



Rizzetta & Company

Westridge Community Development District

**Board of Supervisors
Meeting
August 28, 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**

August 20, 2025

FINAL AGENDA

Dear Board Members:

The meeting of the Board of Supervisors of the Westridge Community Development District will be held on **August 28, 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
 - C. Bolton's Towing Service
- 4. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors Meeting held on July 31, 2025.....Tab 1
 - B. Ratification of Operation and Maintenance Expenditures for July 2025Tab 2
- 5. BUSINESS ITEMS**
 - A. Ratification of District Items
 1. Hall Company, Inc, Speed Hump Change Order..... Tab 3
 - B. Consideration of Security Services Proposal (Under Separate Cover)
 - C. Consideration of Monument Landscape Design Proposal.....Tab 4
 - D. Consideration of Enviro Tree Service Palm Removal Proposal....Tab 5
 - E. Consideration of 6th Addendum to Rizzetta & Company's Inc. Contract for District Management ServicesTab 6
 - F. Consideration of Arbitrage Engagement Letter for Westridge CDD Series 2005Tab 7
 - G. Consideration of Resolution 2025-08, Adopting FY 25/26 Meeting ScheduleTab 8
- 6. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 1. Website Audit.....Tab 9
- 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

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 July 31, 2025, at 2:15 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
Brian Harbin	Account Manager, Floralawn

Audience members **Present**

FIRST ORDER OF BUSINESS

Call to Order

Mr. Mendes called the meeting to order and read the roll at 2:15 p.m.

SECOND ORDER OF BUSINESS

Audience Comments on the Agenda Items

No comments.

THIRD ORDER OF BUSINESS

Floralawn Landscape Quality Inspection Report

Mr. Mendes opened the discussion regarding landscaping needs.

Mr. Mendes stated he will follow up on signage for drainage.

Mr. Mendes was informed that the street sign for Trequila Lane is missing.

Ms. Stradley inquired about mulching, 450 sq feet of mulch for Waterstone.

Ms. Stradley reviewed Tierra Del Sol and Waterstone landscaping.

Ms. Osorio inquired about debooting the palm trees, Mr. Mendes stated he will follow up with Sunscape and Enviro.

Ms. Stradley inquired about Sunscape landscape services.

Discussion amongst the board ensued.

FOURTH ORDER OF BUSINESS

Sunscape Updates

1. June & July Landscape Inspection Report

No discussion ensued during this agenda item.

FIFTH ORDER OF BUSINESS

Towing Updates

Mr. Mendes opened a discussion regarding towing with the Board, noting there were two towed vehicles in June and asked if there were any questions.

Mr. Brown inquired about duplicates.

Ms. Stradley inquired about Marbella vehicle tows.

SIXTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held on May 22, 2025

Mr. Mendes reviewed with the board the street sweeper request. Mr. Mendes stated he will work with Hall company once the project is complete.

Mr. Mendes reviewed with the board \$50,000 bond allocations, stating directions were provided to the Trustee, and this allocation has been completed.

Ms. Stradley requested consideration for paying down interest accrued on bonds over the last two years since approval of the \$50,000 allocation.

Ms. Stradley inquired about bond bankruptcy clarification.

Mr. Mendes and Mr. Clark reviewed the bond interest rate at 5.8% with the board members.

Ms. Stradley requested Rizzetta to pay an estimated amount of \$5,800, to be allocated to debt service research for the next meeting.

Mr. Mendes presented the meeting minutes to the board and asked if any changes were requested. There were none.

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 July 31, 2025, for Westridge Community Development District.

SEVENTH ORDER OF BUSINESS

Ratification of Operation & Maintenance Expenditures for May & June 2025

Mr. Mendes reviewed the operations and maintenance expenditures with the board and asked if there were any questions.

Mr. Mendes reviewed an accounting discrepancy regarding an account mix up regarding Westridge and Westbridge.

The Board of Supervisors inquired on clarification regarding charges to account.

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 May 2025 (\$34,559.02) & June 2025 (\$50,976.16), for Westridge Community Development District.

EIGHTH ORDER OF BUSINESS

Ratification of District Items

1. Hall Company Speed Hump Change Order Proposals
2. Hurricane Disaster Relief Proposal
3. Agreement for Palm Pruning Services
4. Palm Removal Proposal

Mr. Mendes reviewed all the ratification items with the board and asked if there were any questions

Mr. Mendes reviewed with the board the final change order of \$2,500 to revise paint arrows with the dimensions provided by Mr. Mills.

Discussion amongst the board ensued in depth regarding changes and revisions.

Mr. Mendes stated he will work with Mr. Mills on a revised final scope.

On a motion by Mr. Brown, seconded by Mr. Beltran, with all in favor, the Board of Supervisors approved change order for Speed Hump proposal, for Westridge Community Development District.

Mr. Brown inquired about speed hump's signs and speed signs.

Mr. Clark responded to speed hump inquiry and recommendations.

Mr. Mills Commented on recommendations for speed hump signs.

Discussion amongst the board ensued regarding speed hump project.

On a motion by Mr. Brown, seconded by Ms. Stradley, with all in favor, the Board of Supervisors ratified Hall Company Speed Hump Change Order Proposals, Hurricane Disaster Relief Proposal, Agreement for Palm Pruning Services, and 4. Palm Removal Proposal, for Westridge Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Parking Signs Proposals

Mr. Mendes opened a discussion regarding parking signs and reviewed with the board signage and pricing.

Discussion ensued amongst the board regarding options for No Parking signs.

Mr. Mendes stated he will Email the school board regarding identified hazard cross walks.

On a motion by Ms. Osorio, seconded by Mr. Brown, with all in favor, the Board of Supervisors approved the Parking sing proposal, in substantial form, for Westridge Community Development District.

TENTH ORDER OF BUSINESS

Consideration of Waterstone Irrigation Repairs Proposal

Elizabeth (Waterstone HOA) reviewed the irrigation repairs.

Discussion amongst the board ensued in depth regarding irrigation repairs.

Mr. Clark commented on recommendations to the board.

Mr. Mendes reviewed current landscape concerns.

The board discussed the item for consideration in detail.

On a motion by Mr. Brown, seconded by Ms. Stradley, with all in favor, the Board of Supervisors approved the consideration of waterstone irrigation repairs proposal, for Westridge Community Development District.

ELEVENTH ORDER OF BUSINESS

Consideration of Bolton's Private Property Towing Agreement

Mr. Mendes opened a discussion with the board members.

Mr. Clark and the board members reviewed the 30-minute clause in current parking rules.

Discussion amongst the board ensued in depth regarding parking rules and standing vehicles.

Ms. Osorio recommended the removal of the 30-minute parking clause.

Discussion amongst the board ensued regarding 30-minute parking clause.

On a motion by Ms. Stradley, seconded by Ms. Osorio, with all in favor, the Board of Supervisors approved setting public hearing for September on parking rules, for Westridge Community Development District.

The board requested the agenda item be tabled.

TWELFTH ORDER OF BUSINESS

Consideration of Agreement for Towing Service

1. Anytime Towing & Roadside Assistance
2. Tad's Towing

Mr. Mendes informed the board of the distance from the property of the towing companies, Anytime towing 11 miles & Tads Towing 24 miles.

Mr. Mendes stated that as of now Wrecker, Eili Towing, We Tow and JVM towing had not responded to inquiries.

The Board of Supervisors reviewed and discussed options for towing vendors.

Mr. Mendes stated he will invite Anytime Towing and JVM Towing to September's meeting.

THIRTEENTH ORDER OF BUSINESS

**Public Hearing on Fiscal Year
2025/2026 Final Budget**

1. Consideration of Resolution 2025-04, Adopting FY 25/26 Final Budget

On a motion by Mr. Brown, seconded by Mr. Beltran, with all in favor, the Board of Supervisors opened public hearing, for Westridge Community Development District.

There were no comments regarding this matter at the time.

On a motion by Ms. Stradley, seconded by Ms. Osorio, with all in favor, the Board of Supervisors closed public hearing, for Westridge Community Development District.

Ms. Stradley inquired about assessment breakdown.

Mr. Clark reviewed the assessment breakdowns.

Security vendor briefed the board of supervisors on their services and stated they have Spanish speakers within their team.

The board inquired about crime rates in the area; discussion ensued amongst the board regarding security services.

Discussion ensued amongst the Board and staff regarding the budget in depth.

Mr. Mendes stated he will contact Precision Sidewalk and include Waterstone HOA to bids received.

On a motion by Mr. Brown, seconded by Ms. Stradley, with all in favor, the Board of Supervisors adopted Resolution 2025-04, Adopting FY 25/26 Final Budget, for Westridge Community Development District.

FOURTEENTH ORDER OF BUSINESS

**Public Hearing on Fiscal Year 2025/2026
Special Assessments**

1. Consideration of Resolution 2025-05, Imposing Special Assessments

All items regarding this matter were discussed under previous public hearing.

On a motion by Mr. Brown, seconded by Mr. Beltran, with all in favor, the Board of Supervisors adopted Resolution 2025-05, Imposing Special Assessments, for Westridge Community Development District.

FIFTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Stradley inquired about 2003 Bonds.

Mr. Clark commented on this matter.

B. District Engineer

1. Discussion of street signs

Mr. Mills reviewed in detail tab 12 with the board members.

Mr. Mendes stated he will purchase new street signs, including 30 mph speed limit signs and bike signs.

Mr. Mendes stated he will open an Amazon account for ADA mats.

Mr. Mills commented on the speed hump project.

Mr. Mendes stated he will review the cobblestone damage near the entrance of the property and contact the county.

C. District Manager

No comments.

SIXTEENTH ORDER OF BUSINESS

Supervisor Requests

SUPERVISOR REQUESTS

No requests currently.

AUDIENCE COMMENTS

No audience comments.

SEVENTEENTH 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 4:27 p.m., for Westridge Community Development District.

[SIGNATURES ON FOLLOWING PAGE]

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316
317
318
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326

Assistant Secretary

Chairman/Vice Chairman

DRAFT

TAB 2

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 July 2025 For Board Approval

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

The total items being presented: **\$20,698.36**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Westridge Community Development District

Paid Operation & Maintenance Expenses

July 1, 2025 Through July 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	300065	19202	Legal Service 06/25	\$1,503.00
Duke Energy	20250702-1	9100 8743 4190 05/25 ACH	Electric Services 05/25	\$2,445.95
Duke Energy	20250709-1	9101 4198 6868 05/25 ACH	Electric Services 05/25	\$2,679.96
Floralawn, Inc.	300064	33179	Landscape Maintenance 07/25	\$5,990.15
Joseph P. Greaves	300067	070225-1	Signage 07/25	\$1,645.00
Polk County BOCC	20250714-1	6322188 05/25 ACH	1 Reuse Paradiso Drive 05/25	\$474.04
Rizzetta & Company, Inc.	300063	INV00000100525	District Management Fees 07/25	\$4,077.59
Rizzetta & Company, Inc.	300066	INV0000100596	Mass Mailing - Budget Notice 07/25	\$1,073.91
School Now	300072	INV-SN-888	School Now CDD ADA-PDF 07/25	\$384.38
The Observer Group, Inc.	300068	25-01008K	Legal Advertising 07/25	\$63.44
The Observer Group, Inc.	300071	25-00998K	Legal Advertising 07/25	<u>\$360.94</u>
Report Total				<u>\$ 20,698.36</u>

TAB 3



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:	7/21/2025	Comments
C/O Request No:	4	Additional striping
Owner C/O No:		
P		

Description	Qty	U/M	Unit Price	Amount
We will black out 52 existing white arrows on top of the speed bumps using DOT Black Traffic Paint. We will paint 52 arrows according to the dimensions to be provided by customer using DOT White Traffic Paint. We will maintain traffic flow through the process to ensure safety to all.	1.00	LS	2,500.00	2,500.00

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

QUALIFICATIONS:

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Current Change Order \$ 2,500.00

Authorized by: _____ Date: _____
Rizzetta & Company

Representative: _____ Date: _____
Hall Company Inc.

TAB 4



April 07, 2025

Brian Mendes
District Manager
Rizetta and Company
(407) 472-2471
bmendes@rizetta.com

**Re: Westridge CDD Monument Landscape Renovations
Davenport, Florida**

Brian,

Thank you for the opportunity to provide landscape architectural services at Westridge. This proposal is for providing landscape design for the five monuments that you highlighted in your email. Those include the monuments located at 1) the southeast corner of the intersection at Tierra del sol Blvd. and Paradiso Dr., 2) the north corner of the intersection at Tierra del sol Blvd. and Vellacito Way, 3) the south corner of the intersection at Tierra del Sol Blvd. and Costa Blanca Way, 4) the southwest corner of the intersection at Tierra del sol Blvd. and Bella Vista Dr., and 5) the southeast corner of the intersection at Tierra del sol Blvd. and Tuscany Lane. I will work to retain as much of the healthy and appropriate existing landscape material as possible, replace plant material that is weak or has died, and fill in voids in the landscape. Please find below the scope and fee for the proposed work.

Scope of Services:

- A. **BASE PLANS:** Using site plans to be provided by you, create base sheets on which to design. If no suitable site plans can be located, we will provide a separate proposal for producing our own bases using Google Earth and taking field measurements. We always recommend trying hard to find existing plans because they will be more accurate, and it keeps our costs down.
- B. **SITE VISIT:** Visit the site, with base plans, to document existing conditions, take photographs and measurements, and mark up plans in the field.
- C. **LANDSCAPE PLANS:** Prepare landscape plans for bidding and construction at a scale of approximately 1" = 20'. Trees, shrubs, groundcover beds, and lawn areas will be shown. Planting details and plant list describing plants by quantity, name, size, and specification will be included. Photographs of all proposed plants will be provided for reference.

We propose to perform the design services for a Lump Sum fee of \$3,500

Notes:

- No renderings or sketches are included in this proposal.
- No irrigation design is included in this proposal.
- No drainage design is included in this proposal.
- Once 100% plans are completed, client-requested design changes will be billed as additional services.
- The above fees do not include expenses. Reimbursable expenses such as printing will be billed in addition at cost. No sub-consultant services are included in the above fees.
- No jurisdictional submittals for permitting are anticipated and are not included in this proposal.
- Time Charge services (including additional services) will be billed on an hourly basis at the following rates:
Landscape Architect / Project Manager - \$165.00 / hr.
- **CONSTRUCTION MANAGEMENT SERVICES: We also offer Construction Management Services at 8.5% of the total project cost.** Those services include providing bidding assistance and oversight of the landscape improvement project through periodic site visits and electronic communications with the selected contractor. SunScape will monitor the contractor's performance to ensure that all work is completed as specified to include demolition, site preparation (fine grading), and irrigation installation. All plant/tree material will be checked to make sure of proper size and Florida #1 quality. Proper layout and plant spacing will be reviewed and SunScape will make certain all plant material is installed following sound horticultural practices. A final acceptance inspection will be performed and SunScape will administer all final required documents. SunScape will also assist with any warranty claims (if applicable) that become necessary due to plant material failure. If interested in these services, SunScape will provide a separate proposal.

We look forward to the opportunity to work with you on this project. If you agree with this proposal, please execute and forward to our office. If you have any questions or comments, please do not hesitate to call.

Sincerely,



T. Blake Gunnels, PLA

Landscape Architect / Project Manager

SunScape Consulting

Office - 407-804-2525

Cell - 321-948-0938

Email – BGunnels@SunScapeConsulting.com

Approved by:

Signature: _____ Date: _____
Rizetta and Company

Printed Name & Title: _____

TAB 5



Enviro Tree Service LLC

3202 Phils Lane
Apopka FL 32712

Invoice #13380

Date: 07/25/2025

From: Dana Mickler

Invoice For

Westridge, CDD

CDD Westridge
3434 Colwell Avenue
Suite 200
Tampa, FL 33614

Customer Location Contact

Tierra del sol Blvd
FL

mobile: 4074722471

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

Westridge CDD Palm Removals

Terms

Net 30

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

All balances not paid by the due date are subject to late fees. Please mail checks to the above address. Please use the contact information below for inquiries about this invoice.

SUBTOTAL	\$ 750.00
INVOICE TOTAL	\$ 750.00

DUE DATE 08/24/2025

Assigned To

Adrian Oliva
aoliva@envirotreeservice.com

Jose Solorzano
jrsolorzano@envirotreeservice.com

Sales Reps

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

TAB 6

SIXTH ADDENDUM TO THE CONTRACT FOR PROFESSIONAL DISTRICT SERVICES

This Sixth Addendum to the Contract for Professional District Services (this “**Addendum**”), is made and entered into as of the 1st day of October, 2025 (the “**Effective Date**”), by and between **Westridge Community Development District**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Pasco County, Florida (the “**District**”), and **Rizzetta & Company, Inc.**, a Florida corporation (the “**Consultant**”).

RECITALS

WHEREAS, the District and the Consultant entered into the Contract for Professional District Services dated October 1, 2018 (the “**Contract**”), incorporated by reference herein; and

WHEREAS, the District and the Consultant desire to amend **Exhibit B** - Schedule of Fees of the Fees and Expenses, section of the Contract as further described in this Addendum; and

WHEREAS, the District and the Consultant desire to add **Exhibit E** – Human Anti-trafficking Affidavit, section of the Contract as further described in this Addendum; and

WHEREAS, the District and the Consultant each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Consultant agree to the changes to amend **Exhibit B** - Schedule of Fees attached and add **Exhibit E** – Human Anti-trafficking Affidavit attached.

The amended **Exhibit B** - Schedule of Fees and add **Exhibit E** – Human Anti-trafficking Affidavit are hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

IN WITNESS WHEREOF the undersigned have executed this Addendum as of the Effective Date.

Therefore, the Consultant and the District each intend to enter this Contract, understand the terms set forth herein, and hereby agree to those terms.

ACCEPTED BY:

RIZZETTA & COMPANY, INC.

BY: William J. Rizzetta
 PRINTED NAME: William J. Rizzetta
 TITLE: President
 DATE: Aug 15, 2025

WESTRIDGE COMMUNITY DEVELOPMENT DISTRICT

BY: _____
 PRINTED NAME: _____
 TITLE: Chairman/Vice Chairman
 DATE: _____

ATTEST:

 Vice Chairman/Assistant Secretary
 Board of Supervisors

 Print Name

Exhibit B – Schedule of Fees
Exhibit E – Human Trafficking Affidavit

EXHIBIT B
Schedule of Fees

STANDARD ON-GOING SERVICES:

Standard On-Going Services will be billed in advance monthly pursuant to the following schedule:

	MONTHLY	ANNUALLY
Management:	\$1,597.33	\$19,168
Administrative:	\$368.67	\$4,424
Accounting:	\$1,689.75	\$20,277
Financial & Revenue Collections:	\$368.67	\$4,424
Assessment Roll: ⁽¹⁾		\$6,204
Total Standard On-Going Services:	<u>\$4,024.42</u>	<u>\$54,497</u>

(1) Assessment Roll is to paid in one lump-sum upon completion.

ADDITIONAL SERVICES:	FREQUENCY	RATE
Extended and Continued Meetings	Hourly	\$ 400
Additional Meetings (includes meeting prep, attendance and drafting of minutes)	Hourly	\$ 400
Estoppel Requests (billed to requestor):		
One Lot (on tax roll)	Per Occurrence	\$ 125
Two+ Lots (on tax roll)	Per Occurrence	\$ 150
One Lot (direct billed by the District)	Per Occurrence	\$ 150
Two–Five Lots (direct billed by the District)	Per Occurrence	\$ 200
Six-Ten Lots (direct billed by the District)	Per Occurrence	\$ 250
Elevent+ Lots (direct billed by the District)	Per Occurrence	\$ 300
Long Term Bond Debt Payoff Requests	Per Occurrence	\$ 150/Lot
Two+ Lots	Per Occurrence	Upon Request
Short Term Bond Debt Payoff Requests &		
Long Term Bond Debt Partial Payoff Requests		
One Lot	Per Occurrence	\$ 150
Two – Five Lots	Per Occurrence	\$ 200
Six – Ten Lots	Per Occurrence	\$ 300
Eleven – Fifteen Lots	Per Occurrence	\$ 400
Sixteen+ Lots	Per Occurrence	\$ 500
Bond Amortization Schedules	Per Occurrence	\$ 600
Special Assessment Allocation Report	Per Occurrence	Upon Request
True-Up Analysis/Report	Per Occurrence	Upon Request
Re-Financing Analysis	Per Occurrence	Upon Request
Bond Validation Testimony	Per Occurrence	Upon Request
Bond Issue Certifications/Closing Documents	Per Occurrence	Upon Request
Electronic communications/E-blasts	Per Occurrence	Upon Request
Special Information Requests	Hourly	Upon Request
Amendment to District Boundary	Hourly	Upon Request
Grant Applications	Hourly	Upon Request
Escrow Agent	Hourly	Upon Request
Continuing Disclosure/Representative/Agent	Annually	Upon Request
Community Mailings	Per Occurrence	Upon Request
Response to Extensive Public Records Requests	Hourly	Upon Request
Litigation Support Services	Hourly	Upon Request

PUBLIC RECORDS REQUESTS FEES:

Public Records Requests will be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
Regional Manager	\$ 52.00
District Manager	\$ 40.00
Accounting & Finance Staff	\$ 28.00
Administrative Support Staff	\$ 21.00

LITIGATION SUPPORT SERVICES:

Litigation Support Services shall be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
President	\$ 500.00
Chief Financial Officer	\$ 450.00
Vice President	\$ 400.00
Controller	\$ 350.00
Regional District Manager	\$ 300.00
Accounting Director	\$ 300.00
Finance Manager	\$ 300.00
Senior District Manager	\$ 275.00
District Manager	\$ 250.00
Amenity Services Manager	\$ 250.00
Business Development Manager	\$ 250.00
Landscape Inspection Services Manager	\$ 250.00
Financial Analyst	\$ 250.00
Senior Accountant	\$ 225.00
Landscape Specialist	\$ 200.00
Administrative Support Manager	\$ 200.00
Senior Financial Associate	\$ 200.00
Senior Administrative Assistant	\$ 200.00
Staff Accountant II	\$ 200.00
District Coordinator	\$ 175.00
Administrative Assistant II	\$ 150.00
District Compliance Associate	\$ 150.00
Staff Accountant	\$ 150.00
Financial Associate	\$ 150.00
Administrative Assistant	\$ 100.00
Accounting Clerk	\$ 100.00
Client Relations Specialist	\$ 100.00

EXHIBIT E

Nongovernmental Entity
Human Trafficking Affidavit
Section 787.06(13), Florida Statutes

I, the undersigned, am an officer or representative of Rizzetta & Company, Incorporated and attest that Rizzetta & Company, Incorporated does not use coercion for labor or services as defined in Section 787.06, Florida Statutes. Under penalty of perjury, I hereby declare and affirm that the above stated facts are true and correct.

FURTHER AFFIANT SAYETH NOT.

Rizzetta & Company, Incorporated, a
Florida Corporation

By: William J. Rizzetta
Name: William J. Rizzetta
Title: President






2025-10-01 - Westridge - Sixth Addendum - Contract for Professional District Services

Final Audit Report

2025-08-15

Created:	2025-08-15
By:	Scott Brizendine (sbrizendine@rizzetta.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAWCLgIpDNX28acIYy4yW5FapLUTzXEwGv

"2025-10-01 - Westridge - Sixth Addendum - Contract for Professional District Services" History

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Signature Date: 2025-08-15 - 6:47:27 PM GMT - Time Source: server
-  Agreement completed.
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TAB 7



LLS Tax Solutions, Inc.
1645 Sun City Center Plz.,
#5027
Sun City Center, FL 33571
Telephone: 850-754-0311
Email: liscott@llstax.com

August 15, 2025

Westridge Community Development District
c/o Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614

Thank you for choosing LLS Tax Solutions Inc. ("LLS Tax") to provide arbitrage services to Westridge Community Development District ("Client") for the following bond issue. This Engagement Letter describes the scope of the LLS Tax services, the respective responsibilities of LLS Tax and Client relating to this engagement and the fees LLS Tax expects to charge.

- \$25,825,000 Westridge Community Development District (Polk County, Florida) Capital Improvement Revenue Bonds, Series 2005

SCOPE OF SERVICES

The procedures that we will perform are as follows:

- Assist in calculation of the bond yield, unless previously computed and provided to us.
- Assist in determination of the amount, if any, of required rebate to the federal government.
- Issuance of a report presenting the cumulative results since the issue date of the issue of bonds.
- Preparation of necessary reports and Internal Revenue Service ("IRS") forms to accompany any required payment to the federal government.

As a part of our engagement, we will read certain documents associated with each issue of bonds for which services are being rendered. We will determine gross proceeds of each issue of bonds based on the information provided in such bond documents. You will have sole responsibility for determining any other amounts not discussed in those documents that may constitute gross proceeds of each series of bonds for the purposes of the arbitrage requirements.

TAX POSITIONS AND REPORTABLE TRANSACTIONS

Because the tax law is not always clear, we will use our professional judgment in resolving questions affecting the arbitrage calculations. Unless you instruct us otherwise, we will take the reporting position most favorable to you whenever reasonable. Any of your bond issues may be selected for

review by the IRS, which may not agree with our positions. Any proposed adjustments are subject to certain rights of appeal. Because of the lack of clarity in the law, we cannot provide assurances that the positions asserted by the IRS may not ultimately be sustained, which could result in the assessment of potential penalties. You have the ultimate responsibility for your compliance with the arbitrage laws; therefore, you should review the calculations carefully.

The IRS and some states have promulgated “tax shelter” rules that require taxpayers to disclose their participation in “reportable transactions” by attaching a disclosure form to their federal and/or state income tax returns and, when necessary, by filing a copy with the Internal Revenue Service and/or the applicable state agency. These rules impose significant requirements to disclose transactions and such disclosures may encompass many transactions entered into in the normal course of business. Failure to make such disclosures will result in substantial penalties. In addition, an excise tax is imposed on exempt organizations (including state and local governments) that are a party to prohibited tax shelter transactions (which are defined using the reportable transaction rules). Client is responsible for ensuring that it has properly disclosed all “reportable transactions” and, where applicable, complied with the excise tax provision. The LLS Tax services that are the subject of this Engagement Letter do not include any undertaking by LLS Tax to identify any reportable transactions that have not been the subject of a prior consultation between LLS Tax and Client. Such services, if desired by Client, will be the subject of a separate engagement letter. LLS Tax may also be required to report to the IRS or certain state tax authorities certain tax services or transactions as well as Client’s participation therein. The determination of whether, when and to what extent LLS Tax complies with its federal or state “tax shelter” reporting requirements will be made exclusively by LLS Tax. LLS Tax will not be liable for any penalties resulting from Client’s failure to accurately and timely file any required disclosure or pay any related excise tax nor will LLS Tax be held responsible for any consequences of its own compliance with its reporting obligations. Please note that any disclosure required by or made pursuant to the tax shelter rules is separate and distinct from any other disclosure that Client might be required to or choose to make with its tax returns (e.g., disclosure on federal Form 8275 or similar state disclosure).

PROFESSIONAL FEES AND EXPENSES

Our professional fees for the services listed above for the three annual bond years beginning December 29, 2024, through the period ending December 28, 2027, is \$1,500, which is \$500 each year. We will bill you upon completion of our services. Our invoices are payable upon receipt. Additionally, you may request additional consulting services from us upon occasion; we will bill you for these consulting services at a beforehand agreed upon rate.

Unanticipated factors that could increase our fees beyond the estimate given above include the following (without limitation). Should any of these factors arise we will alert you before additional fees are incurred.

- Investment data provided by you is not in good order or is unusually voluminous.
- Proceeds of bonds have been commingled with amounts not considered gross proceeds of the bonds (if that circumstance has not previously been communicated to us).
- A review or other inquiry by the IRS with respect to an issue of bonds.

The Client (District) has the option to terminate this Agreement within ninety days of providing notice to LLS Tax Solutions Inc. of its intent.

ACCEPTANCE

You understand that the arbitrage services, report and IRS forms described above are solely to assist you in meeting your requirements for federal income tax compliance purposes. This Engagement Letter constitutes the entire agreement between Client and LLS Tax with respect to this engagement, supersedes all other oral and written representations, understandings or agreements relating to this engagement, and may not be amended except by the mutual written agreement of the Client and LLS Tax.

Please indicate your acceptance of this agreement by signing in the space provided below and returning a copy of this Engagement Letter to us. Thank you again for this opportunity to work with you.

Very truly yours,
LLS Tax Solutions Inc.

AGREED AND ACCEPTED:
Westridge Community Development District

By: Linda L. Scott

Linda L. Scott, CPA

By: _____

Print Name _____

Title _____

Date: _____

TAB 8

RESOLUTION 2025-08

**A RESOLUTION OF THE WESTRIDGE COMMUNITY
DEVELOPMENT DISTRICT ADOPTING THE ANNUAL
MEETING SCHEDULE FOR FISCAL YEAR 2025/2026**

WHEREAS, the Westridge Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, and situated entirely within Polk County, Florida; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time and location of the District's meetings; and

WHEREAS, the Board has proposed the Fiscal Year 2025/2026 annual meeting schedule as attached in **Exhibit A**;

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

Section 1. Regular meetings of the Board of Supervisors of the District shall be held as provided on the schedule attached as Exhibit "A".

Section 2. In accordance with Section 189.015(1), Florida Statutes, the District's Secretary is hereby directed to file annually, with Polk County, a schedule of the District's regular meetings.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 28th day of August 2025.

ATTEST:

**WESTRIDGE COMMUNITY
DEVELOPMENT DISTRICT**

Assistant Secretary

Chairperson, Board of Supervisors

EXHIBIT "A"
BOARD OF SUPERVISORS' MEETING DATES
WESTRIDGE
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026

October 23, 2025
November 27, 2025
December 25, 2025
January 22, 2026
February 26, 2026
March 26, 2026
April 23, 2026
May 28, 2026
June 25, 2026
July 23, 2026
August 27, 2026
September 24, 2026

All meetings will convene on the 4th Thursday of the month at 2:00 p.m. at Waterstone Clubhouse located at 2751 Bella Vista Drive, Davenport FL 33897.

TAB 9



Quarterly Compliance Audit Report

Westridge

Date: July 2025 - 2nd Quarter

Prepared for: Matthew Huber

Developer: Rizzetta

Insurance agency:



Preparer:

Susan Morgan - *SchoolStatus Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

Table of Contents

Compliance Audit

Overview	2
<i>Compliance Criteria</i>	2
<i>ADA Accessibility</i>	2
Florida Statute Compliance	3
Audit Process	3

Audit results

ADA Website Accessibility Requirements	4
Florida F.S. 189.069 Requirements	5

Helpful information:

Accessibility overview	6
ADA Compliance Categories	7
Web Accessibility Glossary	11

Compliance Audit Overview

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

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

Compliance Criteria

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



ADA Website Accessibility

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



Florida Statute Compliance

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

Audit Process

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

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

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



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

Passed	Description
Passed	Website errors* 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	Keyboard navigation The ability to navigate website without using a mouse
Passed	Website accessibility policy A published policy and a vehicle to submit issues and resolve issues
Passed	Color contrast Colors provide enough contrast between elements
Passed	Video captioning Closed-captioning and detailed descriptions
Passed	PDF accessibility Formatting PDFs including embedded images and non-text elements
Passed	Site map Alternate methods of navigating the website

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

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



Florida F.S. 189.069 Requirements

Result: **PASSED**

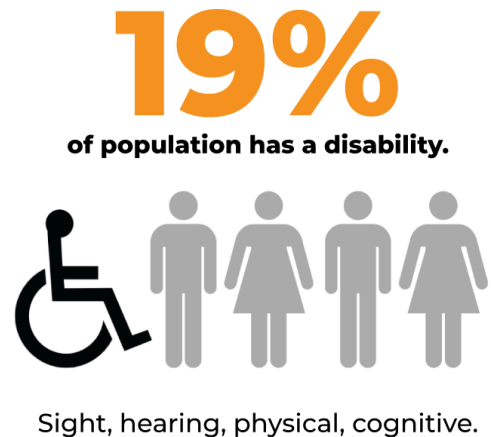
Compliance Criteria

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

Accessibility overview

Everyone deserves equal access.

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



The legal and right thing to do

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



ADA Compliance Categories

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



Contrast and colors

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

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



Using semantics to format your HTML pages

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



Text alternatives for non-text content

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

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



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

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

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



Easy to navigate and find information

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

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



Properly formatting tables

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

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



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

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



Making videos accessible

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

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



Making forms accessible

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

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



Alternate versions

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



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

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

Timers

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

Fly-out menus

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

No pop-ups

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

Web Accessibility Glossary

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