Service Fund Investments	**$**	**414,576**
US Bank Series 2005 Construction	First American Government Obligation Fund Class Y	$	16,538
	Total Capital Projects Fund Investments	**$**	**16,538**

Westridge Community Development District

Summary A/R Ledger

001 - General Fund

From 4/1/2022 Through 4/30/2022

Invoice Date	Customer Name	Invoice Number	Current Balance
10/1/2021	Polk County Tax Collector	FY21-22	354.01
		Total 001 - General Fund	354.01

Westridge Community Development District

Summary A/R Ledger

200 - Debt Service Fund

From 4/1/2022 Through 4/30/2022

Invoice Date	Customer Name	Invoice Number	Current Balance
10/1/2021	Polk County Tax Collector	FY21-22	375.25
		Total 200 - Debt Service Fund	375.25
Report Balance			729.26

Westridge Community Development District

Aged Payables by Invoice Date

Aging Date - 3/1/2022

001 - General Fund

From 4/1/2022 Through 4/30/2022

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Kimley-Horn and Associates, Inc.	3/31/2022	21241710	Engineering Services 03/21	1,021.45
SSS Down to Earth Opoc LLC	4/18/2022	INV122048	Landscape Maintenance 4/22	7,874.67
The Ledger / News Chief/ CA Florida Holdings, LLC	4/30/2022	0004550525	Acct #536776 Legal Advertising 04/22	282.61
			Total 001 - General Fund	9,178.73
Report Total				9,178.73

Westridge Community Development District
Notes to Unaudited Financial Statements
April 30, 2022

Balance Sheet

1. Trust statement activity has been recorded through 04/30/22.
2. See EMMA (Electronic Municipal Market Access) at https://emma.msrb.org for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Summary A/R Ledger – Payment Terms

4. Payment terms for landowner assessments are (a) defined in the FY21-22 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

TAB 3

WESTRIDGE
COMMUNITY DEVELOPMENT DISTRICT

District Office ·Orlando, Florida
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.westridgecdd.org

Operation and Maintenance Expenditures
March 2022
For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from March 1, 2022 through March 31, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **$45,220.84**

Approval of Expenditures:

_____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Westridge Community Development District

Paid Operation & Maintenance Expenses

March 1, 2022 Through March 31, 2022

	Check Number	Invoice Number	Invoice Description		Invoice Amount
Clark, Albaugh & Rentz, LLP	2220	17860	General Legal Services 2/21	$	3,442.50
Duke Energy	3072022	9100 8743 419 01/22	000 Highway 27 Lite, Tierra Del Sol 12/21-02/22	$	4,952.16
Rizzetta & Company, Inc.	2216	INV0000066352	District Management Services 3/22	$	3,622.58
SSS Down to Earth Opoc LLC	2218	INV114667	Landscape Maintenance 1/21	$	7,874.67
SSS Down to Earth Opoc LLC	2218	INV116118	Pine Bark Mulch - 1/22	$	9,000.00
SSS Down to Earth Opoc LLC	2215	INV117712	Landscape Maintenance 2/21	$	7,874.67
SSS Down to Earth Opoc LLC	2221	INV119938	Landscape Maintenance 3/22	$	7,874.67
The Ledger / News Chief/ CA Florida Holdings, LLC	2217	4346381	Acct #536776 Legal Advertising 1/22	$	287.40
The Ledger / News Chief/ CA Florida Holdings, LLC	2219	4412011	Acct #536776 Legal Advertising 2/22	$	292.19
Report Total				**$**	**45,220.84**

Clark & Albaugh, LLP
700 W. Morse Blvd., Suite 101
Winter Park, Florida 32789

Phone: (407) 647-7600 Fax: (407) 647-7622

Westridge Community Dev. Dist. March 1, 2022
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614

File # 7216-002
Attention: Invoice # 17860

RE: General Matters

DATE	DESCRIPTION	HOURS	AMOUNT	LAWYER
Feb-10-22	review of correspondence and tentative agenda	0.30	90.00	SDC
Feb-15-22	review of request of school board regarding crosswalk; review of map and location sources; correspondence with manager and chair and correspondence with engineer regarding crosswalk factors	0.70	210.00	SDC
Feb-16-22	conference call with management regarding tax notices; review of deeds and other materials regarding taxes	0.80	240.00	SDC
Feb-23-22	review of agenda package and meeting preparation	1.30	390.00	SDC
	review of matters concerning delinquent taxes on two common area parcels; review of notices, deed information and plat; office conference regarding followup	1.10	330.00	SDC
	additional investigation of delinquent tax matters; review of plat approval process and title search report showing exempt status	0.70	210.00	SDC
	Review and investigating tax deed sales warnings from Polk County Tax Collector;	2.00	570.00	MEA

	Begin drafting letter to Tax Collector regarding same.			
Feb-24-22	attendance at meeting	3.40	1,020.00	SDC
	Office conference with SDC; Continue drafting letter to Tax Collector.	0.50	142.50	MEA
Feb-28-22	correspondence with tax collector regarding tax sale notices review of documents provided by collector	0.80	240.00	SDC
	Totals	11.60	$3,442.50	

Total Fee & Disbursements	**$3,442.50**
Previous Balance	510.00
Previous Payments	510.00
Balance Now Due	**$3,442.50**

Date Rec'd Rizzetta & Co., Inc. 03/04/22
D/M approval RH Date 3/7/22
Date entered 03/04/22
Fund 001 GL 51400 OC 3107
Check #

TAX ID Number 26-1572385

DUKE ENERGY.

duke-energy.com
877.372.8477

Your Energy Bill

Service address
WESTRIDGE COMM DEV DIST
000 HIGHWAY 27 LITE
LITE TIERRA DEL SOL

Bill date Feb 11, 2022
For service Dec 7 - Feb 4
60 days

Account number **9100 8743 4190**

Billing summary

Previous Amount Due	$4,246.30
Payment Received Jan 10	-4,246.30
Current Lighting Charges	4,931.34
Taxes	20.82
Total Amount Due Mar 04	**$4,952.16**

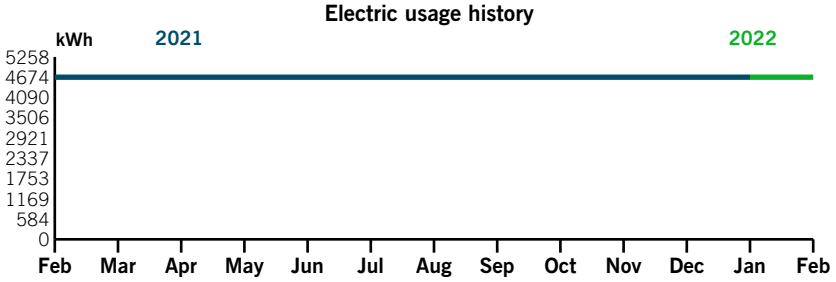
Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 11%, Purchased Power 10%, Gas 77%, Oil 0%, Nuclear 0%, Solar 2% (For prior 12 months ending December 31, 2021).

Go solar with no rooftop panels to install or long-term contracts, and save over time. Whether you rent or own your home, support clean energy by enrolling at duke-energy.com/CECSolar.

Your usage snapshot

Electric usage history



Average temperature in degrees

67° 70° 73° 78° 81° 81° 82° 80° 77° 66° 68° 60° 66°

	Current Month	Feb 2021	12-Month Usage	Avg Monthly Usage
Electric (kWh)	4,674	4,674	56,088	4,674
Avg. Daily (kWh)	167	156	153	

12-month usage based on most recent history

Date Rec'd Rizzetta & Co., Inc. 2/11/28
D/M approval RH Date 3/1/22
Date entered 2/18/22
Fund 001 GL 53100 OC 4307
Check #

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Please return this portion with your payment. Thank you for your business.

DUKE ENERGY.

Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9100 8743 4190

Amount of automatic draft

$4,952.16
by Mar 4

After 90 days from bill date, a late charge will apply.

$_____
Add here, to help others with a contribution to Share the Light

$_____
Amount enclosed

WESTRIDGE COMM DEV DIST
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

8891008743419000066000000000000004952160000495216 1

We're here for you

Report an emergency

Electric outage	duke-energy.com/outages 800.228.8485

Convenient ways to pay your bill

Online	duke-energy.com/billing
Automatically from your bank account	duke-energy.com/automatic-draft
Speedpay (fee applies)	duke-energy.com/pay-now 800.700.8744
By mail payable to Duke Energy	P.O. Box 1094 Charlotte, NC 28201-1094
In person	duke-energy.com/location

Help managing your account (not applicable for all customers)

Register for free paperless billing	duke-energy.com/paperless
Home	duke-energy.com/manage-home
Business	duke-energy.com/manage-bus

General questions or concerns

Online	duke-energy.com
Home: Mon - Fri (7 a.m. to 7 p.m.)	800.700.8744
Business: Mon - Fri (7 a.m. to 6 p.m.)	877.372.8477
For hearing impaired TDD/TTY	800.222.3448 or 711
International	1.407.629.1010

Call before you dig

Call	800.432.4770 or 811

Check utility rates

Check rates and charges	duke-energy.com/rates

Correspond with Duke Energy (not for payment)
P.O. Box 14042
St Petersburg, FL 33733

Important to know

Your next meter reading: Mar 7
Please be sure we can safely access your meter. Don't worry if your digital meter flashes eights from time to time. That's a normal part of the energy measuring process.

Your electric service may be disconnected if your payment is past due
If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection. The reconnection fee is $13 between the hours of 7 a.m. and 7 p.m. Monday through Friday and $14 after 7 p.m. or on the weekends.

Electric service does not depend on payment for other products or services
Non-payment for non-regulated products or services (such as surge protection or equipment service contracts) may result in removal from the program but will not result in disconnection of electric service.

When you pay by check
We may process the payment as a regular check or convert it into a one-time electronic check payment.

Asset Securitization Charge
A charge to recover cost associated with nuclear asset-recovery bonds. Duke Energy Florida is acting as the collection agent for Special Purpose Entity (SPE) until the bonds have been paid in full or legally discharged.

Medical Essential Program
Identifies customers who are dependent on continuously electric-powered medical equipment. The program does not automatically extend electric bill due dates, nor does it provide priority restoration. To learn more or find out if you qualify, call 800.700.8744 or visit duke-energy.com/home/billing/special-assistance/medically-essential.

Special Needs Customers
Florida Statutes offer a program for customers who need special assistance during emergency evacuations and sheltering. Customers with special needs may contact their local emergency management agency for registration and more information.

Para nuestros clientes que hablan Español
Representantes bilingües están disponibles para asistirle de lunes a viernes de 7 a.m. - 7 p.m. Para obtener más información o reportar problemas con su servicio eléctrico, favor de llamar al 800.700.8744.

Your usage snapshot - Continued

Outdoor Lighting

Billing period Jan 08 - Feb 04

Description	Quantity	Usage
Roadway Black UG Feed	123	4,674 kWh
Total	**123**	**4,674 kWh**

Outdoor Lighting

Billing period Dec 07 - Jan 07

Description	Quantity	Usage
Roadway Black UG Feed	123	4,674 kWh
Total	**123**	**4,674 kWh**

Billing details - Lighting

Billing Period - Jan 08 to Feb 04	
Customer Charge	$1.63
Energy Charge	
4,674.000 kWh @ 3.440c	160.78
Fuel Charge	
4,674.000 kWh @ 3.700c	172.94
Asset Securitization Charge	
4,674.000 kWh @ 0.030c	1.40
Fixture Charge	
Roadway Black UG Feed	719.55
Maintenance Charge	
Roadway Black UG Feed	170.97
Pole Charge	
30 TENON TOP BRONZE CONCRETE	
72 Pole(s) @ $17.200	1,238.40
Total Current Charges	**$2,465.67**

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

Billing details - Lighting

Billing Period - Dec 07 to Jan 07	
Customer Charge	$1.63
Energy Charge	
4,674.000 kWh @ 3.440c	160.78
Fuel Charge	
4,674.000 kWh @ 3.700c	172.94
Asset Securitization Charge	
4,674.000 kWh @ 0.030c	1.40
Fixture Charge	
Roadway Black UG Feed	719.55
Maintenance Charge	
Roadway Black UG Feed	170.97

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

Billing details - Lighting continued

Pole Charge		
30 TENON TOP BRONZE CONCRETE		
72 Pole(s) @ $17.200	$1,238.40	
Total Current Charges		**$2,465.67**

Billing details - Taxes

Regulatory Assessment Fee	$3.56	
Gross Receipts Tax	17.26	
Total Taxes		**$20.82**

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

Invoice

Date	Invoice #
3/1/2022	INV0000066352

Bill To:

WESTRIDGE CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
March	Upon Receipt	00650

Description	Qty	Rate	Amount
Accounting Services	1.00	$1,458.58	$1,458.58
Administrative Services	1.00	$318.25	$318.25
Email Accounts, Admin & Maintenance	5.00	$15.00	$75.00
Financial & Revenue Collections	1.00	$318.25	$318.25
Management Services	1.00	$1,352.50	$1,352.50
Website Compliance & Management	1.00	$100.00	$100.00

Date Rec'd Rizzetta & Co., Inc. 2/24/22
D/M approval RH Date 3/1/22
Date entered 2/24/22
Fund 001 GL 51300 OC 3201 $1458.58
3100 $318.25
Check # 5103 $75.00
3111 $318.25
3101 $1352.50
5103 $100.00

Subtotal	$3,622.58
Total	$3,622.58

Down to Earth
Landscape & Irrigation
2701 Maitland Center Pkwy.
Suite 200
Maitland FL 32751
(321) 263-2700 Ext 3333

DOWN TO EARTH
LANDSCAPE & IRRIGATION

January 2022
INV114667

Customer
Westridge CDD C/O Rizzetta & Company 3434 Colwell Avenue, Suite 200 Tampa FL 33614 cddinvoice@rizzetta.com

Project/Job	Invoice Date	Due Date	Terms	PO #
Westridge CDD Contract (100122)	1/15/2022	2/14/2022	Net 30	

Item	Qty	Rate	Amount
Lawncare Recurring Monthly Maintenance	1	$7,874.67	$7,874.67

Subtotal	$7,874.67
Payments/Credits	$0.00
Balance Due	**$7,874.67**

Payment terms are net 30 days, with late payments subject to a 18% per annum interest rate applied daily on the overdue balance. A processing fee of 2.75% will be added to all credit card payments.

Date Rec'd Rizzetta & Co., Inc. 1/31/22
D/M approval RH Date 2/2/22
Date entered 1/31/22
Fund 001 GL 53900 OC 4604
Check #

Down to Earth
Landscape & Irrigation
2701 Maitland Center Pkwy.
Suite 200
Maitland FL 32751
(321) 263-2700 Ext 3333

DOWN TO EARTH
LANDSCAPE & IRRIGATION

January 2022
INV116118

Customer

Westridge CDD Rizzetta & Company 3434 Colwell Avenue, Suite 200 Tampa FL 33614
cddinvoice@rizzetta.com

Project/Job	Invoice Date	Due Date	Terms	PO #
Mulch Installation	01/26/2022	02/25/2022	Net 30	

Item	Qty	Rate	Amount
Pine Bark Mulch - Cubic Yard	200	$45.00	$9,000.00

Subtotal	$9,000.00
Payments/Credits	$0.00
Balance Due	**$9,000.00**

Payment terms are net 30 days, with late payments subject to a 18% per annum interest rate applied daily on the overdue balance. A processing fee of 2.75% will be added to all credit card payments.

Date Rec'd Rizzetta & Co., Inc. 2/22/2022
D/M approval RH Date 3/1/22
Date entered 2/22/2022
Fund 001 GL 53900 OC 4604
Check #

CLICK TO PAY NOW

Down to Earth
Landscape & Irrigation
2701 Maitland Center Pkwy.
Suite 200
Maitland FL 32751
(321) 263-2700 Ext 3333

February 2022
INV117712

Customer
Westridge CDD Rizzetta & Company 3434 Colwell Avenue, Suite 200 Tampa FL 33614 cddinvoice@rizzetta.com

Project/Job	Invoice Date	Due Date	Terms	PO #
Westridge CDD Contract (100122)	2/8/2022	3/10/2022	Net 30	

Item	Qty	Rate	Amount
Lawncare Recurring Monthly Maintenance	1	$7,874.67	$7,874.67

Subtotal	$7,874.67
Payments/Credits	$0.00
Balance Due	**$7,874.67**

Payment terms are net 30 days, with late payments subject to a 18% per annum interest rate applied daily on the overdue balance. A processing fee of 2.75% will be added to all credit card payments.

Date Rec'd Rizzetta & Co., Inc. 2/17/22
D/M approval RH Date 3/1/22
Date entered 2/18/22
Fund 001 GL 53900 OC 4604
Check #

Down to Earth
Landscape & Irrigation
2701 Maitland Center Pkwy.
Suite 200
Maitland FL 32751
(321) 263-2700 Ext 3333

DOWN TO EARTH
LANDSCAPE & IRRIGATION

March 2022
INV119938

Customer
Westridge CDD Rizzetta & Company 3434 Colwell Avenue, Suite 200 Tampa FL 33614 cddinvoice@rizzetta.com

Date Rec'd Rizzetta & Co., Inc. 3/18/22
D/M approval RH Date 3/22/22
Date entered 3/18/22
Fund 001 GL 53900 OC 4604
Check #

Project/Job	Invoice Date	Due Date	Terms	PO #
Westridge CDD Contract (100122)	3/1/2022	3/31/2022	Net 30	

Item	Qty	Rate	Amount
Lawncare Recurring Monthly Maintenance	1	$7,874.67	$7,874.67

Subtotal	$7,874.67
Payments/Credits	$0.00
Balance Due	**$7,874.67**

Payment terms are net 30 days, with late payments subject to a 18% per annum interest rate applied daily on the overdue balance. A processing fee of 2.75% will be added to all credit card payments.

CLICK TO PAY NOW

LOCALiQ

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune | News Herald
Northwest Florida Daily News

RECEIVED
FEB 14 2022

ACCOUNT NAME	ACCOUNT #	PAGE #
Westridge Comm. Dev. District	536776	1 of 1

INVOICE #	BILLING PERIOD	PAYMENT DUE DATE
0004346381	Jan 1- Jan 31, 2022	February 20, 2022

PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL AMOUNT DUE
$0.00	$0.00	**$1,141.73**

BILLING ACCOUNT NAME AND ADDRESS

Westridge Comm. Dev. District
3434 Colwell Ave. Ste. 200
Tampa, FL 33614-8390

BILLING INQUIRIES/ADDRESS CHANGES
1-877-736-7612 or smb@ccc.gannett.com

FEDERAL ID
47-2390983

Legal Entity: Gannett Media Corp.
Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited.
All funds payable in US dollars.

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o sign-up for E-mailed invoices and online payments please contact abgspecial@gannett.com. Previous account number: FL_456199

ate	Description	Amount
1/22	Balance Forward	$841.70
31/22	Finance Charge	$12.63

ackage Advertising:

Start-End Date	Order Number	Description	PO Number	Package Cost
1/17/22	6789724	1/27 Meeting		$287.40

Date Rec'd Rizzetta & Co., Inc. 2/16/22
D/M approval RH Date 3/1/22
Date entered 2/18/22
Fund 001 GL 51300 OC 4801
Check #

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

LOCALiQ
The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
ws Chief | Herald-Tribune | News Herald
Northwest Florida Daily News

ACCOUNT NAME	PAYMENT DUE DATE	AMOUNT PAID
Westridge Comm. Dev. District	February 20, 2022	
ACCOUNT NUMBER	**INVOICE NUMBER**	
536776	0004346381	

CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL AMOUNT DUE
$300.03	$0.00	$841.70	$0.00	$0.00	$0.00	**$1,141.73**

REMITTANCE ADDRESS (Include Account# & Invoice# on check)

CA Florida Holdings, LLC
PO Box 631244
Cincinnati, OH 45263-1244

TO PAY WITH CREDIT CARD PLEASE FILL OUT BELOW:

☐ VISA ☐ MASTERCARD ☐ DISCOVER ☐ AMEX

Card Number
Exp Date / / CVV Code
Signature Date

LOCALiQ

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune

ACCOUNT NAME		ACCOUNT #	PAGE #
Westridge Comm. Dev. District		536776	1 of 1
INVOICE #	**BILLING PERIOD**	**PAYMENT DUE DATE**	
0004412011	Feb 1- Feb 28, 2022	March 20, 2022	
PREPAY (Memo Info)	**UNAPPLIED (included in amt due)**	**TOTAL AMOUNT DUE**	
$0.00	$0.00	**$592.22**	

BILLING ACCOUNT NAME AND ADDRESS	BILLING INQUIRIES/ADDRESS CHANGES	FEDERAL ID
Westridge Comm. Dev. District Suite 200 3434 Colwell AVE Tampa, FL 33614-8390	1-877-736-7612 or smb@ccc.gannett.com	47-2390983

Legal Entity: Gannett Media Corp.
Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited.
All funds payable in US dollars.

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To sign-up for E-mailed invoices and online payments please contact abgspecial@gannett.com. Previous account number: CFL_456199

Date	Description	Amount
2/1/22	Balance Forward	$1,141.73
2/17/22	PAYMENT - THANK YOU	-$841.70

Package Advertising:

Start-End Date	Description	Products	Run Dates	PO Number	Package Cost
2/16/22	Westridge Comm. Dev. - Feb 24th Meeting Notice	6872210		6872210	$292.19

Date Rec'd Rizzetta & Co., Inc. 03/04/22
D/M approval RH Date 3/7/22
Date entered 03/04/22
Fund 001 GL 51300 OC 4801
Check #

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

LOCALiQ

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune

ACCOUNT NAME	PAYMENT DUE DATE	AMOUNT PAID
Westridge Comm. Dev. District	March 20, 2022	
ACCOUNT NUMBER	**INVOICE NUMBER**	
536776	0004412011	

CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL AMOUNT DUE
$292.19	$300.03	$0.00	$0.00	$0.00	$0.00	**$592.22**

REMITTANCE ADDRESS (Include Account# & Invoice# on check)

CA Florida Holdings, LLC
PO Box 631244
Cincinnati, OH 45263-1244

TO PAY WITH CREDIT CARD PLEASE FILL OUT BELOW:

☐ VISA ☐ MASTERCARD ☐ DISCOVER ☐ AMEX

Card Number _____
Exp Date ____/____/____ CVV Code _____
Signature _____ Date _____

0000536776000000000000004412011000592226717 4

WESTRIDGE
COMMUNITY DEVELOPMENT DISTRICT

District Office ·Orlando, Florida
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.westridgecdd.org

Operation and Maintenance Expenditures
April 2022
For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2022 through April 30, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **$10,959.64**

Approval of Expenditures:

_____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Westridge Community Development District

Paid Operation & Maintenance Expenses

April 1, 2022 Through April 30, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Campus Suite	2226	20269	Website & Compliance Services - Q3 FY21/22	$ 384.38
Clark, Albaugh & Rentz, LLP	2225	17898	General Legal Services 3/21	$ 1,200.00
Duke Energy	20220415-1	9100 8743 419 3/22	000 Highway 27 Lite, Tierra Del Sol 3/22	$ 2,513.12
Duke Energy	20220415-2	9100 8743 419 4/22	000 Highway 27 Lite, Tierra Del Sol 4/22	$ 2,513.12
Ramada Inn	2223	RI042822	Meeting Room Rental 04/28/22	$ 75.00
Rizzetta & Company, Inc.	2222	INV0000067095	District Management Services 4/22	$ 3,622.58
The Ledger / News Chief/ CA Florida Holdings, LLC	2224	4480318	Acct #5367776 Legal Advertising 3/22	$ 651.44
Report Total				**$ 10,959.64**

innersync
P.O. Box 18723
Fairfield, OH 45018-0723

Your Website powered by campus suite

INVOICE

BILL TO
Westridge CDD
12750 Citrus Park Lane
Tampa, FL 33625

INVOICE # 20269
DATE 04/01/2022
DUE DATE 04/16/2022
TERMS Net 15

DESCRIPTION	AMOUNT
CDD Website Services - Hosting, support and training	150.00
CDD Ongoing PDF Accessibility Compliance Service	234.38

Quarterly service

BALANCE DUE **$384.38**

Date Rec'd Rizzetta & Co., Inc. 4/8/2022
D/M approval RH Date 4/12/22
Date entered 4/8/2022
Fund 001 GL 51300 OC 5103
Check #

Clark & Albaugh, LLP
700 W. Morse Blvd., Suite 101
Winter Park, Florida 32789

Phone: (407) 647-7600 Fax: (407) 647-7622

Westridge Community Dev. Dist.
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614

April 1, 2022

File # 7216-002

Attention:

Invoice # 17898

RE: General Matters

DATE	DESCRIPTION	HOURS	AMOUNT	LAWYER
Mar-07-22	telephone call with manager; review of street light claim materials; conference call regarding status of lights and parking issues	1.10	330.00	SDC
Mar-08-22	review of questions on budget notices from district management; provide statutory citations	0.70	210.00	SDC
Mar-09-22	review of correspondence and documents regarding street lighting agreements proposed for transfer	0.60	180.00	SDC
Mar-10-22	correspondence with manager regarding meeting agenda	0.20	60.00	SDC
Mar-11-22	review of agenda draft and related correspondence	0.40	120.00	SDC
Mar-17-22	telephone call with manager regarding upcoming meeting issues, street lights and board seats; followup regarding street light history	0.80	240.00	SDC
Mar-21-22	correspondence with manager and review of request related to voter count	0.20	60.00	SDC
	Totals	4.00	$1,200.00	

Total Fee & Disbursements	**$1,200.00**
Previous Balance	3,442.50
Previous Payments	3,442.50
Balance Now Due	**$1,200.00**

Date Rec'd Rizzetta & Co., Inc. 4/08/22
D/M approval RH Date 4/12/22
Date entered 4/8/22
Fund 001 GL 51400 OC 3107
Check #

TAX ID Number 26-1572385

DUKE ENERGY.

duke-energy.com
877.372.8477

Your Energy Bill

Service address
WESTRIDGE COMM DEV DIST
000 HIGHWAY 27 LITE
LITE TIERRA DEL SOL

Bill date Mar 24, 2022
For service Feb 5 - Mar 7
31 days

Account number **9100 8743 4190**

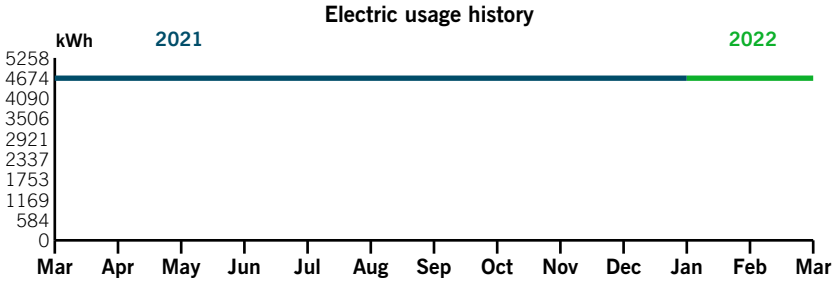
Billing summary

Previous Amount Due	$4,952.16
Payment Received Mar 04	-4,952.16
Current Lighting Charges	2,501.76
Taxes	11.36
Total Amount Due Apr 14	**$2,513.12**

Thank you for your payment.

Important power line safety reminder. Stay away from power lines. Do not work near overhead lines. Always assume that downed lines are energized and dangerous. Report downed power lines to Duke Energy immediately by calling 1-800-543-5599.

Your usage snapshot



Average temperature in degrees

70° 73° 78° 81° 81° 82° 80° 77° 66° 68° 60° 65° 68°

	Current Month	Mar 2021	12-Month Usage	Avg Monthly Usage
Electric (kWh)	4,674	4,674	56,088	4,674
Avg. Daily (kWh)	151	146	154	

12-month usage based on most recent history

Date Rec'd Rizzetta & Co., Inc. 4/18/2022
D/M approval R H Date 4/19/22
Date entered 4/18/2022
Fund 001 GL 53100 OC 4307
Check #

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Please return this portion with your payment. Thank you for your business.

DUKE ENERGY.

Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9100 8743 4190

Amount of automatic draft

$2,513.12
by Apr 14

After 90 days from bill date, a late charge will apply.

$_____
Add here, to help others with a contribution to Share the Light

$_____
Amount enclosed

WESTRIDGE COMM DEV DIST
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

8891008743419000066000000000000002513120000251312 4

We're here for you

Report an emergency

Electric outage	duke-energy.com/outages 800.228.8485

Convenient ways to pay your bill

Online	duke-energy.com/billing
Automatically from your bank account	duke-energy.com/automatic-draft
Speedpay (fee applies)	duke-energy.com/pay-now 800.700.8744
By mail payable to Duke Energy	P.O. Box 1094 Charlotte, NC 28201-1094
In person	duke-energy.com/location

Help managing your account (not applicable for all customers)

Register for free paperless billing	duke-energy.com/paperless
Home	duke-energy.com/manage-home
Business	duke-energy.com/manage-bus

General questions or concerns

Online	duke-energy.com
Home: Mon - Fri (7 a.m. to 7 p.m.)	800.700.8744
Business: Mon - Fri (7 a.m. to 6 p.m.)	877.372.8477
For hearing impaired TDD/TTY	800.222.3448 or 711
International	1.407.629.1010

Call before you dig

Call	800.432.4770 or 811

Check utility rates

Check rates and charges	duke-energy.com/rates

Correspond with Duke Energy (not for payment)
P.O. Box 14042
St Petersburg, FL 33733

Important to know

Your next meter reading: Apr 6
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Para nuestros clientes que hablan Español
Representantes bilingües están disponibles para asistirle de lunes a viernes de 7 a.m. - 7 p.m. Para obtener más información o reportar problemas con su servicio eléctrico, favor de llamar al 800.700.8744.

duke-energy.com
877.372.8477

Account number **9100 8743 4190**

Your usage snapshot - Continued

Outdoor Lighting

Billing period Feb 05 - Mar 07

Description	Quantity	Usage
Roadway Black UG Feed	123	4,674 kWh
Total	**123**	**4,674 kWh**

Billing details - Lighting

Billing Period - Feb 05 to Mar 07	
Customer Charge	$1.63
Energy Charge	
4,674.000 kWh @ 3.440c	160.78
Fuel Charge	
4,674.000 kWh @ 4.437c	207.39
Asset Securitization Charge	
4,674.000 kWh @ 0.065c	3.04
Fixture Charge	
Roadway Black UG Feed	719.55
Maintenance Charge	
Roadway Black UG Feed	170.97
Pole Charge	
30 TENON TOP BRONZE CONCRETE	
72 Pole(s) @ $17.200	1,238.40
Total Current Charges	**$2,501.76**

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

Billing details - Taxes

Regulatory Assessment Fee	$1.80
Gross Receipts Tax	9.56
Total Taxes	**$11.36**

duke-energy.com
877.372.8477

Your Energy Bill

Service address
WESTRIDGE COMM DEV DIST
000 HIGHWAY 27 LITE
LITE TIERRA DEL SOL

Bill date Apr 14, 2022
For service Mar 8 - Apr 6
30 days

Account number **9100 8743 4190**

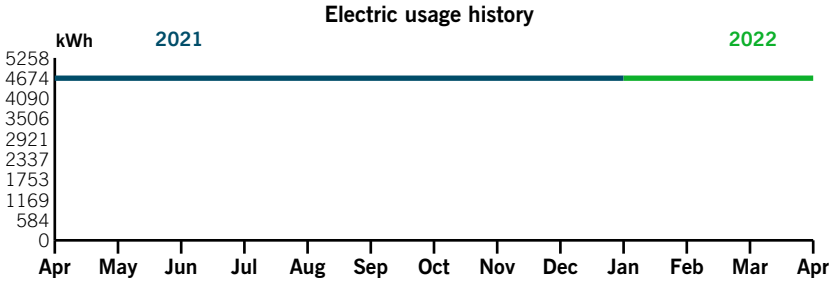
Billing summary

Previous Amount Due	$2,513.12
Payment Received	0.00
Current Lighting Charges	2,501.76
Taxes	11.36
Total Amount Due May 05	**$5,026.24**

Go solar with no rooftop panels to install or long-term contracts, and save over time. Whether you rent or own your home, support clean energy by enrolling at duke-energy.com/CECSolar.

Know what's below. Call before you dig. Always call 811 before you dig, it's the law. Making this free call at least Two full Business days before you dig gets utility lines marked and helps protect you from injury and expense. Call 811 or visit sunshine811.com.

Your usage snapshot



Average temperature in degrees

73° 78° 81° 81° 82° 80° 77° 66° 68° 60° 65° 71° 73°

	Current Month	Apr 2021	12-Month Usage	Avg Monthly Usage
Electric (kWh)	4,674	4,674	56,088	4,674
Avg. Daily (kWh)	156	156	154	

12-month usage based on most recent history

Date Rec'd Rizzetta & Co., Inc. 4/18/2022
D/M approval RH Date 4/19/22
Date entered 4/18/2022
Fund 001 GL 53100 OC 4307
Check #

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 0.0% late payment charge.

Please return this portion with your payment. Thank you for your business.

Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9100 8743 4190

Amount of automatic draft

$5,026.24
by May 5

After 90 days from bill date, a late charge will apply.

$_____
Add here, to help others with a contribution to Share the Light

$_____
Amount enclosed

WESTRIDGE COMM DEV DIST
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

8891008743419000066000025131200000251312000050262 40

We're here for you

Report an emergency

Electric outage	duke-energy.com/outages 800.228.8485

Convenient ways to pay your bill

Online	duke-energy.com/billing
Automatically from your bank account	duke-energy.com/automatic-draft
Speedpay (fee applies)	duke-energy.com/pay-now 800.700.8744
By mail payable to Duke Energy	P.O. Box 1094 Charlotte, NC 28201-1094
In person	duke-energy.com/location

Help managing your account (not applicable for all customers)

Register for free paperless billing	duke-energy.com/paperless
Home	duke-energy.com/manage-home
Business	duke-energy.com/manage-bus

General questions or concerns

Online	duke-energy.com
Home: Mon - Fri (7 a.m. to 7 p.m.)	800.700.8744
Business: Mon - Fri (7 a.m. to 6 p.m.)	877.372.8477
For hearing impaired TDD/TTY	800.222.3448 or 711
International	1.407.629.1010

Call before you dig

Call	800.432.4770 or 811

Check utility rates

Check rates and charges	duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Your next meter reading on or after: May 5
Please be sure we can safely access your meter. Don't worry if your digital meter flashes eights from time to time. That's a normal part of the energy measuring process.

Your electric service may be disconnected if your payment is past due
If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection. The reconnection fee is $13 between the hours of 7 a.m. and 7 p.m. Monday through Friday and $14 after 7 p.m. or on the weekends.

Electric service does not depend on payment for other products or services
Non-payment for non-regulated products or services (such as surge protection or equipment service contracts) may result in removal from the program but will not result in disconnection of electric service.

When you pay by check
We may process the payment as a regular check or convert it into a one-time electronic check payment.

Asset Securitization Charge
A charge to recover cost associated with nuclear asset-recovery bonds. Duke Energy Florida is acting as the collection agent for Special Purpose Entity (SPE) until the bonds have been paid in full or legally discharged.

Medical Essential Program
Identifies customers who are dependent on continuously electric-powered medical equipment. The program does not automatically extend electric bill due dates, nor does it provide priority restoration. To learn more or find out if you qualify, call 800.700.8744 or visit duke-energy.com/home/billing/special-assistance/medically-essential.

Special Needs Customers
Florida Statutes offer a program for customers who need special assistance during emergency evacuations and sheltering. Customers with special needs may contact their local emergency management agency for registration and more information.

Para nuestros clientes que hablan Español
Representantes bilingües están disponibles para asistirle de lunes a viernes de 7 a.m. - 7 p.m. Para obtener más información o reportar problemas con su servicio eléctrico, favor de llamar al 800.700.8744.

duke-energy.com
877.372.8477

Account number **9100 8743 4190**

Your usage snapshot - Continued

Outdoor Lighting

Billing period Mar 08 - Apr 06

Description	Quantity	Usage
Roadway Black UG Feed	123	4,674 kWh
Total	**123**	**4,674 kWh**

Billing details - Lighting

Billing Period - Mar 08 to Apr 06	
Customer Charge	$1.63
Energy Charge	
4,674.000 kWh @ 3.440c	160.78
Fuel Charge	
4,674.000 kWh @ 4.437c	207.39
Asset Securitization Charge	
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Billing details - Taxes

Regulatory Assessment Fee	$1.80
Gross Receipts Tax	9.56
Total Taxes	**$11.36**

WESTRIDGE
COMMUNITY DEVELOPMENT DISTRICT

District Office ~ 8529 South Park Circle ~ Suite 330 ~ Orlando, Florida 32819

Check Request

Amount: $75.00

Date: April 7, 2022

Payable to: Ramada Inn

Address: 43824 Highway 27, Davenport, FL 33837

Reason: BOS Meeting Space Rental at Ramada Inn – **April 28, 2022**

Requestor: Alexis Davis

Special Instructions: **Deliver to RICHARD HERNANDEZ, for hand delivery.**

Approved by: _____
Richard Hernandez, District Manager

Date Rec'd Rizzetta & Co., Inc. 4/08/22
D/M approval RH Date 4/12/22
Date entered 4/08/22
Fund 001 GL 51300 OC 4903
Check #_____

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

Invoice

Date	Invoice #
4/1/2022	INV0000067095

Bill To:

WESTRIDGE CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
April	Upon Receipt	00650

Description	Qty	Rate	Amount
Accounting Services	1.00	$1,458.58	$1,458.58
Administrative Services	1.00	$318.25	$318.25
Email Accounts, Admin & Maintenance	5.00	$15.00	$75.00
Financial & Revenue Collections	1.00	$318.25	$318.25
Management Services	1.00	$1,352.50	$1,352.50
Website Compliance & Management	1.00	$100.00	$100.00

Date Rec'd Rizzetta & Co., Inc. 3/31/22
D/M approval RH Date 4/4/22
Date entered 3/31/22
Fund 001 GL 51300 OC 3201 $1458.58
3100 $318.25
Check # 5103 $75.00
3111 $318.25
3101 $1352.50
5103 $100.00

Subtotal	$3,622.58
Total	$3,622.58

LOCALiQ

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune | News Herald
Northwest Florida Daily News

ACCOUNT NAME		ACCOUNT #	PAGE #
Westridge Comm. Dev. District		536776	1 of 1
INVOICE #	**BILLING PERIOD**	**PAYMENT DUE DATE**	
0004480318	Mar 1- Mar 31, 2022	April 20, 2022	
PREPAY (Memo Info)	**UNAPPLIED (included in amt due)**	**TOTAL AMOUNT DUE**	
$0.00	$0.00	**$651.44**	

BILLING ACCOUNT NAME AND ADDRESS	BILLING INQUIRIES/ADDRESS CHANGES	FEDERAL ID
Westridge Comm. Dev. District c/o Rizzetta & Company 3434 Colwell AVE # 200 Tampa, FL 33614-8390	1-877-736-7612 or smb@ccc.gannett.com	47-2390983

Legal Entity: Gannett Media Corp.
Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited.
All funds payable in US dollars.

0000536776000000000000004480318000651446717 3

To sign-up for E-mailed invoices and online payments please contact abgspecial@gannett.com. Previous account number: CFL_456199

Date	Description	Amount
3/1/22	Balance Forward	$592.22
3/10/22	PAYMENT - THANK YOU	-$287.40
3/15/22	PAYMENT - THANK YOU	-$292.19
3/29/22	Reverse Finance Charge	-$12.63

Package Advertising:

Start-End Date	Description	Products	Run Dates	PO Number	Package Cost
3/2/22	SUPERVISORS' MEETING	6956486		6956486	$364.04
3/16/22	Notice of Regular Meeting	7016687		7016687	$287.40

Date Rec'd Rizzetta & Co., Inc. 4/8/2022
D/M approval RH Date 4/12/22
Date entered 4/08/2022
Fund 001 GL 51300 OC 4801
Check #

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

LOCALiQ

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune | News Herald
Northwest Florida Daily News

ACCOUNT NAME	PAYMENT DUE DATE	AMOUNT PAID
Westridge Comm. Dev. District	April 20, 2022	
ACCOUNT NUMBER	**INVOICE NUMBER**	
536776	0004480318	

CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL AMOUNT DUE
$651.44	$0.00	$0.00	$0.00	$0.00	$0.00	**$651.44**

REMITTANCE ADDRESS (Include Account# & Invoice# on check)

CA Florida Holdings, LLC
PO Box 631244
Cincinnati, OH 45263-1244

TO PAY WITH CREDIT CARD PLEASE FILL OUT BELOW:

☐ VISA ☐ MASTERCARD ☐ DISCOVER ☐ AMEX

Card Number _____
Exp Date ____/____/____ CVV Code _____
Signature _____ Date _____

0000536776000000000000004480318000651446717 3

BUSINESS ITEMS

TAB 4

RESOLUTION 2022-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WESTRIDGE COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2022/2023 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Westridge Community Development District (**"District"**) prior to June 15, 2022, proposed budgets (**"Proposed Budget"**) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (**"Fiscal Year 2022/2023"**); and

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

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2022/2023 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for **_____, 2022, at 2:00 p.m**. at the following location:

LOCATION: _____
2:00 pm
Ramada Inn
43824 Highway27
Davenport, FL 33837

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENTS.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Polk County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed

Budget on the District's website at least two days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least 45 days.

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

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

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

PASSED AND ADOPTED THIS 26th DAY OF MAY, 2022.

ATTEST:

WESTRIDGE COMMUNITY DEVELOPMENT DISTRICT

_____
Assistant Secretary/Secretary

By:_____
Its:_____

Exhibit A: Proposed FY 2022/2023 Budget

TAB 5

RECEIVED
MAY - 6 2022

CLARK & ALBAUGH, LLP

SCOTT D. CLARK, ESQ.

May 4, 2022

Westridge Community Development District
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

Re: Fee rates beginning 10/1/2022

Dear Sirs:

With this letter, I am requesting an adjustment in the firm's hourly rates for the fiscal year that starts October 1, 2022. Our new rate for attorney services will be $325.00 per hour.

We consider such rate increases carefully and do not automatically increase them yearly. The rate you were previously charged has been in force for at least four years, and this increase is just eight percent. We believe that the new rate is in line with, or below, prevailing rates for attorneys of similar experience. In general, our firm expenses continue to increase at a rate greater than our hourly rate increases. We will continue our policy not to charge for routine postage, photocopies, facsimiles or long distance, unless the charges are significant. We never apply an upcharge or administrative fee to any costs that we bill.

In the event that you wish to discuss this matter, I will be happy to do so. I appreciate the confidence the Board has given me in the past, and look forward to working together in the future.

Sincerely,

Scott D. Clark
Managing Partner

700 W. Morse Boulevard, Suite 101
Winter Park, Florida 32789

Phone: (407) 647-7600
www.winterparklawyers.com

TAB 6

BSB SERVICES LLC

2219 South Westmoreland Drive. Orlando Florida
4077241192
bsbservices@gmail.com

4/12/2022

790-8

Client

Westridge CDD
C/o RIZZETTA & COMPANY 3434 COLWELL
AVENUE, STE 200 TAMPA, FL. 33614

Location Job: 426 solana Cir Davenport Fl 33897

Activities	Total
Repair Pavers area	
Install 1 metal post, 33 foot chain and 1 combination padlock	
Demolition and pouring of concrete to the entire border area.	

		2,000.00
Sub total	$	2,000.00
Total	**$**	**2,000.00**

CORNER POST
Master

The code for the lock is 54587.

TAB 7

RESOLUTION 2022-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WESTRIDGE COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ACCEPTING THE CONVEYANCE OF TRACT W-11, TUSCAN MEADOWS AND TRACTS W-20 AND W-21 TUSCAN MEADOWS PHASE 2 FROM MERITAGE HOMES OF FLORIDA, INC., TO THE DISTRICT, IN ACCORDANCE WITH SECTIONS 190.011(1) AND 190.011(7)(A), FLA. STAT.; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Westridge Community Development District (the "District") is a local unit of special-purpose government established by the Polk County Commission for the purpose of providing operating and maintaining infrastructure improvements, facilities and services to the lands within the District and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, pursuant to the Plat of Tuscan Meadows, recorded in Plat Book 179, Page 33, of the Public Records of Polk County, Florida, Tract W-11, and to the Plat of Tuscan Meadows Phase 2, recorded in Plat Book 182, Page 23, of the Public Records of Polk County, Florida, Tracts W-20 and W-21 are to be maintained by the District in accordance with that certain Quit Claim Deed executed in favor of the District by Meritage Homes of Florida, Inc. (the "Grantor") dated May 25, 2022 (the "Quit Claim Deed"); and

WHEREAS, Grantor has requested that the District accept the conveyance of title to roadway parcels identified on the plat as being owned by District which have not yet been transferred; and

WHEREAS, the Board of Supervisors deems it to be in the District's best interests to accept the conveyance of title to such parcels from the Grantor, in accordance with Sections 190.011(1) and 190.011(7)(a), Fla. Stat.

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

SECTION 1. The recitals set forth above are hereby adopted as true and correct and incorporated herein.

SECTION 2. The District hereby approves and accepts the conveyance of title to the property identified in the Quit Claim Deed. The District hereby authorizes the execution and delivery of all documents deemed necessary, desirable or appropriate to carry out the intent of this Resolution.

SECTION 3. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 26th day of May, 2022.

ATTEST:	**WESTRIDGE COMMUNITY DEVELOPMENT DISTRICT**
_____	_____
Secretary/Assistant Secretary	Chairperson, Board of Supervisors

STAFF REPORTS

District Counsel

District Engineer

District Manager

Audience Comments
And
Supervisor Requests

ADJOURNMENT