



Rizzetta & Company

Westridge Community Development District

**Board of Supervisors
Meeting
July 31, 2025**

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

www.westridgecdd.org

**WESTRIDGE
COMMUNITY DEVELOPMENT DISTRICT**

www.westridgecdd.org

Board of Supervisors

Chris Brown	Chairperson
Irmaliz Osorio	Vice Chairperson
Janice Stradley	Assistant Secretary
Fabian Beltran	Assistant Secretary
VACANT	Assistant Secretary

District Manager

Brian Mendes	Rizzetta & Company, Inc.
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District Counsel

Scott Clark	Clark & Albaugh
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District Engineer

Mark E. Wilson	Kimley-Horn
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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 · (904) 436-6270
Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.westridgecdd.org

Board of Supervisors
Westridge Community
Development District

July 24, 2025

FINAL AGENDA

Dear Board Members:

The meeting of the Board of Supervisors of the Westridge Community Development District will be held on **July 31, 2025**, at **2:00 p.m.** at **Waterstone Clubhouse** located at **2751 Bella Vista Drive, Davenport FL 33897**.

1. **CALL TO ORDER/ROLL CALL**
2. **AUDIENCE COMMENTS ON AGENDA ITEMS**
3. **COMMUNITY UPDATES**
 - A. Floralawn Landscape Quality Inspection Report
 - B. Sunscape Updates
 1. June & July Landscape Inspection ReportsTab 1
 - C. Towing UpdatesTab 2
4. **BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors Meeting held on May 22, 2025Tab 3
 - B. Ratification of Operation and Maintenance Expenditures for May – June 2025Tab 4
5. **BUSINESS ITEMS**
 - A. Ratification of District ItemsTab 5
 1. Hall Company Speed Hump Change Order Proposals
 2. Hurricane Disaster Relief Proposal
 3. Agreement for Palm Pruning Services
 4. Palm Removal Proposal
 - B. Consideration of Parking Signs ProposalsTab 6
 - C. Consideration of Waterstone Irrigation Repairs Proposal.....Tab 7
 - D. Consideration of Bolton's Private Property Towing Agreement....Tab 8
 - E. Consideration of Agreement for Towing ServiceTab 9
 1. Anytime Towing & Roadside Assistance
 2. Tad's Towing
 - F. Public Hearing on Fiscal Year 2025/2026 Final Budget
 1. Consideration of Resolution 2025-04, Adopting FY 25/26 Final BudgetTab10
 - G. Public Hearing on Fiscal Year 2025/2026 Special Assessments
 1. Consideration of Resolution 2025-05, Imposing Special AssessmentsTab11
6. **STAFF REPORTS**

- A. District Counsel
- B. District Engineer
 - 1. Discussion of Street SignsTab12
- C. District Manager

7. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

8. 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.

Yours kindly,

Brian Mendes

District Manager

TAB 1

Memorandum

To: Brian Mendes
Westridge CDD

Cc: Irmaliz Osorio, Cody Averitt
and Brian Harbin

From: Pete Soety

Date: June 9, 2025

Re: Westridge CDD
June Inspection

The inspection was performed on Thursday, June 5, 2025, with Brian Harbin, Jose Lopez and Joe Spriggs from Floralawn Landscape.

During the inspection, I found the landscape throughout the community to be in relatively good condition with the Contractor providing most of their services at an acceptable level. The detail portion of their work was nearly in order with most ornamentals, shrubs and groundcover plantings being properly trimmed and shaped with bed lines, tree rings and maintenance strips fairly well defined. There was sporadic weed growth present in the landscape and mulch continues to be void in most locations throughout the community. Their Lawn and Ornamental Program is providing decent results with the landscape displaying reasonably good color and with a predictable amount of pest and disease activity. The irrigation system appeared to be operating properly with little to no evidence of drought stress or oversaturated soil conditions identified at the time of the inspection.

At the time of the inspection, Item 6 from the April report and Item 4 from the May report remained incomplete.

The following is a current list of work items for the Contractor to complete or respond to as a result of site observations made during our recent inspection:

- 1) **Urgent:** Contractor is requested to properly mow and edge St. Augustine turf areas along Denia Way as soon as possible.
- 2) Contractor is requested to remove sucker growth from the trunks of Crape Myrtle trees along the northern perimeter of the community, during their next detail rotation. See attached photo.

- 3) **Note to Management:** During the inspection we noticed what appeared to be an exposed utility cable in ornamental bed spaces on the north side of the main entrance to the community, which should be removed or buried below grade level if it is still active. See attached photo.
- 4) Contractor is requested to elevate the canopies of Live Oak trees along the northern perimeter of the main entrance to the community to provide clearance for pedestrian traffic, during their next detail rotation. See attached photo.
- 5) **Note to Management:** During the inspection we noticed traffic signage laying on a pond bank on the north and south side of the main entrance to the community, which should be reinstated in their original location. See attached photo.
- 6) Contractor is requested to continue monitoring and treating Italian Cypress trees for mite activity in a median island at the main entrance to the community, following a strict regimen for optimum control.
- 7) Contractor is requested to slightly elevate the canopies of Live Oak trees along the US Hwy 27 frontage of the community to provide clearance for pedestrian traffic, during their next detail rotation.



Item 2



Item 4



Item 3



Item 5



Item 5

Memorandum

To: Brian Mendes
Westridge CDD

Cc: Irmaliz Osorio, Cody Averitt
and Brian Harbin

From: Pete Soety

Date: July 14, 2025

Re: Westridge CDD
July Inspection

The inspection was performed on Thursday, July 10, 2025, with Brian Harbin, Carlos Garcia and Jose Lopez from Floralawn.

During the inspection, I found the landscape throughout the community to be in fairly good condition with the Contractor providing most of their services at an acceptable level. The detail portion of their work was nearly in order with the majority of shrubs, ornamentals and groundcover being properly trimmed and shaped with bed lines, tree rings and maintenance strips well defined. There was an elevated amount of weed growth present in the landscape and mulch continues to be void in most locations throughout the community. Their Lawn and Ornamental Program is providing decent results with the landscape displaying good color and with a predictable amount of pest and disease activity. The irrigation system appeared to be operating properly with some evidence of drought stress conditions identified at the time of the inspection.

At the time of the inspection, Items 2, 4 and 7 from the June report remained incomplete.

The following is a current list of work items for the Contractor to complete or respond to as a result of site observations made during our recent inspection:

- 1) Contractor is requested to provide a blanket micro-nutrient fertilization for St. Augustine turf areas and ornamental bed spaces throughout the community in August to promote overall health.
- 2) Contractor is requested to string-trim weed growth along the base of chain-link fencing on the north side of Denia Way, during their next mowing occurrence.

- 3) Contractor is requested to continue monitoring and treating active Fire Ant mounds along Tierra Del Sol Boulevard, following a strict regimen for optimum control. In addition, to level these mounds once the colonies are dead.
- 4) **Urgent:** Contractor is requested to check watering cycle duration and frequency for Ilex Schilling plantings on the north side of the main entrance to the community, as they appeared dry at the time of the inspection.
- 5) Contractor is requested to replace three dead or declining Ilex Schilling on the north side of the main entrance to the community with new 3-gallon plants, at no charge, under warranty.
- 6) Contractor is requested to monitor and treat St. Augustine turf areas for broadleaf weed growth in median islands near the main entrance to the community, following a strict regimen for optimum control.
- 7) Contractor is requested to remove excessive weed growth from ornamental bed spaces at the main entrance to the community, during their next visit to the community.
- 8) Contractor is requested to remove sucker growth from the trunks of Crape Myrtle and Cypress trees near a monument sign at the main entrance to the community, during their next detail rotation.
- 9) Contractor is requested to monitor and treat Adonidia palms for Mite activity near a monument sign at the main entrance to the community, following a strict regimen for optimum control.

TAB 2

Monthly Report: Westridge CDD

[illegible]

TAB 3

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 meeting of the Board of Supervisors of the Westridge Community Development District was held on May 22, 2025, at 2:02 p.m. at **Waterstone Clubhouse** located at **2751 Bella Vista Drive, Davenport FL 33897**.

Present and constituting a quorum:

Chris Brown	Board Supervisor, Chairperson
Irmaliz Osorio	Board Supervisor, Vice Chairman <i>(via phone)</i>
Janice Stradley	Board Supervisor, Assistant Secretary
Fabian Beltran	Board Supervisor, Assistant Secretary

Also present were:

Brian Mendes	District Manager, Rizzetta & Company
Scott Clark	District Counsel, Clark & Albaugh, LLC
Richard Mills	District Engineer, Kimley-Horn <i>(via phone)</i>
Brian Harbin	Landscape Services, Floralawn <i>(via phone)</i>

Audience members **Present**

FIRST ORDER OF BUSINESS

Call to Order

Mr. Mendes called the meeting to order and read the roll at 2:02 p.m.

SECOND ORDER OF BUSINESS

Audience Comments on the Agenda Items

No comments.

THIRD ORDER OF BUSINESS

Floralawn Landscape Inspection Report

Mr. Harbin briefed the Board regarding landscaping operations throughout the community.

Mr. Harbin discussed and reviewed the recent fert project and mainline repairs with the Board.

Discussion ensued amongst the Board and District Staff regarding irrigation controller options.

The Board inquired about and discussed possible locations.

Ms. Stradley inquired about Floralawn's recommendations regarding controllers vs battery packs.

Mr. Mendes presented a proposal to the Board of Supervisors and asked if there were any questions. There were none.

On a motion by Ms. Osorio, seconded by Mr. Brown, with all in favor, the Board of Supervisors approved the Floralawn Proposal (#16720), for Westridge Community Development District.

FOURTH ORDER OF BUSINESS

Sunscape Updates

1. April & May Landscape Inspection Report

Mr. Mendes briefed and reviewed the Sunscape reports with the Board and asked if there were any questions.

Ms. Stradley requested that reports are sent over to her.

FIFTH ORDER OF BUSINESS

Bolton's Towing Updates

Mr. Mendes reviewed towing updates with the Board and asked if there were any questions.

Discussion ensued amongst the Board regarding towing in general within the community.

Mr. Mendes discussed the details of his call with Bolton.

Mr. Mendes stated that a parking "Do' N Don't's" e-blast will be sent out.

Mr. Mendes discussed after hour towing operations.

Discussion ensued amongst the Board regarding towing operations.

Mr. Mendes stated that he will request Bolton's presence at the next Board meeting.

Discussion ensued amongst the Board regarding towing operations in depth and ongoing issues.

SIXTH ORDER OF BUSINESS

**Consideration of the Minutes of the Board
of Supervisors' Meeting held on March 27,
2025**

Mr. Mendes presented the meeting minutes to the Board of Supervisors and asked if any changes were requested.

Ms. Stradley inquired about mulching.

Mr. Mendes stated that he will include Waterstone and Tierra Del Sol on upcoming mulch bid.

On a motion by Mr. Brown, seconded by Ms. Stradley, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors meeting held on March 27, 2025, for Westridge Community Development District.

SEVENTH ORDER OF BUSINESS

**Ratification of Operation & Maintenance
Expenditures for March & April 2025**

Mr. Mendes presented the maintenance expenditures to the Board of Supervisors and asked if there were any questions.

Ms. Stradley inquired about the Waterstone \$2,400 payback for irrigation.

On a motion by Mr. Brown, seconded by Ms. Stradley, with all in favor, the Board of Supervisors ratified the operation and maintenance expenditures for March 2025 (\$31,558.11) & April 2025 (\$18,397.38), for Westridge Community Development District.

EIGHTH ORDER OF BUSINESS

Ratification of District Items

- 1. Chair's Acceptance of the FY 2024 Financial Audit**
- 2. Irrigation Valve Installation Proposal**

Mr. Mendes reviewed the items for ratification with the Board of Supervisors and asked if they had any questions.

The Board of Supervisors discussed pothole repairs and the need for a street sweeper to be called.

Mr. Mendes stated that he will call a street sweeper to clean Waterstone roads.

On a motion by Mr. Brown, seconded by Mr. Beltran, with all in favor, the Board of Supervisors ratified all the items under column 5A, for Westridge Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of Addendum to the
Engagement Letter for FY 2024
Auditing Services**

Mr. Mendes presented the addendum to the Board of Supervisors and asked if they had any questions. There were none.

Mr. Clark briefed the Board of Supervisors regarding the addendum.

On a motion by Ms. Stradley, seconded by Mr. Brown, with all in favor, the Board of Supervisors approved the Addendum to the Engagement Letter for FY 2024 Auditing Services, for Westridge Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Easement Area
Utilization Agreement**

Mr. Clark reviewed the agreement and plans with the Board of Supervisors and asked if they had any questions. There were none.

Mr. Mendes stated that District Staff will finalize the Duke project.

ELEVENTH ORDER OF BUSINESS

**Consideration of Palm Pruning
Proposal**

Mr. Mendes presented the proposal to the Board of Supervisors and asked if they had any questions.

Discussion ensued amongst the Board of Supervisors regarding the proposal.

Ms. Stradley stated that she would like to review the Waterstone financial needs.

On a motion by Mr. Brown, seconded by Ms. Stradley, with all in favor, the Board of Supervisors approved the Palm Pruning Proposal, for Westridge Community Development District.

TWELFTH ORDER OF BUSINESS

**Consideration of Agreement for
District Engineer Services**

Mr. Mendes reviewed the agreement with the Board of Supervisors and asked if they had any questions.

Mr. Clark recommended having an agreement drafted by District Counsel.

159 Ms. Osorio stated there have been issues with billing and lack of services.

160
161 Mr. Millis commented regarding recommended engineering services.

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163 Mr. Mendes responded to Mr. Millis comments.

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165 The Board discussed options for a potential RFQ.

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167 Mr. Brown commented regarding finishing the remaining projects before bidding out for
168 services.

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170 Discussion ensued amongst the Board and District Staff regarding asphalt bids.

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172 The Board requested this item be tabled.

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174 **THIRTEENTH ORDER OF BUSINESS**

**Consideration of Addendum to
Floralawn's Full Granular Program
Proposal**

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178 Mr. Mendes presented the addendum to the Board of Supervisors and asked if they had
179 any questions.

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181 The Board of Supervisors inquired regarding the Fert.

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183 Ms. Osorio requested a follow-up with Pete about St. Augustine grass area.
184

On a motion by Mr. Brown, seconded by Mr. Beltran, with all in favor, the Board of Supervisors approved the Addendum to Floralawn's Full Granular Program Proposal, for Westridge Community Development District.

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186 **FOURTEENTH ORDER OF BUSINESS**

**Consideration of No Parking Signs
Proposals**

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189 Mr. Mendes presented the proposals to the Board of Supervisors and asked if they had
190 any questions. There were none.

On a motion by Ms. Osorio, seconded by Mr. Brown, with all in favor, the Board of Supervisors approved the No Parking Sign Proposal (#69855), for Westridge Community Development District.

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192
193 Ms. Stradley requested an additional proposal for no parking signs.

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195 Mr. Mendes stated that he will work with Supervisor Stradley regarding locations for
196 signs.

Discussion ensued amongst the Board regarding the upcoming speed hump project.

Mr. Mendes stated that he will prepare a speed hump e-blast.

FIFTEENTH ORDER OF BUSINESS

Consideration of Resolution 2025-04, Approving 25/26 Proposed Budget & Setting Public Hearing

Mr. Mendes presented the resolution to the Board of Supervisors and asked if they had any questions.

Mr. Mendes reviewed the budget with the Board of Supervisors in detail by line item and asked if they had any questions.

Discussion ensued amongst the Board of Supervisors regarding the budget.

Discussion ensued amongst the Board of Supervisors regarding the District Engineer line item.

Discussion ensued amongst the Board of Supervisors and District Staff regarding utility increases.

Discussion ensued amongst the Board of Supervisors regarding irrigation controller.

Discussion ensued amongst the Board of Supervisors regarding landscape services.

Discussion ensued amongst the Board of Supervisors regarding sidewalk ownership.

Discussion ensued amongst the Board of Supervisors regarding potential security services.

Discussion ensued amongst the Board of Supervisors and District Staff regarding increases.

The Board of Supervisors added \$25,000 to the budget for security services.

On a motion by Mr. Brown, seconded by Ms. Osorio, with all in favor, the Board of Supervisors adopted Resolution 2025-04, Approving 25/26 Proposed Budget & Setting Public Hearing, for Westridge Community Development District.

SIXTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

No comments.

B. District Engineer

No comments.

C. District Manager

1. Website Audit
2. Tow Services Updates
3. Registered Voter Count

Mr. Mendes reviewed the agenda items with the Board of Supervisors and asked if there were any questions. There none.

SEVENTEENTH ORDER OF BUSINESS Supervisor Requests

SUPERVISOR REQUESTS

Ms. Stradley inquired about street sweepers.

District Staff responded to inquires regarding completed projects.

Ms. Stradley inquired about irrigation repairs and compensation.

Waterstone HOA reviewed communication regarding irrigation.

Discussion ensued amongst the Board and District Staff regarding the history of bonds and foreclosure.

The Board requested the ledger of outstanding bonds and bond payments from the trustee.

Discussion ensued amongst the Board of Supervisors and District Staff regarding debt service bonds and regarding the \$50,000 to be allocated to debt service bonds.

Mr. Mendes responded to inquiries regarding Waterstone.

AUDIENCE COMMENTS

No audience comments.

EIGHTEENTH ORDER OF BUSINESS Adjournment

On a motion by Mr. Brown, seconded by Ms. Stradley, with all in favor, the Board of Supervisors adjourned the meeting at 5:04 p.m., for Westridge Community Development District.

[SIGNATURES ON FOLLOWING PAGE]

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Assistant Secretary

Chairman/Vice Chairman

TAB 4

WESTRIDGE COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · ORLANDO, FL 32819

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

WWW.WESTRIDGECDD.ORG

Operation and Maintenance Expenditures May 2025 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from May 1, 2025 through May 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$34,559.02**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Westridge Community Development District

Paid Operation & Maintenance Expenses

May 1, 2025 Through May 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Clark & Albaugh, PLLC	300045	19150	Legal Service 04/25	\$3,189.50
Duke Energy	20250502-1	9100 8743 4190 03/25 ACH	Electric Services 03/25	\$2,659.10
Duke Energy	20250507-1	9101 4198 6868 03/25 ACH	Electric Services 03/25	\$2,679.96
Floralawn, Inc.	300043	31357	Landscape Maintenance 04/25	\$5,895.00
Floralawn, Inc.	300046	30947	Irrigation Repairs 03/25	\$3,715.00
Kimley-Horn and Associates, Inc.	300048	049875001-0225	Engineering Services 02/25	\$6,922.58
Polk County BOCC	20250509-1	6172468 03/25 ACH	1 REUSE PARADISO DR 03/25	\$529.66
Rizzetta & Company, Inc.	300044	INV0000098934	District Management Fees 05/25	\$4,077.59
SunScape Landscape Management Services, Inc.	300047	13668	Landscape Management Services 05/25	\$850.00
Westridge Community Development District	300049	051225 Reimburse	Reimburse Wesbridge CDD for US Bank payment on 01/21/25 05/25	<u>\$4,040.63</u>
Report Total				<u>\$ 34,559.02</u>

WESTRIDGE COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · ORLANDO, FL 32819

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

WWW.WESTRIDGECDD.ORG

Operation and Maintenance Expenditures June 2025 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2025 through June 30, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$50,976.16**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Westridge Community Development District

Paid Operation & Maintenance Expenses

June 1, 2025 Through June 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Christopher Brown	300051	CB052225	Board of Supervisors Meeting 05/22/25	\$200.00
Clark & Albaugh, PLLC	300059	19177	Legal Service 05/25	\$5,280.00
Duke Energy	20250602-1	9100 8743 4190 04/25 ACH	Electric Services 04/25	\$2,654.48
Duke Energy	20250606-1	9101 4198 6868 04/25 ACH	Electric Services 04/25	\$2,679.96
Fabian Beltran	300052	FB052225	Board of Supervisors Meeting 05/22/25	\$200.00
Floralawn, Inc.	300053	32009	Landscape Maintenance 05/25	\$5,895.00
Floralawn, Inc.	300053	32567	Landscape Maintenance 06/25	\$5,990.15
Floralawn, Inc.	300061	32804	Irrigation Repair 06/25	\$1,463.46
Floralawn, Inc.	300061	32805	Irrigation Repair 06/25	\$519.62
Floralawn, Inc.	300062	32806	Irrigation Repair 06/25	\$829.22
Irmaliz Osorio	300054	IO052225	Board of Supervisors Meeting 05/22/25	\$200.00
Janice A Stradley	300055	JS052225	Board of Supervisors Meeting 05/22/25	\$200.00
Kimley-Horn and Associates, Inc.	300056	049875001-0225	Engineering Services 02/25	\$6,922.58
Kimley-Horn and Associates, Inc.	300056	049875001-0425	Engineering Services 04/25	\$3,006.13

Westridge Community Development District

Paid Operation & Maintenance Expenses

June 1, 2025 Through June 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
McDermitt Davis & Company, LLC	300060	61160	Audit of Financial Statements 09/24	\$4,000.00
Polk County BOCC	20250611-1	6245865 04/25 ACH	1 Reuse Paradiso Drive 04/25	\$417.34
Rizzetta & Company, Inc.	300050	INV0000099711	District Management Fees 06/25	\$4,077.59
Waterstone Property Homeowner Association, Inc	300057	40425	Irrigation Repairs 04/25	\$2,400.00
Wesbridge CDD	300058	051225 Reimburse	Reimburse Wesbridge CDD for US Bank payment on 01/21/25 05/25	<u>\$4,040.63</u>
Report Total				<u>\$ 50,976.16</u>

TAB 5



HALL COMPANY INC.
225 Old Sanford Oviedo Road
Winter Springs, FL 32708
Phone: (407) 327-4930
Fax: (407) 327-7345

Change Order Request

Quoted to: Rizzetta & Company
3434 Colwell Ave.
Suite 200
Tampa, FL 33614

Regarding Job: Westridge CDD
Tierra del sol Blvd.

Davenport, FL 33897

Date:	6/19/2025	Comments
C/O Request No:	1	Additional Striping.
Owner C/O No:		
P		

Description	Qty	U/M	Unit Price	Amount
Scope: Using the striping layout template for 100 FT chevron bar markings, we will complete the first 6 bars on this template comprising a total of 1848 LF of 12" bars. This layout will be accomplished in each direction of traffic on either side of the speed bump. Additionally, chevron arrows will be painted on both directions of traffic on the speed bump.	1.00	LS	8,000.00	8,000.00

Change Order must be fully executed before the work can begin.

QUALIFICATIONS:

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Current Change Order \$ 8,000.00

Authorized by: Christopher Brown Chairman/President of Board
Rizzetta & Company

Date: 06/26/2025

Representative: _____
Hall Company Inc.

Date: _____



HALL COMPANY INC.
225 Old Sanford Oviedo Road
Winter Springs, FL 32708
Phone: (407) 327-4930
Fax: (407) 327-7345

Change Order Request

Quoted to: Rizzetta & Company
3434 Colwell Ave.
Suite 200
Tampa, FL 33614

Regarding Job: Westridge CDD
Tierra del sol Blvd.

Davenport, FL 33897

Date:	7/8/2025
C/O Request No:	2
Owner C/O No:	

P

Comments
For shared cost for additional mobilization to install final speed bump #28.

Description	Qty	U/M	Unit Price	Amount
For shared cost for additional mobilization to install final speed bump #28.	1.00	LS	750.00	750.00

Change Order must be fully executed before the work can begin.

QUALIFICATIONS:

Current Change Order \$ 750.00

Authorized by: Christopher Brown Christopher Brown
Rizzetta & Company

Date: 7/10/2025

Representative: _____
Hall Company Inc.

Date: _____



HALL COMPANY INC.
225 Old Sanford Oviedo Road
Winter Springs, FL 32708
Phone: (407) 327-4930
Fax: (407) 327-7345

Change Order Request

Quoted to: Rizzetta & Company
3434 Colwell Ave.
Suite 200
Tampa, FL 33614

Regarding Job: Westridge CDD
Tierra del sol Blvd.

Davenport, FL 33897

Date:	7/10/2025	Comments
C/O Request No:	3	Additional speed bump installation & paint.
Owner C/O No:		

P

Description	Qty	U/M	Unit Price	Amount
Scope: To complete 1 additional speed bump with hot mix asphalt at the 4' Wide dimension to replicate all others. Also, paint (3) speed bumps white, and chevron markings as template suggests for this additional speed bump.	1.00	LS	1,200.00	1,200.00

Change Order must be fully executed before the work can begin.

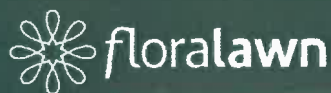
QUALIFICATIONS:

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Current Change Order \$ 1,200.00

Authorized by: Brian Mendes Date: 07/10/25
Rizzetta & Company

Representative: _____ Date: _____
Hall Company Inc.



Disaster Relief

In Florida, weather is never predictable. Allow Floralawn to partner with you to ensure that even after the biggest disaster, your property is back to normal as soon as possible.

Here at Floralawn, we have a proactive plan that addresses your needs in any emergency situation. With our pre-authorized cleanup, we're on your site assessing the damage to your property as soon as the storm has passed and sending our qualified landscaping and tree care service teams to address your needs while prioritizing your safety. We will ensure:

- Clear access for all vehicles.
- Debris posing immediate risk is removed.
- Plant material with a chance of survival is replanted.
- Hazardous damaged limbs are trimmed and removed.
- Tree limbs, rootballs, or large wood debris remaining on the ground is chipped and removed.

To expedite clean up efforts, we leverage our resources to bring in additional teams from outside the area. Normal maintenance operations typically resume the following week except those with severe debris-impact.

Best Practices for Pre-Authorization Plan

- **Pre-Authorize Post-Storm Clean Up**
Pre-authorization of disaster clean-up services allow us to begin repairing your property as soon as the storm passes.
- **Keep us Apprised of your Insurance Requirements**
Please make us aware the needs and requirements of your insurance carrier so we may assist with any documentation and corrective actions. Our team can partner with you by photographing damage and logging manpower, equipment, and the work provided within our repairs.
- **Let us Know How to Reach You**
Previous years' storms have shown us how vulnerable communications can be during and after severe weather. Please keep your emergency contact information up to date to ensure we can reach you after the storm.



HURRICANE PRICE LIST

General Labor	\$65/hour
Tree Trimming Crew W Lift or Bucket Truck	\$175/hour
Skid Loader or Small Backhoe & Operator	\$175/hour
Dump Fees (If Necessary)	TBD: Quote
Stumps	Varies By Size
Tree Men/Climbers	\$175/hour
Chipper & Operator	\$175/hour

Approval for Clean-Up Services:

Sign

Property Name

Print Name/Title

Date

Emergency Contact Numbers

Name

Phone

Name

Phone

AGREEMENT

July **THIS AGREEMENT** ("Agreement") is made and entered into this 2 day of 2025, by and between:

WESTRIDGE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, whose address is 8529 South Park Circle, Suite 330, Orlando, FL 32819 (the "District"), and

ENVIRO TREE SERVICE LLC, a Florida Limited Liability Company, whose address is 3202 Phils Lane, Apopka, FL 32712 (the "Contractor").

RECITALS:

WHEREAS, the District is a special purpose unit of local government established pursuant to and governed by Chapter 190, Florida Statutes;

WHEREAS, Contractor submitted its Proposal #12932 dated May 9, 2025, attached hereto as Attachment A incorporated herein by reference ("Proposal"), to prune 89 Washingtonia Palms as more fully described in the Proposal ("Scope of Work") on property located within the District (the "Project"); and

WHEREAS, Contractor represents that it is qualified to serve as a contractor and provide those services necessary to complete the Project.

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

1. Recitals. The recitals so stated are true and correct and by this reference are incorporated, inclusive of the above referenced exhibits, into and form a material part of this Agreement.

2. Duties.

A. The duties, obligations, and responsibilities of the Contractor are those as more particularly described in Attachment A attached hereto and incorporated herein. The speed bump installation location maps shown in Attachment A are approximate and subject to field verification by the District Manager or District Engineer, including three locations not designated on the maps.

B. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District.

C. Contractor shall report to the District Manager or his designee.

D. Contractor shall furnish all materials, supplies, machines, equipment, tools, superintendents, labor, insurance, and other accessories and services necessary to complete said Project in accordance with the conditions and prices as stated herein and in Attachment A.

E. Contractor shall furnish all tools, equipment, materials and supplies and to do all the work associated with the Project in a first-class, substantial and workmanlike manner.

F. Contractor is responsible for pulling and paying for any necessary permits associated with this Agreement.

G. Contractor shall perform all the work and labor pursuant to this Agreement.

H. Contractor shall remove and clean up all rubbish, debris, excess material, tools and equipment from streets, alleys, parkways and adjacent property that may have been used or worked on by the Contractor in connection with the Project.

I. Contractor will be held responsible for the care, protection and condition of all work until final completion and acceptance thereof and will be required to make good at his own cost any damage or injury occurring from any cause resulting from Contractor's acts or omissions or the acts or omissions of its subcontractors or suppliers.

3. Compensation. District agrees to compensate the Contractor in the lump sum amount of **FIVE THOUSAND THREE HUNDRED FORTY AND 00/100 DOLLARS (\$5,340.00 USD)**, which is the Contract Price, to be paid upon satisfactory completion of the Project. An invoice shall be generated from the Contractor and delivered to the District so that payment can be made. Final payment will not be made until Contractor produces final lien waivers as required by Florida Statutes Chapter 713.

4. Independent Contractor. The District and Contractor agree and acknowledge that Contractor shall serve as an independent contractor of the District.

5. Term. This Agreement shall commence upon execution and shall continue until the Project is completed to the District's satisfaction unless earlier terminated or cancelled pursuant to Section 9 hereof. The Project shall be completed in an expedited manner to limit the inconvenience to residents of the District.

6. Indemnification.

A. Contractor shall indemnify, defend, and save harmless the District, its officials, agents, servants, and employees from and against any claim, demand, or cause of action of whatsoever kind or nature arising out of error, omission or negligent act of Contractor, its agents, servants, or employees in the performance of services under this Agreement.

B. The execution of this Agreement by the Contractor shall obligate Contractor to comply with the foregoing indemnification provision, as well as the insurance provisions which are set forth in paragraph 11 of this Agreement. However, the indemnification provision, and the insurance provision are not interdependent of each other, but rather each one is separate and distinct from the other.

C. The obligation of the Contractor to indemnify the District is not subject to any offset, limitation or defense as a result of any insurance proceeds available to either the District or the Contractor.

D. Nothing herein is intended to be construed, by either party, as a waiver of the protections, immunities, and limitations afforded a governmental entity pursuant to Section 768.28, Florida Statutes.

7. Enforcement. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

8. Recovery of Costs and Fees. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover from the other party all fees and costs incurred including reasonable attorneys' fees (and paralegal fees) and costs whether incurred prior to, during, or post litigation, appeal, or through alternative dispute resolution.

9. Termination or Cancellation. In the event Contractor breaches this Agreement, fails to commence the work within a reasonable time or abandons the work for a period of ten (10) days or more, District shall be entitled to terminate this Agreement upon seven (7) days' written notice. Such written notice may be mailed to the address set forth above.

10. Warranty. The Contractor warrants its work against defects in materials or workmanship for a period of one (1) year from final acceptance by District. Any defects noted within this time period shall be timely corrected by Contractor at Contractor's expense. Contractor shall make the necessary corrections within ten (10) days of receipt of the written notice from District.

11. Insurance. The Contractor shall maintain the following insurance coverage's during the execution of this Project:

A. Comprehensive General Liability covering all operations, including legal liability and completed operations/products liability, with minimum limits of \$1,000,000 combined single limit occurrence;

B. Comprehensive Automobile Liability Insurance covering owned, non-owned, or rented automotive equipment to be used in performance of the Work with minimum limits of \$500,000 combined single limit per occurrence; and

C. Workers compensation insurance in a form and in amounts prescribed by the laws of the State of Florida.

The District shall be named as the Insurance Certificate Holder and shall be an additional named insured on all policies of liability insurance.

12. Changes in the Work.

A. District, without invalidating the Agreement, may order extra work or make changes by altering, adding to or deducting from the work, the Agreement sum being adjusted accordingly. All such work shall be executed under the conditions of the original Agreement. Any claim for extension of time caused thereby shall be made in writing at the time such change is ordered.

B. All change orders and adjustments shall be in writing and approved in advance, prior to work commencing, by the District, otherwise, no claim for extras will be allowed.

C. Claim of payment for extra work shall be submitted by the Contractor upon certified statement supported by receipted bills. No claim for extra work shall be allowed unless same was ordered, in writing, as aforesaid and the claim presented at the time of the first estimate after the work is complete.

13. Completion of Work.

A. In the event of any delay in the Project caused by any act or omission of the District, its agents or employees, or delay caused by weather conditions or unavailability of materials, the sole remedy available to Contractor shall be by extension of the time allocated to complete the Project.

B. Failure on the part of Contractor to timely process a request for an extension of time to complete the work shall constitute a waiver by Contractor and Contractor shall be held responsible for completing the work within the time allocated by this Agreement.

C. All requests for extension of time to complete the work shall be made in writing to the District.

14. Entire Agreement. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

15. Amendment. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing, which is executed by both of the parties hereto.

16. Assignment. Neither the District nor the Contractor may assign their rights, duties, or obligations under this Agreement or any monies to become due hereunder without the prior written approval of the other.

17. Applicable Law; Waiver of Jury Trial. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. **DISTRICT AND CONTRACTOR HEREBY KNOWINGLY AND VOLUNTARILY WAIVE ANY RIGHT TO A JURY TRIAL OF ANY DISPUTE ARISING IN CONNECTION WITH THIS AGREEMENT. CONTRACTOR ACKNOWLEDGES THAT THIS WAIVER WAS EXPRESSLY NEGOTIATED AND IS A MATERIAL INDUCEMENT FOR THE EXECUTION OF THIS AGREEMENT BY DISTRICT.**

18. Conflicts. In the event of a conflict between any provision of this Agreement and the terms and conditions, then this Agreement shall control.

19. Venue. In the event of any litigation arising out of this Agreement or the performance thereof, venue shall be Polk County, Florida.

20. Compliance with All Laws, Regulations, Rules and Policies. Contractor recognizes that the District is a governmental entity, that its assets are public facilities and that their operation is subject to all applicable statutes, rules and regulations.

At all times, Contractor is expected and required to operate within and comply with all applicable federal, state and local laws and regulations including, but not limited to, all environmental, labor, employment and insurance laws and regulations, as well as the rules and policies of the District.

Contractor shall promptly comply with all rules, laws, regulations, policies and notices and shall not keep or accumulate any flammable, polluting, or hazardous materials or substances on district property except in quantities reasonably necessary to carry out its duties under this Agreement. Contractor shall hold the District harmless from any fines, penalties, costs and damages resulting from the Contractor's failure to do so. Contractor shall immediately discontinue any activity, which is in violation of law and shall remedy the same immediately; Contractor shall be responsible for the payment of any associated fines or penalties.

Contractor shall be responsible for all payroll taxes and payments required under employment insurance laws with respect to employees of Contractor performing pursuant to this agreement.

21. Public Records. The District is subject to the requirements of Chapter 119 of the Florida Statutes pertaining to Public Records. As such, all documents, papers, letters, maps, books, tapes, photographs, films, sound recordings, data processing software, or other material, regardless of the physical form, characteristics, or means of transmission, made or received by the District in connection with the transaction of its official business are public records.

In connection with this Agreement, Contractor shall comply Chapter 119, Florida Statutes, as follows:

A. Keep and maintain public records required by the District to perform the services that are the subject of this Agreement.

B. Upon the request of the District's Custodian of Public Records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by law.

C. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if the contractor does not transfer the records to the District.

D. Upon completion of the Agreement, transfer, at no cost, to the District all public records in Contractor's possession or keep and maintain public records required by the District to perform the services that are the subject of this Agreement. If Contractor transfers all public records to the District upon completion of the Agreement, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If Contractor keeps and maintains public records upon completion of the Agreement,

Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the District's information technology systems.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE DISTRICT'S CUSTODIAN OF PUBLIC RECORDS AT THE ADDRESS LISTED FOR THE DISTRICT IN THIS AGREEMENT.

22. E-Verify Requirement. The District is subject to the requirements of section 448.095, Florida Statutes, pertaining to the use of the E-Verify system to confirm the work authorization status of all employees hired on or after January 1, 2021.

A. By signing this Agreement Contractor acknowledges and confirms that it is registered with and uses the E-Verify system to confirm the work authorization status of all new hires. Contractor further confirms that it shall only subcontract work to be performed under this Agreement to subcontractors who are registered with and use the E-Verify system and have provided to Contractor the affidavit described in section 448.095(5)(b). Contractor must maintain a copy of the subcontractor's affidavit for the duration of this Agreement.

B. Upon a good faith belief that Contractor has knowingly violated section 448.09(1), District shall terminate this Agreement. Such termination shall not constitute a breach by the District. In addition, Contractor may not thereafter be awarded a public contract for at least 1 year after the date on which this Agreement was terminated and shall be liable to District for any additional costs incurred thereby as a result of the termination.

C. Upon a good faith belief that any of Contractor's subcontractors have knowingly violated section 448.09(1), but the Contractor otherwise complied with this subsection, District shall promptly notify the Contractor and order the Contractor to immediately terminate its contract with the subcontractor.

23. Anti-Human Trafficking Affidavit Requirement. The District is subject to the requirements of section 787.06(13), Florida Statutes (2024) pertaining to human trafficking. As such, Contractor must execute the affidavit attached hereto as Attachment B.

[Signatures on next page.]

IN WITNESS WHEREOF, the parties hereto have signed this Construction Agreement between Westridge Community Development District and Enviro Tree Service LLC, on the day and year first written above.

ATTEST:

**WESTRIDGE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____
Chairman/Vice-Chairman

**ENVIRO TREE SERVICE LLC, a Florida Limited
Liability Company**

By: Melinda Tankersley
Name: Melinda Tankersley
Title: Owner

ATTACHMENT A
PROPOSAL

**Enviro Tree Service LLC**

3202 Phills Lane
Apopka FL 32712
www.envirotreeservice.com

Proposal #12932

Created: 05/09/2025
From: Dana Mickler

Proposal For**Westridge, CDD**

CDD Westridge
3434 Colwell Avenue
Suite 200
Tampa, FL 33614

Location

Tierra del sol Blvd
FL

mobile: 4074722471

HYI@rizzetta.com;clbrown@rizzetta.com;bmendes@rizzetta.com

Westridge CDD Palm Pruning / Removal

Terms
Net 30

ITEM DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
1) Palm Pruning - Prune Eighty Nine (89) Washingtonia Palms to Remove Available Seedpods, Loose Petioles, and Achieve Crown of "10 & 2".	1	\$ 5,340.00	\$ 5,340.00

All work will be completed in accordance with these plans unless subsequent changes are agreed upon in writing. Balances not paid by the due date are subject to late fees. Work Includes clean-up and disposal. Bid Valid for 30 days.

SUBTOTAL \$ 5,340.00

SALES TAX \$ 0.00

Signature

TOTAL \$ 5,340.00

X

Date:

Please sign here to accept the terms and conditions

Assigned To

Adrian Oliva Jose Solorzano
aoliva@envirotreeservice.com jsolorzano@envirotreeservice.com

Please call mobile number for scheduling questions

Dana Mickler
Office: 407-574-6140
Mobile: 407-414-3643
amickler@envirotreeservice.com

ATTACHMENT B

ANTI-HUMAN TRAFFICKING AFFIDAVIT

**NONGOVERNMENTAL ENTITY
ANTI-HUMAN TRAFFICKING AFFIDAVIT
(Section 787.06(13), Florida Statutes (2024))**

STATE OF FLORIDA COUNTY
Orange

BEFORE ME, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Melinda Tankersley ("Affiant") who, being first duly sworn, on oath, says:

Affiant is an officer or authorized representative ENVIRO TREE SERVICE LLC ("Company") and Affiant attests that Company does not use coercion for labor or services as defined in Section 787.06, Florida Statutes (2024).

UNDER PENALTY OF PERJURY, I hereby declare and affirm that the above stated facts are true and correct.

DATED as of July 2, 2025.

Melinda Tankersley
[Name]
[Title]
Affiant

SWORN TO AND SUBSCRIBED before me by means of ☐ physical presence or ☐ online notarization, this 2 day of July, 2025, by Melinda Tankersley, who is personally known to me or produced _____ as identification.

Laura Avello
Notary Public

(Seal)





Enviro Tree Service LLC

3202 Phils Lane

Apopka FL 32712

www.envirotreeservice.com

Proposal #13380

Created: 07/17/2025

From: Dana Mickler

Proposal For

Westridge, CDD

CDD Westridge

3434 Colwell Avenue

Suite 200

Tampa, FL 33614

mobile: 4074722471

HYi@rizzetta.com; clbrown@rizzetta.com; bmendes@rizzetta.com

Location

Tierra del sol Blvd

FL

Westridge CDD Palm Removals

Terms

Net 30

ITEM DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
1) CR - Remove Three (3) Designated Washingtonia Palms to Just Above Ground Level.	1	\$ 750.00	\$ 750.00

All work will be completed in accordance with these plans unless subsequent changes are agreed upon in writing. Balances not paid by the due date are subject to late fees. Work Includes clean-up and disposal. Bid Valid for 30 days.

SUBTOTAL	\$ 750.00
SALES TAX	\$ 0.00
TOTAL	\$ 750.00

Signature

x *Brian Mendes*

Date: 07/21/25

Please sign here to accept the terms and conditions

Assigned To

Adrian Oliva

aoliva@envirotreeservice.com

Jose Solorzano

jrsolorzano@envirotreeservice.com

Please call mobile number for scheduling questions

Dana Mickler

Office: 407-574-6140

Mobile: 407-414-3643

amickler@envirotreeservice.com



Terms and Conditions

1. License and Permits: Contractor shall maintain required insurance if required by state or local law and will comply with all other license and permit requirements required by the city, state and federal governments, as well as all other requirements of the law.
2. Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, etc. required by law or Client/Owner's contract agreement as specified in signed contract prior to and through duration of work.
3. Client/Owner and the Contractor bind themselves, their partners, successors, & assignees to the other party with respect to all covenants of Contract. If property or business is sold or there is a change in ownership during contract period, Client/Owner must first obtain the written consent of Contractor for the assignment of any interest in contract agreement to be effective.
4. Client/Owner shall provide all utilities to perform work at Job Site. Client/Owner shall furnish access to all parts of the job site where Contractor is to perform work as required by the Contract or other job-related functions in compliance with the contract during normal working hours or hours required by the contract or other reasonable periods of time. Contractor will commence work as reasonably practical after the owner makes the site available to perform work.
5. Any additional services not specified in the signed written contract that involves additional costs will be executed only upon signed written work order and additional fees will be assessed over and above the estimate.
6. Contractor shall recognize and perform in accordance with only written terms, contract specifications, and drawings contained or referred to herein. All materials shall conform to contract specifications.
7. Contractor reserves the right to hire qualified subcontractors in accordance with the contract specifications.
8. Contractor shall designate a qualified representative with experience in tree management to oversee work. Workforce shall always dress in proper work attire. All employees shall be competent and qualified and legally authorized to work in the U.S.
9. If the jobsite conditions materially change from the time of approval of this proposal to the commencement of work causing the job costs to adversely change, this proposal is null and void. Scheduling of work is dependent on weather conditions and workloads. Safety of workforce will always take precedence.
10. The Contractor shall recognize and perform in accordance with only written terms, specifications, and drawings containing or referred to herein. All Materials shall conform to bid specifications.
11. Crown thinning more than twenty-five percent, or any requests not in accordance with ISA standards will require a signed waiver of liability.
12. Contractor shall indemnify the Client/Owner and its agents and employees from liabilities which may be caused due to the Contractor's work. It is understood and agreed that the Contractor shall not be liable for any damages that are the result of the sole negligence or willful misconduct of the Client/Owner or an indemnified party. Contractor shall not be liable for any damages that occurs from acts of God. Acts of God are defined as those caused by acts of nature such as hail, fire, flood, hurricane, windstorm, etc. Under these instances, Contractor shall have the right to renegotiate the terms and prices of this proposal within thirty (30) days. Any illegal trespass claims and/or damages resulting from work requested that is not on property owned by Client/Owner or not under Client/Owner management and authorization shall be the sole responsibility of Client/Owner.
13. Notice of Cancellation of work must be received in writing to a Principle/Management of Enviro Tree Service before the crew is dispatched to their location or Client/Owner will be liable for a minimum travel/hourly wage charge of \$150.00.
14. Client/Owner shall make payment to Contractor within fifteen (15) days of receipt of invoice unless otherwise agreed upon in writing. Failure to make payment per terms may result in a Mechanic's Lien, & 18% APR with a minimum of \$10.00 per month. If a check is returned for any reason at all, client/owner will pay an additional \$30.00 per returned check. We accept Visa and Mastercard. We DO NOT accept American Express or Discover. A 3% fee is charged by the credit card company for this service.
15. All work, including emergency work, overtime and weekend work performed outside of the normal working hours (Mon-Fri 6:30 a.m.- 5:00 p.m.) shall be billed at overtime rates. Power equipment will commence at 7:00 a.m., unless otherwise specified in the contract agreement. Additional charges will apply if crews are unable to use power equipment by 9:00 a.m.
16. Trees removed will be cut as close to the ground as possible based the conditions next to the bottom of the tree trunk. Additional charges will be assessed for unseen hazards such as, but not limited to concrete or brick filled trunks, metal rods, etc. If requested, mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Client/Owner. Client/Owner shall be responsible for contacting Underground Service Alert to locate underground utility and cable lines prior to commencement of work. Enviro Tree Service is not responsible for damage to underground utilities such as, but not limited to, cables, wires, pipes, and irrigation systems. Enviro Tree Service will repair damaged irrigation lines at the Client/Owner's expense. Additionally, we will do our best to protect lawn and landscaping; however, some repair or replacement may be required and is the responsibility of homeowner.
17. Disclaimer: Contract is based on the information given at the time of contract and priced based upon information gathered during the proposal process using ordinary means and information given, at or about the time the proposal was prepared. The price quoted in the proposal for work performed is the result of that information and therefore Enviro Tree Service will not be liable for any additional costs or damages for additional work not described on the contract or proposal and terms and conditions, that were not ascertainable at the time proposal or contract. The work performed by Enviro Tree Service is intended to preserve the tree's integrity and any property of the corresponding work and enhance the overall value of the property but is not a guarantee. Enviro Tree Service cannot be held liable for unknown or otherwise hidden defects of any trees on or near work being performed, which may fail in the future. The work performed cannot guarantee exact results.

Client/Owner		Enviro Tree Service		407-574-6140
Signature	Title	Signature	Title	
Printed Name	Date	Printed Name	Date	

TAB 6

Peick Painting And General Services LLC

Proposal1

Mount Dora, Florida 32757
peickpaintingandgeneralservice@gmail.com
Lake County - 352-973-2129
Orange County – 407-949-4166

Location of work to be performed :

Name Westridge CDD

Address _____

City, State, ZIP _____

Date : June 23, 2025
Proposal #: 70325

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
	Proposal for: TBD		
2	Purchase 2 commercial grade No Parking white background with red lettering signs including sign cost, delivery and taxes	30.50	\$61.00
2	Purchase 2 commercial 8' galvanized metal sign posts , including hardware, shipping and taxes	84.00	\$168.00
2	Bags of concrete	5.00	\$10.00
2	Labor and material to dig, install sign posts with concrete, attach signs to posts at areas on map provided by Manager	45.00	\$90.00
		SUBTOTAL	\$329.00
		TAX	
			\$329.00

MAKE CHECKS PAYABLE TO:
Peick Painting and General Services LLC
21203 Niles Avenue
Mount Dora, Florida 32757

THANK YOU FOR YOUR BUSINESS!

Peick Painting And General Services LLC

Proposal

Mount Dora, Florida 32757
peickpaintingandgeneralservice@gmail.com
Lake County - 352-973-2129
Orange County – 407-949-4166

Location of work to be performed :

Name

Westridge CDD

Address

City, State, ZIP

Date : July 16, 2025

Proposal #: 70352

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
	Proposal for: Tuscan Meadows		
10	Purchase 10 commercial grade Parking by Permit Only signs white background with green lettering - signs including sign cost, delivery and taxes	23.75	\$237.50
10	Purchase 10 commercial 8' galvanized metal sign posts , including hardware, shipping and taxes	84.00	\$840.00
10	Bags of concrete	5.00	\$50.00
10	Labor and material to dig, install sign posts with concrete, attach signs to posts at areas on map provided by Manager	45.00	\$450.00
		SUBTOTAL	\$1,577.50
		TAX	
			\$1,577.50

MAKE CHECKS PAYABLE TO:
Peick Painting and General Services LLC
21203 Niles Avenue
Mount Dora, Florida 32757

THANK YOU FOR YOUR BUSINESS!

TAB 7



April 7, 2025

Westridge CDD
3434 Colwell Avenue
Suite #200
Tampa FL 33614

INVOICE FOR IRRIGATION REPAIRS DUE TO CDD CONSTRUCTION/SEPARATION FROM TDS BLVD ISLAND

01-13-2023 -	Irrigation repair at center island at Tierra del sol Blvd 3" main line cap 3" line	\$ 700.00
04-21-2023 -	Replaced 17 2" electrical valves \$400 each because sand in system	<u>\$ 6,800.00</u>
TOTAL DUE:		\$ 7,500.00

TAB 8

Private Property Towing Agreement

Parties

- This Private Property Towing Agreement (hereinafter referred to as the “Agreement”) is entered into on July 31, 2025 by and between Bolton’s Towing Service Inc., with an address of 2690 Avenue E SW Winter Haven, FL 33880 (hereinafter referred to as the “Towing Service”), and Westridge Community Development District (hereinafter referred to as “Management/Owner”)(collectively referred to as the “Parties”).

General

- Hereby, the Management/Owner exclusively appoints the Towing Service to patrol and remove unauthorized vehicles from the property/properties that are located

- The Towing Service hereby accepts such responsibility and agrees to service the property beforementioned.

Term

- This Agreement shall be effective on the date of signing this Agreement (hereinafter referred to as the “Effective Date”) and will only end with a written notice 30 days prior to requested termination date.

The responsibilities of the Towing Service

- To patrol the property and remove any vehicle/vessel in violation of any provided bylaws or CDD regulations in place.
- To tow any other vehicles/vessels at the specific direction of Management/Owner.

Towing Service Liability

- Hereby, the Management/Owner agrees to hold the Towing Service harmless for claims and/or lawsuits resulting from any non-towing related claim.

Succession

- This agreement is binding on the Towing Service and the Management/Owner as well as their successors.

Governing Law

- This Agreement shall be governed by and construed in accordance with the laws of Florida.

Amendments

- The Parties agree that any amendments made to this Agreement must be in writing and they must be signed by both Parties to this Agreement.
- As such, any amendments made by the Parties will be applied to this Agreement.

Community/Property Rule Changes, Amendments, & Exemptions

- Management/Owners agree to notify Towing Service of changes to any and all bylaws or regulations pertaining to the listed property within 24 hours of effective change.
- Management/Owners agree to notify Towing Service of any special exemptions or permissions given immediately that contradict the rules and regulations set forth by any bylaws or regulatory documents provided to the Towing Service.
- If Towing Service is NOT notified of any changes made, the Management/Owners agree to cover any and all cost associated with but not limited to; invoices, legal fees, any fees associated with litigation, customer reimbursements, etc.

Assignment

- The Parties hereby agree not to assign any of the responsibilities in this Agreement to a third party unless consented by both Parties in writing.

Entire Agreement

- This Agreement contains the entire agreement and understanding among the Parties hereto with respect to the subject matter hereof, and supersedes all prior agreements, understandings, inducements and conditions, expressed or implied, oral or written, of any nature whatsoever with respect to the subject matter hereof. The expressed terms hereof control and supersede any course of performance and/or usage of the trade inconsistent with any terms hereof.

Severability

- In an event where any provisions of this Agreement are found to be void and unenforceable by a court of competent jurisdiction, then the remaining provisions will remain to be enforced in accordance with the Parties' intention.

Signature and Date

- The Parties hereby agree to the terms and conditions set forth in this Agreement and such is demonstrated throughout by their signature below:

Westridge CDD

Name_____

Signature_____

Date_____

Towing Service

Name_____

Signature_____

Date_____

TAB 9

Anytime Towing & Roadside Assistance

4 Page rd Unit 3 Davenport, FL 33837
anytime_towing25@hotmail.com
(863) 588-6671

Towing Agreement:

Date: ____/____/____

Management Company:

Email: _____

Property Address: _____

Company Phone #: _____ - _____

Fax #: _____ - _____

The following conditions will apply in accordance with Fl. Statute 715.07, City of Haines City and The Polk County Sheriff rules and regulation during towing of vehicles from the above mention property.

1. Vehicles will be towed only at the authorization of the property owner or their authorize representative. This agreement will need to be renewed yearly. Towing is authorized 24 hours a day, seven days a week, at the call of the property owner or their authorize representative unless noted below.
2. The rebate or payment of money to the property owner by Anytime Towing is prohibited in accordance with par (2)(a)4. of Florida Statute 715.07. No fees will be paid by the property owner. The vehicle owner/operator will pay fees in accordance with the rates established by the Florida State Law.
3. All vehicles will be stored at Anytime Towing and within 10 miles of the point of removal in accordance with par (2)(a)1.a. of Florida Statute 715.07.

4. If the registered owner arrives at the scene prior to removal or towing of the vehicle, the vehicle will be disconnected from the tow truck and the owner will be allowed to remove the vehicle, without interference, upon the payment of a reasonable service fee of not more than one-half of the posted rate. Anytime Towing Company must wait a minimum of 30 minutes to allow the vehicle's owner to secure cash for the payment of the fees.

5. Anytime Towing has the responsibility to notify the Polk County Sheriff's Office within 30 minutes of completion of such towing in accordance with par (2)(a)2. of Florida Statute 715.07.

6. Anytime Towing has the responsibility to carry general liability, on-hook liability, workers compensation and employers' liability insurance.

7. The property owner or his authorized representative is responsible that the proper notice is posted in accordance with par (2)(a)5. of Florida Statute 715.07.

8. Anytime Towing has the responsibility to insure compliance with all of Florida Statute 715.07 after the vehicle is removed from the property.

9. The following personnel has authorized towing for said property from the hours of

10. The contract can be cancelled by either party at any time and for any reason.

11. The property owner is not Liable for any damages done by Anytime Towing.

Owner or Owner Representative

Print Name _____

Office# _____ Cell# _____

Signature _____

Email _____

Felix Vargas (863)307-8781

(Anytime Towing Representative)

anytime_towing25@hotmail.com

Dispatch: (863) 588-6671

Address: 4 Page rd Unit 3 Davenport, FL 33837

Tad's Towing LLC Proposal for Westridge CDD

Prepared by: Tad's Towing LLC

Date: June 11, 2025

**Contact: Ken Waldrop, Manager
2530 E Irlo Bronson Memorial Hwy,
Kissimmee FL 34744
407-288-8165**



Introduction

Tad's Towing LLC is a premier towing service provider with extensive experience in private property towing. We have been operating over 10 years and a sister company to All American Auto Body located in Kissimmee FL. We take pride in delivering **efficient, professional, and legally compliant** towing services to residential communities, municipalities, and governmental agencies. Our commitment to excellence ensures that communities remain safe, orderly, and properly maintained.

About Us

We have built a **strong reputation for reliability and professionalism**, serving communities like **VillaSol CDD and HOA** while partnering with esteemed government agencies, including:

- Osceola County Sheriff's Office
- Kissimmee Police Department
- St. Cloud Police Department
- City of Kissimmee
- Osceola School District
- United States Postal Service
- Other local municipalities

Our longstanding relationships with these agencies reflect our **credibility, expertise, and ability to handle a wide range of towing needs** with integrity and efficiency.

Our Expertise

- **Private Property Towing:** We specialize in enforcing community parking regulations and removing unauthorized or abandoned vehicles from private properties in accordance with Florida law.
- **Legal Compliance:** Our team is highly knowledgeable in **Florida Statutes 715.07 and 713.78**, ensuring that every towing operation is conducted with full **adherence to state laws and ethical practices**.
- **24/7 Availability:** We provide **round-the-clock towing services**, ensuring rapid response times to maintain the security and functionality of residential communities.
- **Damage-Free Towing:** Utilizing **state-of-the-art equipment**, we transport vehicles safely and efficiently, minimizing any risk to property or personal belongings.
- **Clear Communication & Documentation:** We ensure proper notification and documentation throughout the towing process, keeping property managers and enforcement authorities informed.

Releasing Processes

- In accordance with FL Statute 715.07, we verify vehicle ownership using advanced tools utilized by law enforcement and DMV agencies, ensuring accuracy and compliance before releasing vehicles.

- Our pricing is strictly regulated by the State of Florida, meaning there is no price gouging or fluctuating costs—offering transparency and fairness to all vehicle owners.

Communication Methods

To ensure seamless and efficient communication, we provide multiple methods for contacting us:

- **Email and phone:** Direct access to our team for inquiries, requests, and status updates.
- **Online reporting tools (via app or web):** Property managers and representatives can easily submit service requests or report incidents using **Towbook**.
- **Dedicated online accounts:** If desired, we can set up secure login credentials for Westridge CDD representatives, allowing them to input data and dispatch towing services directly, enhancing response times and efficiency.

Secured Facility & Vehicle Protection

Tad's Towing LLC prioritizes the **security and protection of every vehicle** entrusted to us. Our facility includes:

- **Locked, gated storage areas** that safeguard vehicles from unauthorized access.
- **24/7 surveillance cameras** for continuous monitoring and security.
- **Weather protection measures**—if a vehicle has broken windows or windows that cannot roll up, we apply **window protectant** to shield it from rain and environmental exposure.

Advanced Truck Technology

To ensure transparency, efficiency, and accountability, all our towing vehicles are equipped with:

- **Load-bearing cameras** that provide real-time monitoring and documentation of vehicle transport.
- **Driver-facing cameras** to maintain safety and professionalism during operations.
- **GPS tracking** for precise vehicle location throughout the towing process.
- **Photo documentation with latitude and longitude data** to accurately record locations for compliance and security.

Service Benefits for Westridge CDD

- **Parking Compliance:** Prevent unauthorized vehicle parking and ensure **residents and visitors adhere to established regulations**.
- **Community Safety & Order:** Removal of illegally parked, abandoned, or hazardous vehicles helps maintain **a secure and visually appealing environment**.

- **Fast & Professional Response:** Our experienced team responds **promptly** to service requests, reducing delays and ensuring **efficient towing operations**.
- **Transparent Pricing & Accountability:** We offer **fair pricing structures, detailed reports, and professional handling of all towing services**, ensuring property managers have full oversight.

Next Steps

We would be honored to partner with Westridge CDD and implement our **highly effective towing solutions**. Please let us know what information or documentation is required to move forward. We are happy to meet with you to further discuss your specific needs and service expectations.

Thank you for your time and consideration—we look forward to working together!

Best regards,

Ken Waldrop
Manager of Tad's Towing LLC
2530 E Irlo Bronson Memorial Hwy, Kissimmee FL 34744
407-288-8165

TAB 10

RESOLUTION 2025-04

THE ANNUAL APPROPRIATION RESOLUTION OF THE WESTRIDGE COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026

WHEREAS, the District Manager has, prior to the fifteenth (15th) day of June, 2025, submitted to the Board of Supervisors (the “Board”) a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Westridge Community Development District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

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

WHEREAS, the Board set July 31, 2025, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

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

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

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

Section 1. Budget

- a. That the Board of Supervisors has reviewed the District Manager’s Proposed Budget, a copy of which is on file with the Office of the District Treasurer and the Office of the Recording Secretary, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. That the District Manager's Proposed Budget, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2025 and/or revised projections for Fiscal Year 2026.
- c. That the adopted budget, as amended, shall be maintained in the Office of the District Treasurer and the District Recording Secretary and identified as "The Budget for Westridge Community Development District for the Fiscal Year Ending September 30, 2026", as adopted by the Board of Supervisors on July 31, 2025.

Section 2. Appropriations

There is hereby appropriated out of the revenues of the Westridge Community Development District, for the Fiscal Year beginning October 1, 2025, and ending September 30, 2026, the sum of _____ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
DEBT SERVICE FUND	\$ _____
TOTAL ALL FUNDS	\$ _____

Section 3. Supplemental Appropriations

The Board may authorize by resolution, supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. Board may authorize an appropriation from the unappropriated balance of any fund.
- c. Board may increase any revenue or income budget amount to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpected balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand Dollars (\$10,000) or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred previously

approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the Board of Supervisors. The District Manager or Treasurer must establish administrative procedures which require information on the request forms proving that such transfer requests comply with this section.

Introduced, considered favorably, and adopted this 31st day of July, 2025.

ATTEST:

**BOARD OF SUPERVISORS OF THE
WESTRIDGE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____

Its: _____

EXHIBIT A

**Westridge
Community Development District**

www.westridgecdd.org

**Final Proposed
Budget Fiscal
Year 2025-2026**

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Adopted Budget
Westridge Community Development District
 General Fund
 Fiscal Year 2025/2026

Chart of Accounts Classification		Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025
1			
2	ASSESSMENT REVENUES		
3			
4	Special Assessments		
5	Tax Roll*	\$ 549,662	\$ 41,264
6			
7	Assessment Revenue Subtotal	\$ 549,662	\$ 41,264
8			
9	OTHER REVENUES		
10			
13	Other Revenue Subtotal	\$ -	\$ -
14			
15	TOTAL REVENUES	\$ 549,662	\$ 41,264
16	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.		
17			
18	EXPENDITURES - ADMINISTRATIVE		
19			
20	Legislative		
21	Supervisor Fees	\$ 12,000	\$ -

Adopted Budget
Westridge Community Development District
General Fund
Fiscal Year 2025/2026

Chart of Accounts Classification		Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025
22	<i>Financial & Administrative</i>		
23	ADA Website Hosting, Maintenance and Emails	\$ 6,400	\$ 2,400
24	Accounting Services	\$ 20,277	\$ 591
25	Administrative Services	\$ 4,424	\$ 129
26	Arbitrage Rebate Calculation	\$ 500	\$ -
27	Assessment Roll	\$ 6,204	\$ 181
28	Auditing Services	\$ 4,400	\$ 400
29	Disclosure Report	\$ 1,500	\$ -
30	District Engineer	\$ 25,000	\$ 11,000
31	District Management	\$ 19,618	\$ 1,363
32	Dues, Licenses & Fees	\$ 175	\$ -
33	Financial & Revenue Collections	\$ 4,424	\$ 129
34	Legal Advertising	\$ 4,500	\$ -
35	Miscellaneous Fees	\$ 2,000	\$ (800)
36	Property Appraiser Fees	\$ 7,850	\$ -
37	Public Officials Liability Insurance	\$ 3,540	\$ 232
38	Supervisor Workers Compensation Insurance	\$ 850	\$ -
39	Trustees Fees	\$ 12,000	\$ -
40	<i>Legal Counsel</i>		
41	District Counsel	\$ 35,000	\$ -
42			

Adopted Budget
Westridge Community Development District
General Fund
Fiscal Year 2025/2026

Chart of Accounts Classification		Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025
43	Administrative Subtotal	\$ 170,662	\$ 15,625
44			
45	EXPENDITURES - FIELD OPERATIONS		
46			
47	<i>Electric Utility Services</i>		
48	Street Lights	\$ 88,000	\$ 8,000
49	<i>Water-Sewer Combination Services</i>		
50	Utility-Reclaimed	\$ 25,000	\$ 5,000
51	<i>Other Physical Environment</i>		
52	General Liability Insurance	\$ 7,300	\$ 714
53	Irrigation Repair	\$ 30,000	\$ -
54	Landscape Maintenance & Irrigation Contract	\$ 85,000	\$ (15,000)
55	Landscape Replacement Plants, Shrubs & Trees	\$ 25,000	\$ 10,000
56	Landscape Inspection Services	\$ 10,200	\$ 200
57	<i>Road & Street Facilities</i>		
58	Miscellaneous - Towing	\$ 500	\$ (775)
59	Pressure Washing	\$ 20,000	\$ -
60	Roadway Repair & Maintenance	\$ 5,000	\$ (15,000)
61	Sidewalk Repair & Maintenance	\$ 40,000	\$ 32,500
62	Stormwater Water Repairs	\$ 500	\$ (9,500)
63	Street Sign Repair & Maintenance	\$ 3,500	\$ 500

Adopted Budget
Westridge Community Development District
 General Fund
 Fiscal Year 2025/2026

Chart of Accounts Classification		Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025
64	<i>Contingency</i>		
65	Capital Outlay	\$ 1,000	\$ (14,000)
66	Miscellaneous Contingency	\$ 13,000	\$ (2,000)
67	Security Services	\$ 25,000	\$ 25,000
68	Field Operations Subtotal	\$ 379,000	\$ 25,639
69			
70	TOTAL EXPENDITURES	\$ 549,662	\$ 41,264

Adopted Budget
Westridge Community Development District
Reserve Fund
Fiscal Year 2025/2026

Chart of Accounts Classification		Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025
1			
2	ASSESSMENT REVENUES		
3			
4	<i>Special Assessments</i>		
5	Tax Roll*	\$ 60,000	\$ -
6			
7	Assessment Revenue Subtotal	\$ 60,000	\$ -
8			
9	OTHER REVENUES		
10			
13	Other Revenue Subtotal	\$ -	\$ -
14			
15	TOTAL REVENUES	\$ 60,000	\$ -
16	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.		
17			
18	EXPENDITURES		
19			
20	<i>Contingency</i>		
21	Capital Reserves	\$ 60,000	\$ -

Adopted Budget
Westridge Community Development District
Reserve Fund
Fiscal Year 2025/2026

Chart of Accounts Classification		Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025
22			
23	TOTAL EXPENDITURES	\$ 60,000	\$ -

Westridge Community Development District

Debt Service

Fiscal Year 2025/2026

Chart of Accounts Classification	Series 2005	Budget for 2025/2026
REVENUES		
Special Assessments		
Net Special Assessments ⁽¹⁾	\$252,672.00	\$252,672.00
TOTAL REVENUES	\$252,672.00	\$252,672.00
EXPENDITURES		
Administrative		
Debt Service Obligation	\$252,672.00	\$252,672.00
Administrative Subtotal	\$252,672.00	\$252,672.00
TOTAL EXPENDITURES	\$252,672.00	\$252,672.00
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00

Polk Co. Collection Costs (2%) and Early Payment Discounts (4%)

6.0%

GROSS ASSESSMENTS

\$268,800.00

Notes:

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

⁽¹⁾ Budgeted debt service is low due to foreclosure.

WESTRIDGE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2025/2026 O&M Budget:		\$609,662.00	2024/2025 O&M Budget:	\$568,398.00
Polk County Collection Costs:	2%	\$12,971.53	2025/2026 O&M Budget:	\$609,662.00
Early Payment Discounts:	4%	\$25,943.06		
2025/2026 Total:		\$648,576.60	Total Difference:	\$41,264.00

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2024/2025	2025/2026	\$	%
Townhome (Tierra Del Sol Land Trust)	Series 2005 Debt Service	\$2,800.00	\$2,800.00	\$0.00	0.00%
	Operations/Maintenance	\$566.93	\$608.09	\$41.16	7.26%
	Total	\$3,366.93	\$3,408.09	\$41.16	1.22%
Apartments (BC West)	Series 2005 Debt Service ⁽¹⁾	\$0.00	\$0.00	\$0.00	0.00%
	Operations/Maintenance	\$515.91	\$553.36	\$37.45	7.26%
	Total	\$515.91	\$553.36	\$37.45	7.26%
Single Family 40' (TDS West)	Series 2005 Debt Service ⁽¹⁾	\$0.00	\$0.00	\$0.00	0.00%
	Operations/Maintenance	\$861.74	\$924.30	\$62.56	7.26%
	Total	\$861.74	\$924.30	\$62.56	7.26%
Single Family 50' (TDS East)	Series 2005 Debt Service ⁽¹⁾	\$0.00	\$0.00	\$0.00	0.00%
	Operations/Maintenance	\$1,077.17	\$1,155.37	\$78.20	7.26%
	Total	\$1,077.17	\$1,155.37	\$78.20	7.26%

⁽¹⁾ No Debt Service due to foreclosure.

WESTRIDGE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$609,662.00
COLLECTION COSTS @	2%	\$12,971.53
EARLY PAYMENT DISCOUNT @	4%	\$25,943.06
TOTAL O&M ASSESSMENT		<u>\$648,576.60</u>

UNITS ASSESSED		
LOT SIZE	O&M UNITS	SERIES 2005 DEBT SERVICE ⁽¹⁾
TOWNHOME (TDS LAND TRUST)	96	96
APARTMENTS (BC WEST)	236	0
SINGLE FAMILY 40' (TDS WEST)	196	0
SINGLE FAMILY 50' (TDS EAST)	241	0
	<u>769</u>	<u>96</u>

ALLOCATION OF O&M ASSESSMENT			
EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET
1.00	96.00	9.00%	\$58,376.64
0.91	214.76	20.14%	\$130,593.40
1.52	297.92	27.93%	\$181,162.16
1.90	457.90	42.93%	\$278,444.40
	<u>1066.58</u>	<u>100.00%</u>	<u>\$648,576.60</u>

PER LOT ANNUAL ASSESSMENT		
O&M	SERIES 2005 DEBT SERVICE ⁽²⁾	TOTAL ⁽³⁾
\$608.09	\$2,800.00	\$3,408.09
\$553.36	\$0.00	\$553.36
\$924.30	\$0.00	\$924.30
\$1,155.37	\$0.00	\$1,155.37

Less Polk County Collection Costs (2%) and Early Payment Discount (4%)

(\$38,914.60)

Net Revenue to be Collected:

\$609,662.00

⁽¹⁾ Reflects the number of total lots with Series 2005 debt outstanding.

⁽²⁾ Annual debt service assessment per lot adopted in connection with the Series 2005 bond issue. Annual assessment includes principal, interest, Polk County collection costs and early payment discount costs.

⁽³⁾ Annual assessment that will appear on November 2025 Polk County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

GENERAL FUND BUDGET **ACCOUNT CATEGORY DESCRIPTION**

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Interest Earnings: The District may earn interest on its monies in the various operating accounts.

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County. The second way is by Off Roll collection.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Event Rental: The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

Facilities Rentals: The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.

Administrative Services: The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

District Management: The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These services include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Disclosure Report: The District is required to file quarterly and annual disclosure reports, as required in the District's Master Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Assessment Roll: The District will contract with a firm to maintain the assessment roll and annually levy a Non-Ad Valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a Collection Agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Travel: Each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8).

Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Bank Fees: The District will incur bank service charges during the year.

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Miscellaneous Fees: The District could incur miscellaneous fees throughout the year, which may not fit into any standard categories.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

EXPENDITURES - FIELD OPERATIONS:

Deputy Services: The District may wish to contract with the local police agency to provide security for the District.

Security Services and Patrols: The District may wish to contract with a private company to provide security for the District.

Electric Utility Services: The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

Streetlights: The District may have expenditures relating to streetlights throughout the community. These may be restricted to main arterial roads or in some cases to all streetlights within the District's boundaries.

Utility - Recreation Facility: The District may budget separately for its recreation and or amenity electric separately.

Gas Utility Services: The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

Garbage - Recreation Facility: The District will incur expenditures related to the removal of garbage and solid waste.

Solid Waste Assessment Fee: The District may have an assessment levied by another local government for solid waste, etc.

Water-Sewer Utility Services: The District will incur water/sewer utility expenditures related to district operations.

Utility - Reclaimed: The District may incur expenses related to the use of reclaimed water for irrigation.

Aquatic Maintenance: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Fountain Service Repairs & Maintenance: The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

Lake/Pond Bank Maintenance: The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

Wetland Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

Mitigation Area Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

Aquatic Plant Replacement: The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Irrigation Maintenance: The District will incur expenditures related to the maintenance of the irrigation systems.

Irrigation Repairs: The District will incur expenditures related to repairs of the irrigation systems.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Field Services: The District may contract for field management services to provide landscape maintenance oversight.

Miscellaneous Fees: The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

Gate Phone: The District will incur telephone expenses if the District has gates that are to be opened and closed.

Street/Parking Lot Sweeping: The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.

Gate Facility Maintenance: Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.

Sidewalk Repair & Maintenance: Expenses related to sidewalks located in the right of way of streets the District may own if any.

Roadway Repair & Maintenance: Expenses related to the repair and maintenance of roadways owned by the District if any.

Employees - Salaries: The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

Employees - P/R Taxes: This is the employer's portion of employment taxes such as FICA etc.

Employee - Workers' Comp: Fees related to obtaining workers compensation insurance.

Management Contract: The District may contract with a firm to provide for the oversight of its recreation facilities.

Maintenance & Repair: The District may incur expenses to maintain its recreation facilities.

Facility Supplies: The District may have facilities that required various supplies to operate.

Gate Maintenance & Repairs: Any ongoing gate repairs and maintenance would be included in this line item.

Telephone, Fax, Internet: The District may incur telephone, fax and internet expenses related to the recreational facilities.

Office Supplies: The District may have an office in its facilities which require various office related supplies.

Clubhouse - Facility Janitorial Service: Expenses related to the cleaning of the facility and related supplies.

Pool Service Contract: Expenses related to the maintenance of swimming pools and other water features.

Pool Repairs: Expenses related to the repair of swimming pools and other water features.

Security System Monitoring & Maintenance: The District may wish to install a security system for the clubhouse

Clubhouse Miscellaneous Expense: Expenses which may not fit into a defined category in this section of the budget

Athletic/Park Court/Field Repairs: Expense related to any facilities such as tennis, basketball etc.

Trail/Bike Path Maintenance: Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

Special Events: Expenses related to functions such as holiday events for the public enjoyment

Miscellaneous Fees: Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

RESERVE FUND BUDGET **ACCOUNT CATEGORY DESCRIPTION**

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County. The second way is by Off Roll collection.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

EXPENDITURES:

Capital Reserve: Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

DEBT SERVICE FUND BUDGET **ACCOUNT CATEGORY DESCRIPTION**

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Bank Fees: The District may incur bank service charges during the year.

Debt Service Obligation: This would be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.

TAB 11

RESOLUTION 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WESTRIDGE COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS AND CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

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

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

WHEREAS, the Board of Supervisors of the District (“Board”) hereby determines to undertake various operations and maintenance activities described in the District’s budget for Fiscal Year 2026 (“Operations and Maintenance Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s budget for Fiscal Year 2026; and

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

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

WHEREAS, the District has previously levied an assessment for debt service, which the District now desires to collect on the tax roll pursuant to the Uniform Method and which is also indicated on Exhibit “A”; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”); and

WHEREAS, the District has previously evidenced its intention to utilize this Uniform Method; and

WHEREAS, the District has approved an Agreement with the Property Appraiser and Tax Collector of Polk County to provide for the collection of the special assessments under the Uniform Method; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments; and

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

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

WHEREAS, it is in the best interests of the District to directly collect the portion of the Assessment Roll (the “Direct Collect Property”) attached to this Resolution as Exhibit “C” and incorporated as a material part of this Resolution by this reference.

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

SECTION 1. BENEFIT. The provision of the services, facilities, and operations as described in Exhibit “A” confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefited lands is shown in Exhibit “B.”

SECTION 2. ASSESSMENT IMPOSITION. A special assessment for operation and maintenance as provided for in Chapter 190, Florida Statutes, is hereby imposed and levied on benefited lands within the District in accordance with Exhibit “B.”

SECTION 3. COLLECTION. Except as provided in Section 4, the collection of the operation and maintenance special assessments shall be at the same time and in the same manner as Polk County taxes in accordance with the Uniform Method. The District shall also collect its previously levied debt service assessment pursuant to the Uniform Method, as indicated on Exhibit “B.”

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as Exhibit “B,” is hereby certified to the Polk County Tax Collector and shall be collected by Polk County Tax Collector in the same manner and time as Polk County taxes. The

proceeds therefrom shall be paid to the Westridge Community Development District.

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

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

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Westridge Community Development District.

PASSED AND ADOPTED this 31st day of July, 2025.

ATTEST:

**BOARD OF SUPERVISORS OF THE
WESTRIDGE COMMUNITY
DEVELOPMENT DISTRICT**

Assistant Secretary

By: _____

Its: _____

EXHIBIT “A”

[insert Operations and Maintenance Budget]

**Westridge
Community Development District**

www.westridgecdd.org

**Final Proposed
Budget Fiscal
Year 2025-2026**

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Adopted Budget
Westridge Community Development District
 General Fund
 Fiscal Year 2025/2026

Chart of Accounts Classification		Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025
1			
2	ASSESSMENT REVENUES		
3			
4	Special Assessments		
5	Tax Roll*	\$ 549,662	\$ 41,264
6			
7	Assessment Revenue Subtotal	\$ 549,662	\$ 41,264
8			
9	OTHER REVENUES		
10			
13	Other Revenue Subtotal	\$ -	\$ -
14			
15	TOTAL REVENUES	\$ 549,662	\$ 41,264
16	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.		
17			
18	EXPENDITURES - ADMINISTRATIVE		
19			
20	Legislative		
21	Supervisor Fees	\$ 12,000	\$ -

Adopted Budget
Westridge Community Development District
General Fund
Fiscal Year 2025/2026

Chart of Accounts Classification		Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025
22	<i>Financial & Administrative</i>		
23	ADA Website Hosting, Maintenance and Emails	\$ 6,400	\$ 2,400
24	Accounting Services	\$ 20,277	\$ 591
25	Administrative Services	\$ 4,424	\$ 129
26	Arbitrage Rebate Calculation	\$ 500	\$ -
27	Assessment Roll	\$ 6,204	\$ 181
28	Auditing Services	\$ 4,400	\$ 400
29	Disclosure Report	\$ 1,500	\$ -
30	District Engineer	\$ 25,000	\$ 11,000
31	District Management	\$ 19,618	\$ 1,363
32	Dues, Licenses & Fees	\$ 175	\$ -
33	Financial & Revenue Collections	\$ 4,424	\$ 129
34	Legal Advertising	\$ 4,500	\$ -
35	Miscellaneous Fees	\$ 2,000	\$ (800)
36	Property Appraiser Fees	\$ 7,850	\$ -
37	Public Officials Liability Insurance	\$ 3,540	\$ 232
38	Supervisor Workers Compensation Insurance	\$ 850	\$ -
39	Trustees Fees	\$ 12,000	\$ -
40	<i>Legal Counsel</i>		
41	District Counsel	\$ 35,000	\$ -
42			

Adopted Budget
Westridge Community Development District
General Fund
Fiscal Year 2025/2026

Chart of Accounts Classification		Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025
43	Administrative Subtotal	\$ 170,662	\$ 15,625
44			
45	EXPENDITURES - FIELD OPERATIONS		
46			
47	<i>Electric Utility Services</i>		
48	Street Lights	\$ 88,000	\$ 8,000
49	<i>Water-Sewer Combination Services</i>		
50	Utility-Reclaimed	\$ 25,000	\$ 5,000
51	<i>Other Physical Environment</i>		
52	General Liability Insurance	\$ 7,300	\$ 714
53	Irrigation Repair	\$ 30,000	\$ -
54	Landscape Maintenance & Irrigation Contract	\$ 85,000	\$ (15,000)
55	Landscape Replacement Plants, Shrubs & Trees	\$ 25,000	\$ 10,000
56	Landscape Inspection Services	\$ 10,200	\$ 200
57	<i>Road & Street Facilities</i>		
58	Miscellaneous - Towing	\$ 500	\$ (775)
59	Pressure Washing	\$ 20,000	\$ -
60	Roadway Repair & Maintenance	\$ 5,000	\$ (15,000)
61	Sidewalk Repair & Maintenance	\$ 40,000	\$ 32,500
62	Stormwater Water Repairs	\$ 500	\$ (9,500)
63	Street Sign Repair & Maintenance	\$ 3,500	\$ 500

Adopted Budget
Westridge Community Development District
 General Fund
 Fiscal Year 2025/2026

Chart of Accounts Classification		Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025
64	<i>Contingency</i>		
65	Capital Outlay	\$ 1,000	\$ (14,000)
66	Miscellaneous Contingency	\$ 13,000	\$ (2,000)
67	Security Services	\$ 25,000	\$ 25,000
68	Field Operations Subtotal	\$ 379,000	\$ 25,639
69			
70	TOTAL EXPENDITURES	\$ 549,662	\$ 41,264

Adopted Budget
Westridge Community Development District
Reserve Fund
Fiscal Year 2025/2026

Chart of Accounts Classification		Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025
1			
2	ASSESSMENT REVENUES		
3			
4	<i>Special Assessments</i>		
5	Tax Roll*	\$ 60,000	\$ -
6			
7	Assessment Revenue Subtotal	\$ 60,000	\$ -
8			
9	OTHER REVENUES		
10			
13	Other Revenue Subtotal	\$ -	\$ -
14			
15	TOTAL REVENUES	\$ 60,000	\$ -
16	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.		
17			
18	EXPENDITURES		
19			
20	<i>Contingency</i>		
21	Capital Reserves	\$ 60,000	\$ -

Adopted Budget
Westridge Community Development District
Reserve Fund
Fiscal Year 2025/2026

Chart of Accounts Classification		Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025
22			
23	TOTAL EXPENDITURES	\$ 60,000	\$ -

Westridge Community Development District

Debt Service

Fiscal Year 2025/2026

Chart of Accounts Classification	Series 2005	Budget for 2025/2026
REVENUES		
Special Assessments		
Net Special Assessments ⁽¹⁾	\$252,672.00	\$252,672.00
TOTAL REVENUES	\$252,672.00	\$252,672.00
EXPENDITURES		
Administrative		
Debt Service Obligation	\$252,672.00	\$252,672.00
Administrative Subtotal	\$252,672.00	\$252,672.00
TOTAL EXPENDITURES	\$252,672.00	\$252,672.00
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00

Polk Co. Collection Costs (2%) and Early Payment Discounts (4%)

6.0%

GROSS ASSESSMENTS

\$268,800.00

Notes:

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

⁽¹⁾ Budgeted debt service is low due to foreclosure.

WESTRIDGE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2025/2026 O&M Budget:		\$609,662.00	2024/2025 O&M Budget:	\$568,398.00
Polk County Collection Costs:	2%	\$12,971.53	2025/2026 O&M Budget:	\$609,662.00
Early Payment Discounts:	4%	\$25,943.06		
2025/2026 Total:		\$648,576.60	Total Difference:	\$41,264.00

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2024/2025	2025/2026	\$	%
Townhome (Tierra Del Sol Land Trust)	Series 2005 Debt Service	\$2,800.00	\$2,800.00	\$0.00	0.00%
	Operations/Maintenance	\$566.93	\$608.09	\$41.16	7.26%
	Total	\$3,366.93	\$3,408.09	\$41.16	1.22%
Apartments (BC West)	Series 2005 Debt Service ⁽¹⁾	\$0.00	\$0.00	\$0.00	0.00%
	Operations/Maintenance	\$515.91	\$553.36	\$37.45	7.26%
	Total	\$515.91	\$553.36	\$37.45	7.26%
Single Family 40' (TDS West)	Series 2005 Debt Service ⁽¹⁾	\$0.00	\$0.00	\$0.00	0.00%
	Operations/Maintenance	\$861.74	\$924.30	\$62.56	7.26%
	Total	\$861.74	\$924.30	\$62.56	7.26%
Single Family 50' (TDS East)	Series 2005 Debt Service ⁽¹⁾	\$0.00	\$0.00	\$0.00	0.00%
	Operations/Maintenance	\$1,077.17	\$1,155.37	\$78.20	7.26%
	Total	\$1,077.17	\$1,155.37	\$78.20	7.26%

⁽¹⁾ No Debt Service due to foreclosure.

WESTRIDGE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$609,662.00
COLLECTION COSTS @	2%	\$12,971.53
EARLY PAYMENT DISCOUNT @	4%	\$25,943.06
TOTAL O&M ASSESSMENT		<u>\$648,576.60</u>

UNITS ASSESSED		
LOT SIZE	O&M UNITS	SERIES 2005 DEBT SERVICE ⁽¹⁾
TOWNHOME (TDS LAND TRUST)	96	96
APARTMENTS (BC WEST)	236	0
SINGLE FAMILY 40' (TDS WEST)	196	0
SINGLE FAMILY 50' (TDS EAST)	241	0
	<u>769</u>	<u>96</u>

ALLOCATION OF O&M ASSESSMENT			
EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET
1.00	96.00	9.00%	\$58,376.64
0.91	214.76	20.14%	\$130,593.40
1.52	297.92	27.93%	\$181,162.16
1.90	457.90	42.93%	\$278,444.40
	<u>1066.58</u>	<u>100.00%</u>	<u>\$648,576.60</u>

PER LOT ANNUAL ASSESSMENT		
O&M	SERIES 2005 DEBT SERVICE ⁽²⁾	TOTAL ⁽³⁾
\$608.09	\$2,800.00	\$3,408.09
\$553.36	\$0.00	\$553.36
\$924.30	\$0.00	\$924.30
\$1,155.37	\$0.00	\$1,155.37

Less Polk County Collection Costs (2%) and Early Payment Discount (4%)

(\$38,914.60)

Net Revenue to be Collected:

\$609,662.00

⁽¹⁾ Reflects the number of total lots with Series 2005 debt outstanding.

⁽²⁾ Annual debt service assessment per lot adopted in connection with the Series 2005 bond issue. Annual assessment includes principal, interest, Polk County collection costs and early payment discount costs.

⁽³⁾ Annual assessment that will appear on November 2025 Polk County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

GENERAL FUND BUDGET **ACCOUNT CATEGORY DESCRIPTION**

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Interest Earnings: The District may earn interest on its monies in the various operating accounts.

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County. The second way is by Off Roll collection.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Event Rental: The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

Facilities Rentals: The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.

Administrative Services: The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

District Management: The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These services include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Disclosure Report: The District is required to file quarterly and annual disclosure reports, as required in the District's Master Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Assessment Roll: The District will contract with a firm to maintain the assessment roll and annually levy a Non-Ad Valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a Collection Agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Travel: Each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8).

Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Bank Fees: The District will incur bank service charges during the year.

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Miscellaneous Fees: The District could incur miscellaneous fees throughout the year, which may not fit into any standard categories.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

EXPENDITURES - FIELD OPERATIONS:

Deputy Services: The District may wish to contract with the local police agency to provide security for the District.

Security Services and Patrols: The District may wish to contract with a private company to provide security for the District.

Electric Utility Services: The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

Streetlights: The District may have expenditures relating to streetlights throughout the community. These may be restricted to main arterial roads or in some cases to all streetlights within the District's boundaries.

Utility - Recreation Facility: The District may budget separately for its recreation and or amenity electric separately.

Gas Utility Services: The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

Garbage - Recreation Facility: The District will incur expenditures related to the removal of garbage and solid waste.

Solid Waste Assessment Fee: The District may have an assessment levied by another local government for solid waste, etc.

Water-Sewer Utility Services: The District will incur water/sewer utility expenditures related to district operations.

Utility - Reclaimed: The District may incur expenses related to the use of reclaimed water for irrigation.

Aquatic Maintenance: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Fountain Service Repairs & Maintenance: The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

Lake/Pond Bank Maintenance: The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

Wetland Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

Mitigation Area Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

Aquatic Plant Replacement: The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Irrigation Maintenance: The District will incur expenditures related to the maintenance of the irrigation systems.

Irrigation Repairs: The District will incur expenditures related to repairs of the irrigation systems.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Field Services: The District may contract for field management services to provide landscape maintenance oversight.

Miscellaneous Fees: The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

Gate Phone: The District will incur telephone expenses if the District has gates that are to be opened and closed.

Street/Parking Lot Sweeping: The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.

Gate Facility Maintenance: Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.

Sidewalk Repair & Maintenance: Expenses related to sidewalks located in the right of way of streets the District may own if any.

Roadway Repair & Maintenance: Expenses related to the repair and maintenance of roadways owned by the District if any.

Employees - Salaries: The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

Employees - P/R Taxes: This is the employer's portion of employment taxes such as FICA etc.

Employee - Workers' Comp: Fees related to obtaining workers compensation insurance.

Management Contract: The District may contract with a firm to provide for the oversight of its recreation facilities.

Maintenance & Repair: The District may incur expenses to maintain its recreation facilities.

Facility Supplies: The District may have facilities that required various supplies to operate.

Gate Maintenance & Repairs: Any ongoing gate repairs and maintenance would be included in this line item.

Telephone, Fax, Internet: The District may incur telephone, fax and internet expenses related to the recreational facilities.

Office Supplies: The District may have an office in its facilities which require various office related supplies.

Clubhouse - Facility Janitorial Service: Expenses related to the cleaning of the facility and related supplies.

Pool Service Contract: Expenses related to the maintenance of swimming pools and other water features.

Pool Repairs: Expenses related to the repair of swimming pools and other water features.

Security System Monitoring & Maintenance: The District may wish to install a security system for the clubhouse

Clubhouse Miscellaneous Expense: Expenses which may not fit into a defined category in this section of the budget

Athletic/Park Court/Field Repairs: Expense related to any facilities such as tennis, basketball etc.

Trail/Bike Path Maintenance: Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

Special Events: Expenses related to functions such as holiday events for the public enjoyment

Miscellaneous Fees: Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

RESERVE FUND BUDGET **ACCOUNT CATEGORY DESCRIPTION**

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County. The second way is by Off Roll collection.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

EXPENDITURES:

Capital Reserve: Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

DEBT SERVICE FUND BUDGET **ACCOUNT CATEGORY DESCRIPTION**

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Bank Fees: The District may incur bank service charges during the year.

Debt Service Obligation: This would be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.

EXHIBIT “B”

[insert Assessment Roll]

TAB 12

CHAPTER 9B. REGULATORY SIGNS

Section 9B.01 STOP and YIELD Signs (R1-1 and R1-2)

Standard:

- 01 **STOP (R1-1) signs** (see Figure 9B-1) shall be installed on bicycle facilities at points where bicyclists are required to stop.
- 02 **YIELD (R1-2) signs** (see Figure 9B-1) shall be installed on bicycle facilities at points where bicyclists have an adequate view of conflicting traffic as they approach the sign, and where bicyclists are required to yield the right-of-way to that conflicting traffic.
- 03 A STOP sign or a YIELD sign shall not be installed in conjunction with a bicycle signal face (see Chapter 4H).

Figure 9B-1. Regulatory Signs and Plaques for Bicycle Facilities (Sheet 1 of 2)

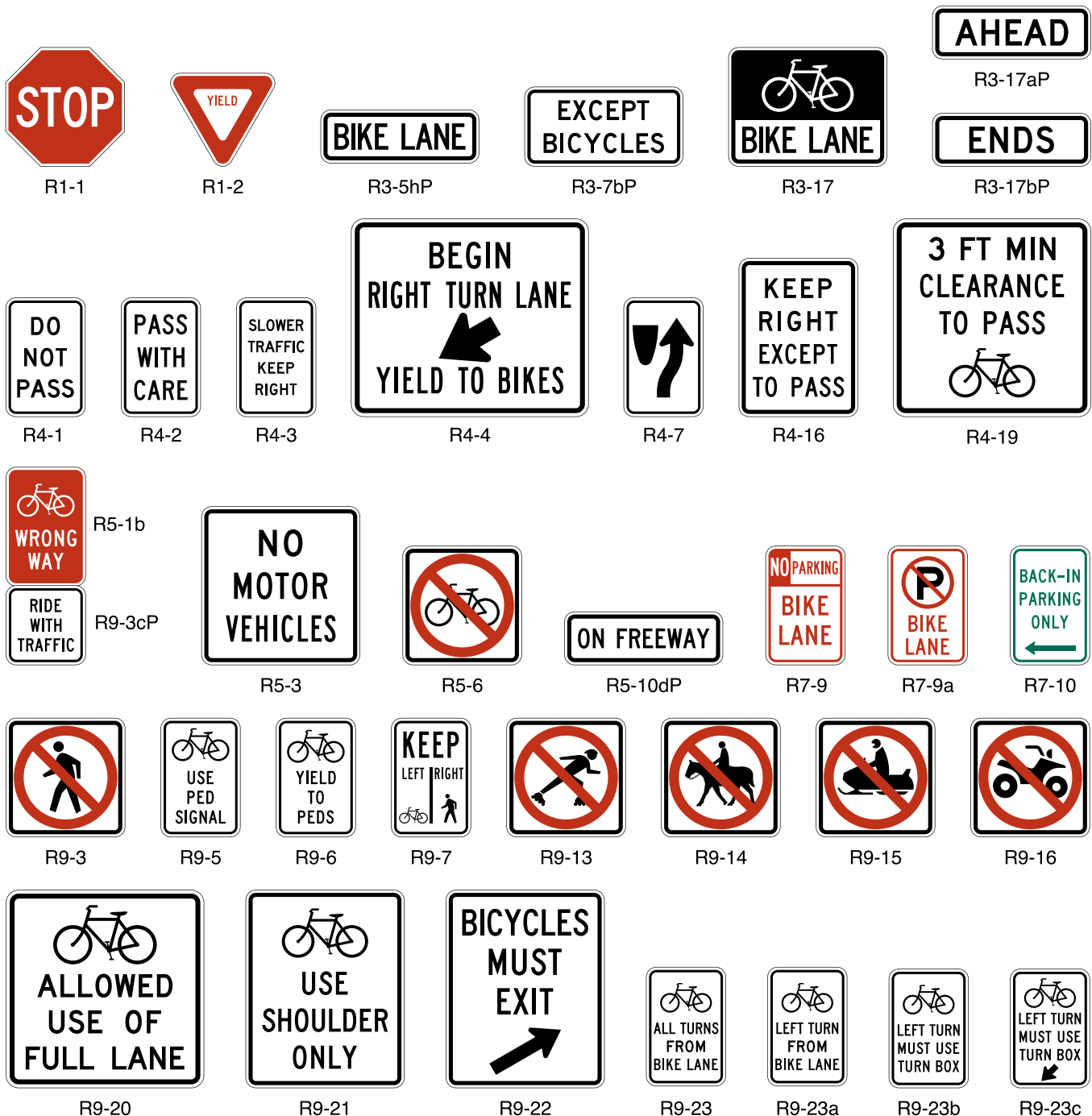
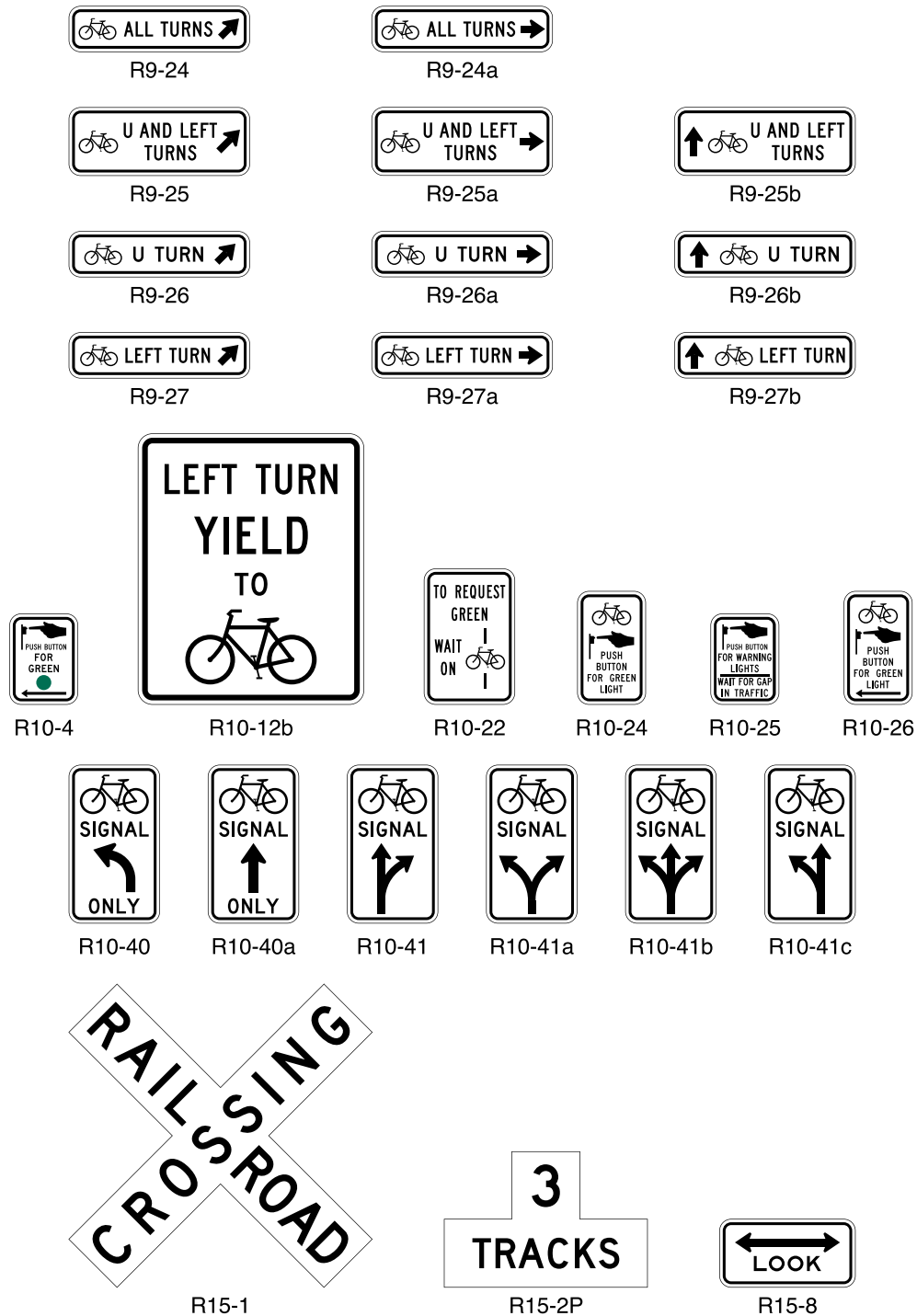


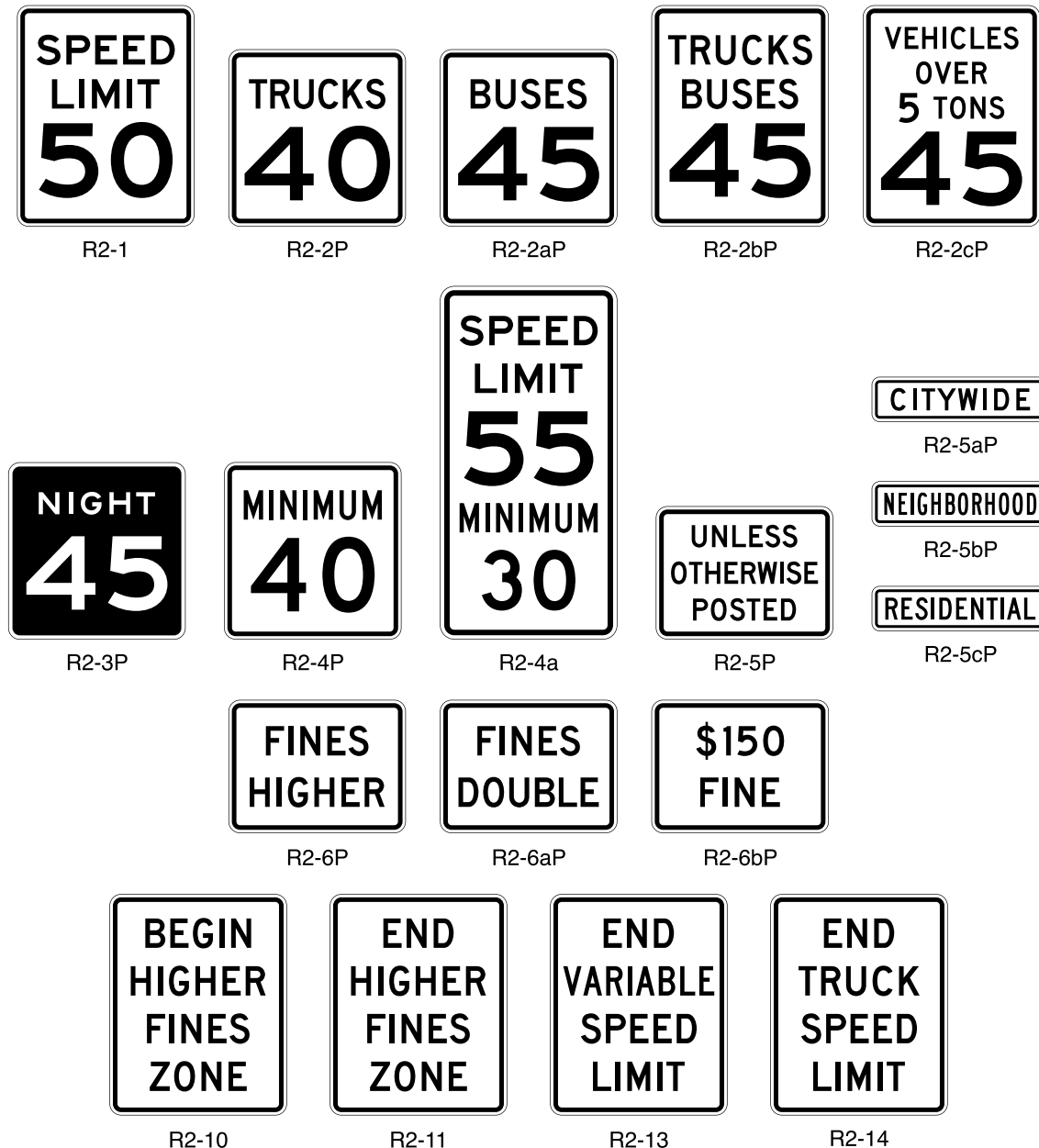
Figure 9B-1. Regulatory Signs and Plaques for Bicycle Facilities (Sheet 2 of 2)

Option:

- 04 Larger signs may be used on shared-use paths and separated bikeways for added emphasis.

Guidance:

- 05 Where conditions require shared-use path users or bicyclists on separated bikeways, but not roadway users, to stop or yield, the STOP or YIELD sign should be placed or shielded so that it is not readily visible to roadway users.

Figure 2B-3. Speed Limit Signs and Plaques**Option:**

- 25 Two types of Speed Limit signs may be used: one to designate passenger car speeds, including any nighttime information or maximum or minimum speed limit that might apply; and the other to show any special speed limits for trucks and other vehicles.

Guidance:

- 26 *No more than three speed limits should be displayed on any one Speed Limit sign or assembly.*

Option:

- 27 A variable speed limit sign that changes the speed limit for traffic and ambient conditions may be installed provided that the appropriate speed limit is displayed at the proper times and locations in accordance with Paragraphs 9 and 10 of this Section.

Standard:

- 28 **The variable speed limit sign legend “SPEED LIMIT” shall be a black legend on a white retroreflective background. The variable speed limit legend shall be displayed in white LEDs on an opaque black background.**