



Rizzetta & Company

Westridge Community Development District

**Board of Supervisors
Meeting
November 20, 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

Richard Mills	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**

November 13, 2025

FINAL AGENDA

Dear Board Members:

The meeting of the Board of Supervisors of the Westridge Community Development District will be held on **November 20, 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. Sunscape Updates
 - B. Floralawn Landscape Quality Inspection Report.....Tab 1
 1. Mulch Refresh Proposal
 2. Tree Bed Restoration Proposal
 - C. Bolton's Towing Service
- 4. BUSINESS ADMINISTRATION**
 - A. Presentation of Vacant Board Seat Applicants..... Tab 2
 1. Consideration of Resolution 2026-01,
Designating Officers
 - B. Consideration of the Minutes of the Board of Supervisors
Meeting held on September 25, 2025.....Tab 3
 - C. Ratification of Operation and Maintenance Expenditures for the
Month(s) of September & October 2025.....Tab 4
- 5. BUSINESS ITEMS**
 - A. Ratification of District Items.....Tab 5
 1. Egis Annual Insurance Policies
 2. Speed Hump Installation & Painting Proposal
 3. Additional Speed Hump Proposal
 - B. Discussion of Sidewalk Repairs
 - C. Consideration of Establishing an Audit Committee & Setting a Date for
the First Meeting of the Audit Committee
 - D. Consideration of Auditing Services FY 25 & 26 Engagement
Letters.....Tab 6
 - E. Consideration of Street Sweeping Services.....Tab 7
 - F. Consideration of Agreement for Security Services.....Tab 8
 - G. Consideration of Fencing Proposals.....Tab 9
 1. HP Home Maintenance Solutions
 2. Fence Outlet

- 3. Fence Central
- 4. Perimeter Solutions Group
- 6. **STAFF REPORTS**
 - A. District Counsel
 - 1. Updates on Bond Inquiries
 - B. District Engineer.....Tab 10
 - 1. Crosswalk Project Updates
 - C. District Manager.....Tab 11
 - 1. Quarterly Website Audit
 - 2. Annual Goals Review
 - 3. Updates on Utility Brick Repairs
 - 4. Updates on CDD Credit Card
- 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.

With appreciation,

Brian Mendes

District Manager

TAB 1

Lawn & Ornamental Report

Contractor: FLORALAWN **Property:** WESTRIDGE **Date:** October 2025
Turf Application **Scheduled Application**
Ornamental Application **Service Call**

Turf Application Information

Fertilization	Weed Control	Disease & Insect
Liquid: <input type="text"/> Granular: <input type="text"/> 1) Analysis: _____ Application Rate: _____ (lbs. N / 1000 Sq. Ft.) Area(s) Treated: _____	Liquid: <input type="text"/> Herbicide(s) Used: _____ 1) _____ 2) _____ Area(s) Treated: _____ _____ Granular: _____ Herbicide Used: _____ 1) _____ Area(s) Treated: _____ _____ Report Item #(s) : _____	Fungicide / Insecticide Used: _____ 1) _____ Target Pest: _____ Area(s) Treated: _____ _____ 2) _____ Target Pest: _____ Area(s) Treated: _____ _____ Report Item #(s) : _____

Ornamental Application Information

Fertilization	Disease & Insect
Liquid: <input type="text"/> Granular: <input checked="" type="checkbox"/> 1) Analysis: 8-10-10 Palms: _____ Annuals: _____ Plants: All 2) Analysis: _____ Palms: _____ Annuals: _____ Plants: All Report Item #(s) : _____	Fungicide / Insecticide Used: _____ 1) Meridian granular Target Pe: _____ Plants(s) Treated: _____ 2) t-storm granular Target Pest: _____ Plants(s) Treated: _____ 3) _____ Target Pest: _____ Plants(s) Treated: _____ Report Item #(s) : _____

Comments & Observations: Treated all common area shrubs with granular fertilizer, insecticide and fungicide
Manager's Signature: Joe Spriggs



Proposal

Date: 11/6/2025

WO #18544

PO #

Customer:

Westridge CDD
C/O Rizzetta & Company
3434 Colwell Avenue Suite 200
Tampa, FL 33614

Property:

Westridge CDD

Davenport, FL

Bld. and entrance remulching

Floralawn proposes to touch up or remulch the following areas as requested:

Please note the photos include sq. ft., but we convert into cu. yd. (Cubic yards)

Tuscan Meadows Association

Tuscan Meadows monument- .5 cu. yd. This is only a light dusting and touch up

Pine bark



Waterstone Association

.75 cu. yd.

Red cypress



.75 cu. yd.

Red cypress



.75 cu. yd.

Red cypress



Tierra Del Sol Association

2 cu. yd. Pine bark- both sides of entrance

Mini mini pine bark



1.20 cu. yd. both sides of the entrance. (right side not shown, it will not upload)

Mini mini pine bark



3.60 cu. yd. total @ Tuscanly N. entrance

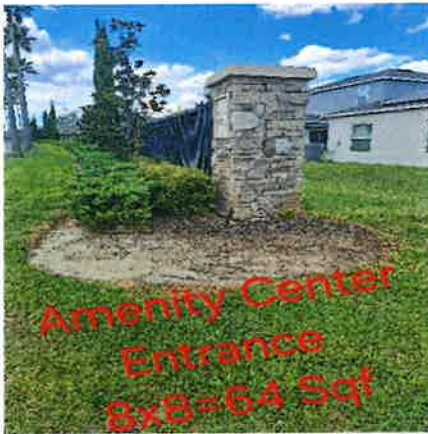
Mini mini pine bark





.75 cu. yd. total both sides

Mini mini pine bark



Westridge CDD

Pine Straw bed across from the Tuscan Meadows monument

3,200 sq. ft.= 20 cu. yd.

Pine Straw



Hwy 27 N. entrance to Tierra Del Sol Blvd.

350 sq. ft.= 2.15 cu. yd. total

Mini Mini Pine Bark



Left side retention pond bank from Hwy 27 N.

x10 tree rings @ 16 sq. ft.= 1 cu. yd.

Mini Mini Pine Bark



x47 Magnolia tree rings @ 49 sq. ft.= 22 cu. yd.

Mini Mini Pine Bark



Waterstone

Bed Prep and Plant Removal & Plant Installation & Mulching

Items	Quantity	Unit	Unit Price	Price
Red Mulch - Installation	2.25	cuyd	\$55.00	\$123.75

Bed Prep and Plant Removal & Plant Installation & Mulching: \$123.75

Tuscan Meadows

Bed Prep and Plant Removal and Plant Installation

Items	Quantity	Unit	Unit Price	Price
Pine Bark Mulch - Installation	0.50	cuyd	\$55.00	\$27.50

Bed Prep and Plant Removal and Plant Installation: \$27.50

Tierra Del Sol

Bed Prep and Plant Removal & Plant Installation & Mulching

Items	Quantity	Unit	Unit Price	Price
Pine Bark Mulch - Installation	7.55	cuyd	\$55.00	\$415.25

Bed Prep and Plant Removal & Plant Installation & Mulching: \$415.25

Westridge CDD

Bed Prep and Plant Removal & Plant Installation & Mulching

Items	Quantity	Unit	Unit Price	Price
Pine Straw (125 sqft Bale) - Installation	26.00	ea	\$41.03	\$1,066.78
Pine Bark Mulch - Installation	25.15	cuyd	\$55.00	\$1,383.25
Labor - Enhancement Floralawn 1	2.00	Hr	\$55.15	\$110.29

Bed Prep and Plant Removal & Plant Installation & Mulching: \$2,560.32

PROJECT TOTAL: \$3,126.82

Optional Services

Initial next to the Optional Services you would like to accept.

_____ **Irrigation Repair and Modification** **\$0.00**

Irrigation work could total +/-20% of total cost of project.

Terms & Conditions

Special Instructions/Remarks: Floralawn, Inc. is not responsible for any damage to driveways or walk that are in poor condition prior to start of work. Floralawn will also not be responsible for any damage to septic tanks or underground utilities that are not previously identified by the Owner or marking service.

We hereby propose to furnish labor and materials, complete in accordance with the above specifications for the sum of: ----- (\$3,126.82), with payments to be made as follows: (Amounts under \$500.00 will need to be paid in full) 50% deposit to begin job with the balance due upon completion.

Material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. This proposal is subject to acceptance within 30 days and is void thereafter at the option of the undersigned. Start of the work described in proposal will commence within 4 weeks upon signature of proposal.

By _____

Brian Harbin

Date 11/6/2025

Floralawn

By _____

Date _____

Westridge CDD



Proposal

Date: 11/6/2025

Work Order #18874

PO #

Customer:

Westridge CDD
C/O Rizzetta & Company
3434 Colwell Avenue Suite 200
Tampa, FL 33614

Property:

Westridge CDD
Davenport, FL

Tree Ring Proposal

Floralawn Proposes to Perform the Following:

26 Trees along the Blvd between the sidewalk and road:

Lower the grade of the tree rings to allow for mulch to not float off into the road/sidewalk

Shrink beds with Bahia sod to create a half moon shape.

Mulch with Mini Mini Pine Bark

59 Trees along Blvd to add tree rings:

Remove sod from the curb to around the back of the tree as shown in the attached photo

Mulch with Mini Mini Park



Tree Rings / Mulch

Bed Prep and Plant Removal and Plant Installation

Items	Quantity	Unit	
Landscape Removal	24.00	Hr	
Debris Disposal	0.20	ea	
Bahia Grass - Furnish and Installation	800.00	sqft	
Mini Pine Bark Mulch - Installation	16.50	cuyd	
PROJECT TOTAL:			\$3,669.97

Optional Services

Initial next to the Optional Services you would like to accept.

_____ **Irrigation Repair and Modification** **\$0.00**
 Irrigation work could total +/-20% of total cost of project.

Terms & Conditions

Special Instructions/Remarks: Floralawn, Inc. is not responsible for any damage to driveways or walk that are in poor condition prior to start of work. Floralawn will also not be responsible for any damage to septic tanks or underground utilities that are not previously identified by the Owner or marking service.

We hereby propose to furnish labor and materials, complete in accordance with the above specifications for the sum of: \$2,901.45, with payments to be made as follows: 50% deposit to begin job with the balance due upon completion.

Material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. This proposal is subject to acceptance within 30 days and is void thereafter at the option of the undersigned.

By _____

Brian Harbin

Date 11/6/2025

Floralawn

By _____

Date _____

Westridge CDD

TAB 2

**Application for Appointment to Seat No. 1 of the Board of Supervisors for the
Westridge Community Development District**

APPLICANT NAME: Englebert Perez EMAIL ADDRESS: engelp10@hotmail.com
ADDRESS: 3550 Monaco Ln, Davenport FL, 33897
TELEPHONE NO.: 531-375-1561
HOW LONG HAVE LIVED IN THE Westridge CDD? 3 years

PLEASE ADD ADDITIONAL SHEETS IF NECESSARY AND/OR ATTACH A RESUME IF YOU DESIRE.

(1) PLEASE LIST ANY SPECIAL CONTRIBUTIONS YOU BELIEVE YOU CAN BRING TO THE DISTRICT:

I want to contribute my time and energy to enhance the spaces we all share, making sure they're well-maintained, safe, and reflective of what matters to us as residents.

(2) PLEASE EXPLAIN WHY YOU WISH TO SERVE ON THE BOARD OF SUPERVISORS FOR THE DISTRICT:

Being part of the CDD will allow me to represent our community's voice, focusing on both current issues and planning for the future.

(3) HAVE YOU ATTENDED ANY OF THE DISTRICT'S BOARD OF SUPERVISORS MEETINGS? Yes

(4) PLEASE LIST YOUR INVOLVEMENT WITH ANY HOMEOWNERS ASSOCIATION(S) AND/OR OTHER GOVERNING BOARDS/COUNCILS: _____

(5) ARE YOU A QUALIFIED ELECTOR IN THIS DISTRICT? Yes

(IF YOU ARE NOT LISTED AS AN OWNER OF PROPERTY WITHIN THE DISTRICT ACCORDING TO THE POLK COUNTY PROPERTY APPRAISER'S WEBSITE, PLEASE PROVIDE PROOF OF RESIDENCY WITHIN THE DISTRICT. CONSISTENT WITH THE REQUIREMENTS OF THE TAX COLLECTOR FOR POLK COUNTY, PROOF OF RESIDENCY MAY BE ESTABLISHED BY PROVIDING DOCUMENTATION, INCLUDING TWO OF THE FOLLOWING: DEED; MORTGAGE; RENTAL AGREEMENT/LEASE; UTILITY BILL (HOOKUP OR WORK ORDER NOT MORE THAN 2 MONTHS OLD); FINANCIAL INSTITUTION STATEMENT (NOT MORE THAN 2 MONTHS OLD); MEDICAL OR HEALTH CARD WITH ADDRESS LISTED).

PLEASE RETURN THIS FORM (WITH ANY SUPPORTING DOCUMENTATION YOU WISH) NO LATER THAN April 9TH, 2024 TO BRIAN MENDES OF RIZZETTA & COMPANY (DISTRICT MANAGER), BY EMAIL TO BMENDES@RIZZETTA.COM OR BY MAIL TO RIZZETTA & COMPANY, 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614, ATTENTION BRIAN MENDES. PLEASE CONTACT BRIAN MENDES WITH ANY QUESTIONS (BY EMAIL OR TELEPHONE AT 407-472-2471, EXT. 4404).

IMPORTANT NOTICE:

Board of Supervisors for Community Development Districts are required to comply with all applicable laws governing public officers in Florida including, but not limited to, Florida's "Government in the Sunshine" law under Section 286.011, Fla. Stat.; Florida's Code of Ethics for Public Officers under Chapter 112, Fla. Stat.; and Florida's Public Records law under Chapter 119, Fla. Stat. Training in these areas will be provided by the District.

SIGN: Engelbert Pérez DATED: 11/25/2024

PRINT: Englebert Perez DATE RECEIVED BY DISTRICT MANAGER: _____

Application for Appointment to the Board of Supervisors for the CDD

APPLICANT NAME: Gabrielle Gomes EMAIL ADDRESS: gformby18@yahoo.com
ADDRESS: 2942 bella vista dr 33897 davenport fl
TELEPHONE NO.: (407) 963-7797
HOW LONG HAVE LIVED IN THE COMMUNITY? April 17th 2024

PLEASE ADD ADDITIONAL SHEETS IF NECESSARY AND/OR ATTACH A RESUME IF YOU DESIRE.

(1) PLEASE LIST ANY SPECIAL CONTRIBUTIONS YOU BELIEVE YOU CAN BRING TO THE DISTRICT:

I am a very organized and customer service oriented person. I also have very strong beliefs in having your voice heard and being a good team player.

(2) PLEASE EXPLAIN WHY YOU WISH TO SERVE ON THE BOARD OF SUPERVISORS FOR THE DISTRICT:

I wish to serve on the board to help improve and maintain the quality of my community. I am a very dedicated Person at making sure things are orderly and taken care of.

(3) HAVE YOU ATTENDED ANY OF THE DISTRICT'S BOARD OF SUPERVISORS MEETINGS? Not yet

(4) PLEASE LIST YOUR INVOLVEMENT WITH ANY HOMEOWNERS ASSOCIATION(S) AND/OR OTHER GOVERNING BOARDS/COUNCILS: I am a candidate for VP of my HOA

(5) ARE YOU A QUALIFIED ELECTOR IN THIS DISTRICT? Yes

(IF YOU ARE NOT LISTED AS AN OWNER OF PROPERTY WITHIN THE DISTRICT ACCORDING TO THE COUNTY PROPERTY APPRAISER'S WEBSITE, PLEASE PROVIDE PROOF OF RESIDENCY WITHIN THE DISTRICT. CONSISTENT WITH THE REQUIREMENTS OF THE TAX COLLECTOR FOR COUNTY, PROOF OF RESIDENCY MAY BE ESTABLISHED BY PROVIDING DOCUMENTATION, INCLUDING TWO OF THE FOLLOWING: DEED; MORTGAGE; RENTAL AGREEMENT/LEASE; UTILITY BILL (HOOKUP OR WORK ORDER NOT MORE THAN 2 MONTHS OLD); FINANCIAL INSTITUTION STATEMENT (NOT MORE THAN 2 MONTHS OLD); MEDICAL OR HEALTH CARD WITH ADDRESS LISTED).

PLEASE RETURN THIS FORM (WITH ANY SUPPORTING DOCUMENTATION YOU WISH) TO BRIAN MENDES OF RIZZETTA & COMPANY (DISTRICT MANAGER), BY EMAIL TO BMENDES@RIZZETTA.COM OR BY MAIL TO RIZZETTA & COMPANY, 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614, ATTENTION BRIAN MENDES. PLEASE CONTACT BRIAN MENDES WITH ANY QUESTIONS (BY EMAIL OR TELEPHONE AT 407-472-2471, EXT. 4404).

IMPORTANT NOTICE:

Board of Supervisors for Community Development Districts are required to comply with all applicable laws governing public officers in Florida including, but not limited to, Florida's "Government in the Sunshine" law under Section 286.011, Fla. Stat.; Florida's Code of Ethics for Public Officers under Chapter 112, Fla. Stat.; and Florida's Public Records law under Chapter 119, Fla. Stat. Training in these areas will be provided by the District.

SIGN:  DATED: 10/15/2025

PRINT: Gabrielle Gomes DATE RECEIVED BY DISTRICT MANAGER: _____

RESOLUTION 2026-01

A RESOLUTION OF WESTRIDGE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A CHAIR, A VICE CHAIR, A SECRETARY, ASSISTANT SECRETARIES, A TREASURER AND AN ASSISTANT TREASURER OF WESTRIDGE COMMUNITY DEVELOPMENT DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Board of Supervisors of Westridge Community Development District desires to elect the below recited persons to the offices specified.

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

1. The following persons are elected to the offices shown:

Chair	_____
Vice Chair	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	<u>Brian Mendes</u>
Secretary	<u>Scott Brizendine</u>
Treasurer	<u>Scott Brizendine</u>
Assistant Treasurer	<u>Shawn Wildermuth</u>

PASSED AND ADOPTED this 23rd day of October 2025.

ATTEST:

**WESTRIDGE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

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 Monday, September 25, 2025, at 2:04 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
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	Account Manager, Floralawn

Audience members **Present**

FIRST ORDER OF BUSINESS

Call to Order

Mr. Mendes confirmed quorum and called the meeting to order at 2:04 p.m.

SECOND ORDER OF BUSINESS

Audience Comments on the Agenda Items

There were no public comments.

THIRD ORDER OF BUSINESS

Floralawn Landscape Quality Inspection Report

Mr. Harbin reviewed the current landscaping operations with the Members of the Board.

The Members of the Board reviewed the current mulch proposals.

The Board continued an in-depth review of the annual mulch project.

On a motion by Ms. Stradley, seconded by Mr. Brown, with all in favor, the Board of Supervisors approved estimate #18544 mulch proposal, in substantial form, for Westridge Community Development District.

On a motion by Mr. Brown, seconded by Ms. Osorio, with a vote 2-2, the Board of Supervisors did not approve, not to exceed \$1,500 for tree ring proposal, in substantial form, for Westridge Community Development District.

FOURTH ORDER OF BUSINESS

Sunscape Updates

1. September's Inspection Report

Mr. Mendes presented the September inspection report to the Members of the Board and asked if there were any questions.

Mr. Harbin reported that we currently are experiencing a drought.

The Members of the Board reviewed the Sunscape operations.

Mr. Mendes stated he will reach out to Sunscape on recommendations for drought resistant plants in the median island.

FIFTH ORDER OF BUSINESS

Bolton's Towing Updates

Mr. Mendes opened a discussion regarding Bolton's towing with the Board and reviewed current updates for towing services.

Discussion ensued amongst the Board Members regarding towing operations in depth.

SIXTH ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held on August 28, 2025

Mr. Mendes presented the meeting minutes to the board and asked if any changes were requested. No changes were requested.

Mr. Mendes stated he will send an Eblast regarding the Vacant Board seat.

Mr. Mendes stated that he will work on the process of obtaining a credit card for Westridge CDD.

The Members of the Board reviewed the recommendations from Mr. Mendes.

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 August 28, 2025, for Westridge Community Development District.

SEVENTH ORDER OF BUSINESS

Ratification of Operation & Maintenance Expenditures for July 2025

Mr. Mendes reviewed the operation and maintenance expenditures with the Board Members and asked if there were any questions.

Ms. Osorio inquired about the proposed timeline for the installation of speed humps.

On a motion by Ms. Stradley, seconded by Ms. Osorio, with all in favor, the Board of Supervisors ratified the operation and maintenance expenditures for August 2025 (\$54,861.12), for Westridge Community Development District.

EIGHTH ORDER OF BUSINESS

Ratification of District Items

1. **Dead Palm Tree Removal**
2. **Security Services Agreement**
3. **Resolution 2025-06, Adopting FY 2025-2026 Final Budget**

Mr. Mendes reviewed the security services agreement and updated the Board on delaying start date of this agreement, at the request of the vendor.

Mr. Mendes stated he will add this agenda item for consideration on the October Board Meeting

Mr. Mendes reviewed the district items for ratification with the Members of the Board and asked if there were any questions. There were none.

On a motion by Mr. Brown, seconded by Ms. Stradley, with all in favor, the Board of Supervisors ratified the Dead Palm Tree Removal and Resolution 2025-06, Adopting FY 25-26 Final Budget (from Resolution 2025-04), for Westridge Community Development District.

NINTH ORDER OF BUSINESS

Public Hearing on Street Parking Policies and Procedures

1. **Resolution 2025-09, Amending Parking Policies**

Mr. Clark reviewed and briefed the Members of the Board on the public hearing.

117
118 Mr. Clark reviewed resolution 2025-09 with the members of the public.
119

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121
122
123 On a motion by Mr. Brown, seconded by Ms. Osorio, with all in favor, the Board of
124 Supervisors opened the public hearing, for Westridge Community Development District.
125

126
127 Elizebeth inquired about rule revisions.
128

129 The Members of the Board requested that Mr. Mendes prepare an Eblast for residents
130 on revised rules.
131

132
133 On a motion by Mr. Brown, seconded by Ms. Osorio, with all in favor, the Board of
134 Supervisors adopted Resolution 2025-09, Amending Parking Policies, for Westridge
135 Community Development District.
136

137
138 On a motion by Mr. Brown, seconded by Ms. Osorio, with all in favor, the Board of
139 Supervisors Closed the public hearing, for Westridge Community Development District.
140

141 Mr. Mendes stated that he will follow up with Bolton for new parking rules.
142

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144 **TEENTH ORDER OF BUSINESS**

145 **Staff Reports**

146
147 A. District Counsel

148 Mr. Clark briefed the Members of the Board on the utility easements.
149

150 B. District Engineer

151 Mr. Mills reviewed costs for new speed hump installation.
152

153
154 On a motion by Ms. Osorio, seconded by Mr. Brown, with all in favor, the Board of
155 Supervisors approved not to exceed \$2,500 for additional speed humps, for Westridge
156 Community Development District.
157

158 Mr. Clark commented on easement findings.
159

160 Ms. Osorio commented on proposals for repairs of pavers on easement.
161

162 Mr. Mendes stated he will work with Ms. Osorio on a proposal to repair easement access.
163

164 Mr. Mills stated he will work with District Staff on repairs needed for ribbon curb.
165
166

C. District Manager

The Members of the Board discussed future landscape enhancements.

Mr. Mendes stated he will work on getting a street sweeper scheduled for the property.

Mr. Mendes reviewed the bond allocations with the Members of the Board and asked if there were any questions. There were none.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests

SUPERVISOR REQUESTS

Ms. Stradley stated she will coordinate with District staff to provide updates on bonds.

Mr. Mendes and Mr. Mills stated they will assess the condition of the fence behind Waterstone to determine needs and consider either removal or replacement.

Discussion took place between the Board and District Staff regarding the bond history.

AUDIENCE COMMENTS

There were no audience comments.

TWELFTH 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 3:31 p.m., for Westridge Community Development District.

[SIGNATURES ON FOLLOWING PAGE]

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Assistant Secretary

Chairman/Vice Chairman

220

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 September 2025 For Board Approval

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

The total items being presented: **\$42,936.57**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Westridge Community Development District

Paid Operation & Maintenance Expenses

September 1, 2025 Through September 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Christopher Brown	300085	CB082825	Board of Supervisors Meeting 08/28/25	\$ 200.00
Clark & Albaugh, PLLC	300093	19262	Legal Service 08/25	\$ 4,045.50
Duke Energy	20250904-1	9100 8743 4190 07/25 ACH	Electric Services 07/25	\$ 2,655.32
Duke Energy	20250908-1	9101 4198 6868 07/25 ACH	Electric Services 07/25	\$ 2,680.21
Fabian Beltran	300086	FB082825	Board of Supervisors Meeting 08/28/25	\$ 200.00
Floralawn, Inc.	300087	34427	Landscape Maintenance 09/25	\$ 5,990.15
Floralawn, Inc.	300094	34672	Irrigation Repair 09/25	\$ 70.29
Gannett Florida LocaliQ	300095	0007300351	Legal Advertising 08/25	\$ 583.59
Irmaliz Osorio	300088	IO082825	Board of Supervisors Meeting 08/28/25	\$ 200.00
James C. Hall Company	300096	4074	Speed Bumps and Paint 07/25	\$ 11,256.00
Janice A Stradley	300089	JS082825	Board of Supervisors Meeting 08/28/25	\$ 200.00
Joseph P. Greaves	300098	090325-1	Bags of Concrete for the post for the signage 09/25	\$ 155.00
Polk County BOCC	20250911-1	6474604 07/25 ACH	1 Reuse Paradiso Drive 07/25	\$ 572.92
Rizzetta & Company, Inc.	300090	INV0000102298	District Management Fees 09/25	\$ 4,077.59

Westridge Community Development District

Paid Operation & Maintenance Expenses

September 1, 2025 Through September 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
SunScape Landscape Management Services, Inc.	300091	13756	Landscape Management Services 06/25	\$ 850.00
SunScape Landscape Management Services, Inc.	300091	13854	Landscape Management Services 07/25	\$ 850.00
SunScape Landscape Management Services, Inc.	300097	14077	Landscape Management Services 09/25	\$ 850.00
Waterstone Property Homeowner Association, Inc	300092	40725	Irrigation Repairs 04/25	<u>\$ 7,500.00</u>
Report Total				<u>\$ 42,936.57</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 October 2025 For Board Approval

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

The total items being presented: **\$50,391.01**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Westridge Community Development District

Paid Operation & Maintenance Expenses

October 1, 2025 Through October 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Christopher Brown	300099	CB092525	Board of Supervisors Meeting 09/25/25	\$200.00
Clark & Albaugh, PLLC	300109	19286	Legal Service 09/25	\$4,238.00
Duke Energy	20250803-1	9100 8743 4190 08/25 ACH	Electric Services 08/25	\$2,655.85
Duke Energy	20251008-1	9101 4198 6868 08/25 ACH	Electric Services 08/25	\$2,680.37
Egis Insurance Advisors, LLC	300113	29404	Policy 100125232 10/01/25-10/01/26	\$7,296.00
Egis Insurance Advisors, LLC	300114	29403	Policy WC100125232 10/01/25- 10/01/26	\$850.00
Enviro Tree Service, LLC	300110	12932	Tree Pruning (89) 07/25	\$5,340.00
Enviro Tree Service, LLC	300110	13380	Tree Removal 07/25	\$750.00
Fabian Beltran	300100	FB092525	Board of Supervisors Meeting 09/25/25	\$200.00
Floralawn, Inc.	300101	34995	Landscape Maintenance 10/25	\$5,990.15
Florida Department of Commerce	300111	92794	Special Districts Fee for FY 25-26	\$175.00
Irmaliz Osorio	300102	IO092525	Board of Supervisors Meeting 09/25/25	\$200.00
James C. Hall Company	300112	4154	Arrow Striping Revision 09/25	\$2,500.00
Janice A Stradley	300103	JS092525	Board of Supervisors Meeting 09/25/25	\$200.00

Westridge Community Development District

Paid Operation & Maintenance Expenses

October 1, 2025 Through October 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Kimley-Horn and Associates, Inc.	300104	049875001-0725	Engineering Services 07/25	\$2,124.94
Kimley-Horn and Associates, Inc.	300107	049875001-0825	Engineering Services 08/25	\$3,114.64
Polk County BOCC	20251014-1	6556970 08/25 ACH	1 Reuse Paradiso Drive 08/25	\$597.64
Rizzetta & Company, Inc.	300105	INV0000103728	Assessment Roll (Annual) 10/25	\$6,204.00
Rizzetta & Company, Inc.	300106	INV0000103618	District Management Fees 10/25	\$4,224.42
SunScape Landscape Management Services, Inc.	300108	14170	Landscape Management Services 10/25	<u>\$850.00</u>
Report Total				<u>\$ 50,391.01</u>

TAB 5



Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Westridge Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

About FIA

Florida Insurance Alliance (“FIA”), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects over 1,000 public entity members.

Competitive Advantage

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for “alleged” public official ethics violations
- Proactive in-house claims management and loss control department
- Risk management services including on-site loss control, property schedule verification and contract reviews
- Complimentary Property Appraisals
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

How are FIA Members Protected?

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA’s primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of \$2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers.

What Are Members Responsible For?

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

Additional information regarding FIA and our member services can be found at www.fia360.org.

Quotation being provided for:

**Westridge Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614**

Term: October 1, 2025 to October 1, 2026

Quote Number: 100125232

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values –Building and Contents – Per Schedule on file totalling	\$43,563
Loss of Business Income	\$1,000,000
Additional Expense	\$1,000,000
Inland Marine	
Scheduled Inland Marine	Not Included

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	Valuation	Coinsurance
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:	\$2,500	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	5 %	Total Insured Values per building, including vehicle values, for “Named Storm” at each affected location throughout Florida subject to a minimum of \$10,000 per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine

Special Property Coverages		
Coverage	Deductibles	Limit
Earth Movement	\$2,500	Included
Flood	\$2,500 *	Included
Boiler & Machinery	\$2,500	Included
TRIA		Included

*Except for Zones A & V (see Terms and Conditions) excess of NFIP, whether purchased or not

TOTAL PROPERTY PREMIUM

\$697

Extensions of Coverage

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
X	A	Accounts Receivable	\$500,000 in any one occurrence
X	B	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period
X	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.
X	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
X	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$500,000 in any one occurrence
X	F	Duty to Defend	\$100,000 any one occurrence
X	G	Errors and Omissions	\$250,000 in any one occurrence
X	H	Expediting Expenses	\$250,000 in any one occurrence
X	I	Fire Department Charges	\$50,000 in any one occurrence
X	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
X	K	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
X	L	Leasehold Interest	Included
X	M	Air Conditioning Systems	Included
X	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
X	O	Personal property of Employees	\$500,000 in any one occurrence
X	P	Pollution Cleanup Expense	\$50,000 in any one occurrence
X	Q	Professional Fees	\$50,000 in any one occurrence
X	R	Recertification of Equipment	Included
X	S	Service Interruption Coverage	\$500,000 in any one occurrence
X	T	Transit	\$1,000,000 in any one occurrence
X	U	Vehicles as Scheduled Property	Included
X	V	Preservation of Property	\$250,000 in any one occurrence
X	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
X	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

X	Y	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
X	Z	Ingress / Egress	45 Consecutive Days
X	AA	Lock and Key Replacement	\$2,500 any one occurrence
X	BB	Awnings, Gutters and Downspouts	Included
X	CC	Civil or Military Authority	45 Consecutive days and one mile

CRIME COVERAGE

<u>Description</u>	<u>Limit</u>	<u>Deductible</u>
Forgery and Alteration	Not Included	Not Included
Theft, Disappearance or Destruction	Not Included	Not Included
Computer Fraud including Funds Transfer Fraud	Not Included	Not Included
Employee Dishonesty, including faithful performance, per loss	Not Included	Not Included

Deadly Weapon Protection Coverage

Coverage	Limit	Deductible
Third Party Liability	\$1,000,000	\$0
Property Damage	\$1,000,000	\$0
Crisis Management Services	\$250,000	\$0

AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	8,9	\$1,000,000	Included
Personal Injury Protection	N/A		Not Included
Auto Medical Payments	N/A		Not Included
Uninsured Motorists including Underinsured Motorists	N/A		Not Included
Physical Damage Comprehensive Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning. See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Specified Causes of Loss Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Collision Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Towing And Labor	N/A	\$0 For Each Disablement Of A Private Passenger Auto	Not Included

GENERAL LIABILITY COVERAGE (Occurrence Basis)

Bodily Injury and Property Damage Limit	\$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	\$1,000,000
Herbicide & Pesticide Aggregate Limit	\$1,000,000
Medical Payments Limit	\$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	\$25,000/\$250,000
General Liability Deductible	\$0

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

Public Officials and Employment Practices Liability Limit	Per Claim	\$1,000,000
	Aggregate	\$2,000,000
Public Officials and Employment Practices Liability Deductible		\$0

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.
Non-Monetary \$100,000 aggregate.

Cyber Liability sublimit included under POL/EPLI

Media Content Services Liability
Network Security Liability
Privacy Liability
First Party Extortion Threat
First Party Crisis Management
First Party Business Interruption
Limit: \$100,000 each claim/annual aggregate
Fraudulent Instruction: \$25,000



PREMIUM SUMMARY

**Westridge Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614**

Term: October 1, 2025 to October 1, 2026

Quote Number: 100125232

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	\$697
Crime	Not Included
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$3,152
Public Officials and Employment Practices Liability	\$3,447
Deadly Weapon Protection Coverage	Included
TOTAL PREMIUM DUE	\$7,296

IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

Optional Additional Coverage: \$100,000 in Crime Coverage would result in an additional premium of \$500.



PARTICIPATION AGREEMENT

Application for Membership in the Florida Insurance Alliance

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2025, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

- (a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;
- (b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;
- (c) To abide by the rules and regulations adopted by the Board of Directors;
- (d) That should either the Applicant or the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (e) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

Westridge Community Development District

(Name of Local Governmental Entity)

By: Brian Mendes
Signature

Brian Mendes
Print Name

Witness By: Giovanni Massimino
Signature

Giovanni Massimino
Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2025

By: _____
Administrator



PROPERTY VALUATION AUTHORIZATION

Westridge Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

QUOTATIONS TERMS & CONDITIONS

1. Please review the quote carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 25% minimum earned premium as of the first day of the "Coverage Period".
3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

<input checked="" type="checkbox"/>	Building and Content TIV	\$43,563	As per schedule attached
<input type="checkbox"/>	Inland Marine	Not Included	
<input type="checkbox"/>	Auto Physical Damage	Not Included	

Signature: Brian Mendes Date: 9/30/2025

Name: Brian Mendes

Title: District Manager/Assistant Secertary

**Westridge Community Development District**

Policy No.: 100125232
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value		
	Address		Const Type	Term Date	Contents Value				
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt			
1	Monument 1 (Tuscan Meadows)		2019	10/01/2025	\$15,375		\$15,375		
	Tierra del Sol Blvd/ Bella Vista Dr Davenport FL 33897		Property in the Open	10/01/2026					
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value		
	Address		Const Type	Term Date	Contents Value				
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt			
2	Monument 2 (Tuscan Meadows)		2019	10/01/2025	\$15,375		\$15,375		
	Tierra del Sol Blvd/ Vellacito Way Davenport FL 33897		Property in the Open	10/01/2026					
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value		
	Address		Const Type	Term Date	Contents Value				
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt			
3	Street Signs (50 X250 per item)		2019	10/01/2025	\$12,813		\$12,813		
	Throughout community Davenport FL 33897		Property in the Open	10/01/2026					
			Total:	Building Value \$43,563		Contents Value \$0		Insured Value \$43,563	

Sign: Brian MendesPrint Name: Brian MendesDate: 9/30/2025



Florida Insurance Alliance, Local Government Insurance Trust
250 International Parkway, Suite 260
Lake Mary, Florida 32746

Call 1-888-259-3010 to present inquiries or obtain information about coverage and to provide assistance in resolving complaints.

WORKERS COMPENSATION AND EMPLOYERS LIABILITY INSURANCE POLICY
INFORMATION PAGE

Policy No.:	WC100125232	NCCI Carrier Code No.: 48063
Previous Policy No.:	WC100124232	

1. Named Insured and Address

Westridge Community Development District
43824 Highway 27
Davenport, FL 33837

Other workplaces not shown above: *See attached Other Workplaces Schedule WC 99 00 01*

Entity of Insured:

2. The Policy Period is from October 1, 2025 to October 1, 2026 12:01 am Standard Time at the Insured's mailing address
3. A. Workers' Compensation Insurance: Part One of the policy applies to the Workers' Compensation Law of the states listed here: FL

B. Employers Liability Insurance: Part Two of the policy applies to work in each state listed in Item 3.A. The Limits of our liability under Part Two are:

Bodily Injury by Accident	\$1,000,000	each accident
Bodily Injury by Disease	\$1,000,000	policy limit
Bodily Injury by Disease	\$1,000,000	each employee

C. Other States Insurance: Part Three of the policy applies to the states, if any, listed here:

D. This policy includes these endorsements and schedules:

See Schedule of Forms and Endorsements WC 99 00 03

4. The premium for this policy will be determined by our Manuals of Rules, Classifications, Rates, and Rating Plans. All required information shown on the schedule is subject to verification and change by audit.

Classifications	Code No.	Premium Basis Total Estimated Annual Remuneration	Rate Per \$100 of Remuneration	Estimated Annual Premium
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See Schedule of Operations WC 99 00 04 for detail by state

Minimum Premium: \$248.00

Expense Constant \$160.00

Total Estimated Annual Premium \$352.63

Total Amount Due \$850.00

Agency Name and Address:

Egis Insurance & Risk Advisors

250 International Parkway, Suite 260, Lake Mary, FL, 32746

IN WITNESS WHEREOF, Florida Insurance Alliance has caused this policy to be executed and attested, and if required by state law, this policy shall not be valid unless countersigned by our authorized representative.

Countersigned by



Trust Administrator



Florida Insurance Alliance, Local Government Insurance Trust
250 International Parkway, Suite 260
Lake Mary, Florida 32746

Workers Compensation and Employers Liability

24/7 CLAIM REPORTING

Dear Valued Member:

Thank you for choosing Florida Insurance Alliance as your workers' compensation carrier. In our continuing effort to provide FIA members and their employees with best-in-class claim service, you may now report and get claim assistance 24 hours a day / 7 days a week.

To report losses, claims, or potential claims:

- **Please call toll free 1-855-332-3656**
 - or
 - **Visit our Workers Compensation claims portal**
www.CareMC.com
-

For emergency Workers Compensation claims requiring immediate assistance, please use the toll-free option. Your call will be referred to a claims professional who will respond within an hour of your call with direction and assistance.

To request access to CareMC, please send an email to Claims@EgisAdvisors.com and supply the following in the body of the email:

- Your Name
- Policy Number
- Address
- Phone Number
- E-mail Address

For all other inquiries or if you have any claims related questions, please contact our claims department at 888-259-3010.

Again, please accept my sincere thanks for choosing Florida Insurance Alliance. We look forward to being your insurance carrier of choice and to exceeding your expectations.

Sincerely,

Andres Jimenez
EVP, Risk and Trust Operations
Egis Insurance and Risk Advisors



Florida Insurance Alliance, Local Government Insurance Trust
250 International Parkway, Suite 260
Lake Mary, Florida 32746

WORKERS COMPENSATION AND EMPLOYERS LIABILITY INSURANCE POLICY

OTHER WORKPLACES SCHEDULE - EXTENSION OF INFORMATION PAGE - ITEM 1

Policy No.: WC100125232

LOC INSURED NAME & LOCATION



**FLORIDA
INSURANCE
ALLIANCE**

WC 99 00 02 (03 18)

Florida Insurance Alliance, Local Government Insurance Trust
250 International Parkway, Suite 260
Lake Mary, Florida 32746

WORKERS COMPENSATION AND EMPLOYERS LIABILITY INSURANCE POLICY

NAMED INSURED EXTENSION – EXTENSION OF INFORMATION PAGE - ITEM 2

Policy No.: WC100125232

Issued By: FLORIDA INSURANCE ALLIANCE

Policy Period: October 1, 2025 to October 1, 2026

NAMED INSURED AND ADDRESS

Westridge Community Development District
43824 Highway 27
Davenport, FL 33837



Florida Insurance Alliance, Local Government Insurance Trust
250 International Parkway, Suite 260
Lake Mary, Florida 32746

WORKERS COMPENSATION AND EMPLOYERS LIABILITY INSURANCE POLICY**SCHEDULE OF FORMS AND ENDORSEMENTS****EXTENSION OF INFORMATION PAGE - ITEM 3.D****Policy No.:** WC100125232

The following Information Pages, Forms, and Endorsements are applicable to:

Workers Compensation

<u>Number</u>	<u>Edition</u>	<u>Description</u>
WC 00 00 01 A	03 18	Information Page
WC 99 00 01	03 18	Other Workplaces Schedule
WC 99 00 02	03 18	Named Insured Extension
WC 99 00 03	03 18	Schedule of Forms and Endorsements
WC 99 00 04	03 18	Schedule of Operations
WC 00 00 00 C	01 15	Workers Compensation and Employers Liability Insurance Policy
WC 00 04 04	04 84	Pending Rate Change Endorsement
WC 00 04 06 A	07 95	Premium Discount Endorsement
WC 00 04 14	07 90	Notification of Change in Ownership Endorsement
WC 00 04 19	01 01	Premium Due Date Endorsement
WC 09 03 03	08 05	Florida Employers Liability Coverage Endorsement
WC 09 04 03 B	01 15	Florida Terrorism Risk Insurance Program Reauthorization Act Endorsement
WC 09 04 07	07 13	Florida Non-Cooperation with Premium Audit Endorsement
WC 09 06 06	10 98	Florida Employment and Wage Information Release Endorsement



**FLORIDA
INSURANCE
ALLIANCE**

WC 99 00 04 (03 18)

Florida Insurance Alliance, Local Government Insurance Trust
250 International Parkway, Suite 260
Lake Mary, Florida 32746

WORKERS COMPENSATION AND EMPLOYERS LIABILITY INSURANCE POLICY

SCHEDULE OF OPERATIONS - EXTENSION OF INFORMATION PAGE - ITEM 4

FLORIDA

Policy No.: WC100125232

Class Code No.	Class Description	Premium Basis Total Estimated Annual Remuneration	Rate Per \$100 of Remuneration	Estimated Annual Premium
9015	Building or Property Management - All Other Employees	\$2,700	2.68	\$72.36



WORKERS COMPENSATION AND EMPLOYERS LIABILITY INSURANCE POLICY

In return for the payment of the premium and subject to all terms of this policy we agree with you as follows:

General Section

A. The Policy

This policy includes at its effective date the Information Page and all endorsements and schedules listed there. It is a contract of insurance between you (the employer named in Item 1 of the Information Page) and us (the insurer named on the Information Page). The only agreements relating to this insurance are stated in this policy. The terms of this policy may not be changed or waived except by endorsement issued by us to be part of this policy.

B. Who is Insured

You are insured if you are an employer named in Item 1 of the Information Page. If that employer is a partnership, and if you are one of its partners, you are insured, but only in your capacity as an employer of the partnership's employees.

C. Workers Compensation Law

Workers Compensation Law means the workers or workmen's compensation law and occupational disease law of each state or territory named in Item 3.A. of the Information Page. It includes any amendments to that law which are in effect during the policy period. It does not include any federal workers or workmen's compensation law, any federal occupational disease law or the provisions of any law that provide nonoccupational disability benefits.

D. State

State means any state of the United States of America, and the District of Columbia.

E. Locations

This policy covers all of your workplaces listed in Items 1 or 4 of the Information Page; and it covers all other workplaces in Item 3.A. states unless you have other insurance or are self-insured for such workplaces.

PART ONE WORKERS COMPENSATION INSURANCE

A. How this Insurance Applies

This workers compensation insurance applies to bodily injury by accident or bodily injury by disease. Bodily injury includes resulting death.

1. Bodily injury by accident must occur during the policy period.
2. Bodily injury by disease must be caused or aggravated by the conditions of your employment. The employee's last day of last exposure to the conditions causing aggravating such bodily injury by disease must occur during the policy period.

B. We Will Pay

We will pay promptly when due the benefits required of you by the workers compensation law.

C. We Will Defend

We have the right and duty to defend at our expense any claim, proceeding or suit against you for benefits payable by this insurance. We have the right to investigate and settle these claims, proceedings or suits. We have no duty to defend a claim, proceeding or suit that is not covered by the insurance.

D. We Will Also Pay

We will also pay these costs, in addition to other amounts payable under this insurance, as part of any claim, proceeding or suit we defend:

1. Reasonable expenses incurred at our request but not loss of earnings;
2. Premiums for bonds to release attachments and for appeal bonds in bond amounts up to the amount payable under this insurance;
3. Litigation costs taxed against you;
4. Interest on a judgement as required by law until we offer the amount due under this insurance; and
5. Expenses we incur

E. Other Insurance

We will not pay more than our share of benefits and costs covered by this insurance and other insurance or self-insurance. Subject to any limits of liability that may apply, all shares will be equal until the loss is paid. If any insurance or self-insurance is exhausted, the shares of all remaining insurance will be equal until the loss is paid.

F. Payments You Must Make

You are responsible for any payments in excess of the benefits regularly provided by the workers compensation law including those required because:

1. Of your serious and willful misconduct;
2. You knowingly employ an employee in violation of law;
3. You fail to comply with a health or safety law or regulation; or
4. You discharge, coerce or otherwise discriminate against any employee in violation of the workers compensation law.

If we make any payments in excess of the benefits regularly provided by the workers compensation law on your behalf, you will reimburse us promptly

G. Recovery from Others

We have your rights, and the rights of persons entitled to the benefits of this insurance, to recover our payments from anyone liable for the injury. You will do everything necessary to protect those rights for us and to help us enforce them.

H. Statutory Provisions

These statements apply where they are required by law.

1. As between an injured worker and us, we have notice of the injury when you have notice
2. Your default or the bankruptcy or insolvency of you or your estate will not relieve us of our duties under this insurance after an injury occurs.
3. We are directly and primarily liable to any person entitled to the benefits payable by this insurance. Those persons may enforce our duties; so may an agency authorized by law. Enforcement may be against us or against you and us.

4. Jurisdiction over you is jurisdiction over us for purposes of the workers compensation law. We are bound by decisions against you under that law, subject to the provisions of this policy that are not in conflict with that law.
 5. This insurance conforms to the parts of the workers compensation law that apply to:
 - a. Benefits payable by this insurance;
 - b. Special taxes, payments into security or other special funds, and assessments payable by us under that law.
 6. Terms of this insurance that conflict with the workers compensation law are changed by this statement to conform to that law.
- Nothing in these paragraphs relieves you of your duties under this policy.

PART TWO

EMPLOYERS LIABILITY INSURANCE

A. How this Insurance Applies

This Employers Liability Insurance applies to bodily injury by accident or bodily injury by disease. Bodily injury includes resulting death.

1. The bodily injury must arise out of and in the course of the injured employee's employment by you.
2. The employment must be necessary or incidental to your work in a state or territory listed in Item 3.A. of the Information Page.
3. Bodily injury by accident must occur during the policy period.
4. Bodily injury by disease must be caused or aggravated by the conditions of your employment. The employee's last day of last exposure to the conditions causing or aggravating such bodily injury by disease must occur during the policy period.
5. If you are sued, the original suit and any related legal actions for damages for bodily injury by accident or by disease must be brought in the United States of America, its territories or possessions, or Canada.

B. We Will Pay

We will pay all sums that you legally must pay as damages because of bodily injury to your employees, provided the bodily injury is covered by the Employers Liability Insurance.

The damages we will pay, where recovery is permitted by law, include damages:

1. For which you are liable to a third party by reason of a claim or suit against you by that third party to recover the damages claimed against such third party as a result of injury to your employee;
2. For care and loss of services; and
3. For consequential bodily injury to a spouse, child, parent, brother or sister of the injured employee provided that these damages are the direct consequence of the bodily injury that arises out of and in the course of the injured employee's employment by you; and
4. Because of bodily injury to your employee that arises out of and in the course of employment, claimed against you in a capacity other than as employer.

C. Exclusions

This insurance does not cover:

1. Liability assumed under a contract. This exclusion does not apply to a warranty that your work will be done in a workmanlike manner;
2. Punitive or exemplary damages because of bodily injury to an employee employed in violation of law;
3. Bodily injury to an employee while employed in violation of law with your actual knowledge or the actual knowledge of any of your executive officers;
4. Any obligation imposed by a workers compensation, occupational disease, unemployment compensation, or disability benefits law, or any similar law;
5. Bodily injury intentionally caused or aggravated by you;
6. Bodily injury occurring outside the United States of America, its territories or possessions, and Canada. This exclusion does not apply to bodily injury to a citizen or resident of the United States of America or Canada who is temporarily outside these countries;
7. Damages arising out of coercion, criticism, demotion, evaluation, reassignment, discipline, defamation, harassment, humiliation, discrimination against or termination of any employee, or any personnel practices, policies, acts or omissions;
8. Bodily injury to any person in work subject to the Longshore and Harbor Workers' Compensation Act (33 U.S.C. Sections 901 et seq.), the Nonappropriated Fund Instrumentalities Act (5 U.S.C. Sections 8171 et seq.), the Outer Continental Shelf Lands Act (43 U.S.C. Sections 1331 et seq.), the Defense Base Act (42 U.S.C. Sections 1651–1654), the Federal Mine Safety and Health Act (30 U.S.C. Sections 801 et seq. and 901- 944), any other federal workers or workmen's compensation law or other federal occupational disease law, or any amendments to these laws;
9. Bodily injury to any person in work subject to the Federal Employers' Liability Act (45 U.S.C. Sections 51 et seq.), any other federal laws obligating an employer to pay damages to an employee due to bodily injury arising out of or in the course of employment, or any amendments to those laws;
10. Bodily injury to a master or member of the crew of any vessel, and does not cover punitive damages related to your duty or obligation to provide transportation, wages, maintenance, and cure under any applicable maritime law;
11. Fines or penalties imposed for violation of federal or state law; and
12. Damages payable under the Migrant and Seasonal Agricultural Worker Protection Act (29 U.S.C. Sections 1801 et seq.) and under any other federal law awarding damages for violation of those laws or regulations issued thereunder, and any amendments to those laws.

D. We Will Defend

We have the right and duty to defend, at our expense, any claim, proceeding or suit against you for damages payable by this insurance. We have the right to investigate and settle these claims, proceedings and suits.

We have no duty to defend a claim, proceeding or suit that is not covered by this insurance. We have no duty to defend or continue defending after we have paid our applicable limit of liability under this insurance.

E. We Will Also Pay

We will also pay these costs, in addition to other amounts payable under this insurance, as part of any claim, proceeding or suit we defend:

1. Reasonable expenses incurred at our request but not loss of earnings;
2. Premiums for bonds to release attachments and for appeal bonds in bond amounts up to the limit of our liability under this insurance;
3. Litigation costs taxed against you;
4. Interest on a judgement as required by law until we offer the amount due under this insurance; and
5. Expenses we incur.

F. Other Insurance

We will not pay more than our share of damages and costs covered by this insurance and other insurance or self-insurance. Subject to any limits of liability that apply, all shares will be equal until the loss is paid. If any insurance or self-insurance is exhausted, the shares of all remaining insurance and self-insurance will be equal until the loss is paid.

G. Limits of Liability

Our liability to pay for damages is limited. Our limits of liability are shown in Item 3.B. of the Information Page. They apply as explained below.

1. Bodily Injury by Accident. The limit shown for "bodily injury by accident—each accident" is the most we will pay for all damages covered by this insurance because of bodily injury to one or more employees in any one accident. A disease is not bodily injury by accident unless it results directly from bodily injury by accident.
2. Bodily Injury by Disease. The limit shown for "bodily injury by disease—policy limit" is the most we will pay for all damages covered by this insurance and arising out of bodily injury by disease, regardless of the number of employees who sustain bodily injury by disease. The limit shown for "bodily injury by disease—each employee" is the most we will pay for all damages because of bodily injury by disease to any one employee. Bodily injury by disease does not include disease that results directly from a bodily injury by accident.
3. We will not pay any claims for damages after we have paid the applicable limit of our liability under this insurance.

H. Recovery from Others

We have your rights to recover our payment from anyone liable for an injury covered by this insurance. You will do everything necessary to protect those rights for us and to help us enforce them.

I. Actions Against Us

There will be no right of action against us under this insurance unless:

1. You have complied with all the terms of this policy; and
2. The amount you owe has been determined with our consent or by actual trial and final judgement

This insurance does not give anyone the right to add us as a defendant in an action against you to determine your liability. The bankruptcy or insolvency of you or your estate will not relieve us of our obligations under this Part.

PART THREE OTHER STATES INSURANCE

A. How this Insurance Applies

1. This Other States Insurance applies only if one or more states are shown in Item 3.C. of the information Page.
2. If you begin work in any one of those states after the effective date of this policy and are not insured or are not self-insured for such work, all provisions of the policy will apply as though that state were listed in Item 3.A. of the information Page.
3. We will reimburse you for the benefits required by the workers compensation law of that state if we are not permitted to pay the benefits directly to persons entitled to them.
4. If you have work on the effective date of this policy in any state not listed in Item 3.A. of the Information Page, coverage will not be afforded for that state unless we are notified within thirty days.

B. Notice

Tell us at once if you begin work in any state listed in Item 3.C. of the Information Page.

PART FOUR YOUR DUTIES IF INJURY OCCURS

Tell us at once if injury occurs that may be covered by this policy. Your other duties are listed here.

1. Provide for immediate medical and other services required by the workers compensation law.
2. Give us or our agent the names and addresses of the injured persons and of witnesses, and other information we may need.
3. Promptly give us all notices, demands and legal papers related to the injury, claim, proceeding or suit.
4. Cooperate with us and assist us, as we may request, in the investigation, settlement or defense of any claim, proceeding or suit.
5. Do nothing after an injury occurs that would interfere with our right to recover from others.
6. Do not voluntarily make payments, assume obligations or incur expenses, except at your own cost.

PART FIVE PREMIUM

A. Our Manuals

All premium for this policy will be determined by our manuals of rules, rates, rating plans and classifications. We may change our manuals and apply the changes to this policy if authorized by law or a governmental agency regulating this insurance.

B. Classifications

Item 4 of the Information Page shows the rate and premium basis for certain business or work classifications. These classifications were assigned based on an estimate of the exposures you would have during the policy period. If your actual exposures are not properly described by those classifications, we will assign proper classifications, rates and premium basis by endorsement to this policy.

C. Remuneration

Premium for each work classification is determined by multiplying a rate times a premium basis. Remuneration is the most common premium basis. This premium basis includes payroll and all other remuneration paid or payable during the policy period for the services of:

1. All your officers and employees engaged in work covered by this policy; and
2. All other persons engaged in work that could make us liable under Part One (Workers Compensation Insurance) of this policy. If you do not have payroll records for these persons, the contract price for their services and materials may be used as the premium basis. This paragraph 2 will not apply if you give us proof that the employers of these persons lawfully secured their workers compensation obligations.

D. Premium Payments

You will pay all premium when due. You will pay the premium even if part or all of a workers compensation law is not valid.

E. Final Premium

The premium shown on the Information Page, schedules, and endorsements is an estimate. The final premium will be determined after this policy ends by using the actual, not the estimated, premium basis and the proper classifications and rates that lawfully apply to the business and work covered by this policy. If the final premium is more than the premium you paid to us, you must pay us the balance. If it is less, we will refund the balance to you. The final premium will not be less than the highest minimum premium for the classifications covered by this policy.

1. If we cancel, final premium will be calculated pro rata based on the time this policy was in force. Final premium will not be less than the pro rata share of the minimum premium
2. If you cancel, final premium will be more than pro rata; it will be based on the time this policy was in force, and increased by our short-rate cancellation table and procedure. Final premium will not be less than the minimum premium.

F. Records

You will keep records of information needed to compute premium. You will provide us with copies of those records when we ask for them.

G. Audit

You will let us examine and audit all your records that relate to this policy. These records include ledgers, journals, registers, vouchers, contracts, tax reports, payroll and disbursement records, and programs for storing and retrieving data. We may conduct the audits during regular business hours during the policy period and within three years after the policy period ends. Information developed by audit will be used to determine final premium. Insurance rate service organizations have the same rights we have under this provision.

PART SIX CONDITIONS

A. Inspection

We have the right, but are not obliged to inspect your workplaces at any time. Our inspections are not safety inspections. They relate only to the insurability of the workplaces and the premiums to be charged. We may give you reports on the conditions we find. We may also recommend changes. While they may help reduce losses, we do not undertake to perform the duty of any person to provide for the health or safety of your employees or the public. We do not warrant that your workplaces are safe or healthful or that they comply with laws, regulations, codes or standards. Insurance rate service organizations have the same rights we have under this provision.

B. Long Term Policy

If the policy period is longer than one year and sixteen days, all provisions of this policy will apply as though a new policy were issued on each annual anniversary that this policy is in force.

C. Transfer of Your Rights and Duties

Your rights or duties under this policy may not be transferred without our written consent. If you die and we receive notice within thirty days after your death, we will cover your legal representative as insured.

D. Cancellation

1. You may cancel this policy. You must mail or deliver advance written notice to us stating when the cancellation is to take effect.
2. We may cancel this policy. We must mail or deliver to you not less than ten days advance written notice stating when the cancellation is to take effect. Mailing that notice to you at your mailing address shown in Item 1 of the Information Page will be sufficient to prove notice.
3. The policy period will end on the day and hour stated in the cancellation notice.
4. Any of these provisions that conflict with a law that controls the cancellation of the insurance in this policy is changed by the statement to comply with the law.

E. Sole Representative

The insured first named in Item 1 of the Information Page will act on behalf of all insureds to change this policy, receive return premium, and give or receive notice of cancellation.

Your Workers' Compensation and Employers Liability Insurance Coverage afforded by this policy is provided by the company named on the policy Information Page. In witness thereof, the company has caused this policy to be executed, attested and countersigned by a duly authorized representative of the company.

A handwritten signature in dark ink, appearing to read "Paul R. [unclear]", is written over a horizontal line.

Authorized Representative



PENDING RATE CHANGE ENDORSEMENT

A rate change filing is being considered by the proper regulatory authority. The filing may result in rates different from the rates shown on the policy. If it does, we will issue an endorsement to show the new rates and their effective date.

If only one state is shown in Item 3.A. of the Information Page, this endorsement applies to that state. If more than one state is shown there, this endorsement applies only in the state shown in the Schedule.

Schedule

State

FLORIDA

**PREMIUM DISCOUNT ENDORSEMENT**

The premium for this policy and the policies, if any, listed in Item 3 of the Schedule may be eligible for a discount. This endorsement shows your estimated discount in Items 1 or 2 of the Schedule. The final calculation of premium discount will be determined by our manuals and your premium basis as determined by audit. Premium subject to retrospective rating is not subject to premium discount.

Schedule				
1. <u>State</u>	<u>First</u>	<u>Next</u>	<u>Next</u>	<u>Balance</u>
	\$10,000	\$190,000	\$1,550,000	Over \$1,750,000
FLORIDA	0.0%	9.1%	11.3%	12.3%

2. Average Percentage discount: Refer to the Extension of Information Page
3. Other Policies:
4. If there are no entries in Items 1, 2, and 3 of the Schedule, see the Premium Discount Endorsement attached to your policy:



NOTIFICATION OF CHANGE IN OWNERSHIP ENDORSEMENT

Experience rating is mandatory for all eligible insureds. The experience rating modification factor, if any, applicable to this policy, may change if there is a change in your ownership or in that of one or more of the entities eligible to be combined with you for experience rating purposes. Change in ownership includes sales, purchases, other transfers, mergers, consolidations, dissolutions, formations of a new entity and other changes provided for in the applicable experience rating plan manual.

You must report any change in ownership to us in writing within 90 days of such change. Failure to report such changes within this period may result in revision of the experience rating modification factor used to determine your premium.



PREMIUM DUE DATE ENDORSEMENT

This endorsement is used to amend:

Section D. of Part Five of the policy is replaced by this provision

**PART FIVE
PREMIUM**

D. **Premium** is amended to read:

You will pay all premium when due. You will pay the premium even if part or all of a workers compensation law is not valid. **The due date for audit and retrospective premiums is the date of the billing.**



FLORIDA EMPLOYERS LIABILITY COVERAGE ENDORSEMENT

- C. Exclusion 5, Section C. of Part Two of the policy, is replaced by following:

This insurance does not cover

5. Bodily injury intentionally caused or aggravated by you or which is the result of your engaging in conduct equivalent to an intentional tort, however defined, or other tortious conduct, such that you lose your immunity from civil liability under the workers compensation laws.



FLORIDA TERRORISM RISK INSURANCE PROGRAM REAUTHORIZATION ACT ENDORSEMENT

This endorsement addresses requirements of the Terrorism Risk Insurance Act of 2002 as amended by the Terrorism Risk Insurance Program Reauthorization Act of 2019

Definitions

The definitions provided in this endorsement are based on and have the same meaning as the definitions in the Act. If words or phrases not defined in this endorsement are defined in the Act, the definitions in the Act will apply.

1. "Act" means the Terrorism Risk Insurance Act of 2002, which took effect on November 26, 2002, and any amendments, including any amendments resulting from the Terrorism Risk Insurance Program Reauthorization Act of 2019.
2. "Act of Terrorism" means any act that is certified by the Secretary of the Treasury, in consultation with the Secretary of Homeland Security, and the Attorney General of the United States as meeting all of the following requirements:
 - a. The act is an act of terrorism.
 - b. The act is violent or dangerous to human life, property or infrastructure.
 - c. The act resulted in damage within the United States, or outside of the United States in the case of the premises of United States missions or certain air carriers or vessels.
 - d. The act has been committed by an individual or individuals as part of an effort to coerce the civilian population of the United States or to influence the policy or affect the conduct of the United States Government by coercion
3. "Insured Loss" means any loss resulting from an act of terrorism (including an act of war, in the case of workers compensation) that is covered by primary or excess property and casualty insurance issued by an insurer if the loss occurs in the United States or at the premises of United States missions or to certain air carriers or vessels.
4. "Insurer Deductible" means, for the period beginning on January 1, 2021, and ending on December 31, 2027, an amount equal to 20% of our direct earned premiums, during the immediately preceding calendar year.

Limitation of Liability

The Act may limit our liability to you under this policy. If aggregate Insured Losses exceed \$100,000,000,000 in a calendar year and if we have met our Insurer Deductible, we may not be liable for the payment of any portion of the amount of Insured Losses that exceeds \$100,000,000,000; and for aggregate Insured Losses up to \$100,000,000,000, we may only have to pay a pro rata share of such Insured Losses as determined by the Secretary of the Treasury.

Policyholder Disclosure Notice

1. Insured Losses would be partially reimbursed by the United States Government. If the aggregate industry Insured Losses occurring in any calendar year exceed \$200,000,000, the United States Government would pay 80% of our Insured Losses that exceed our Insurer Deductible.
2. Notwithstanding item 1 above, the United States Government may not have to make any payment under the Act for any portion of Insured Losses that exceed \$100,000,000,000.
3. The premium charged for the coverage for Insured Losses under this policy is included in the amount shown in Item 4 of the Information Page or the Schedule below.

Schedule

Rate per \$100 of Remuneration

\$0.010000

This endorsement changes the policy to which it is attached and is effective on the date issued unless otherwise stated.

(The information below is required only when this endorsement is issued subsequent to preparation of the policy.)

Endorsement Effective

Policy No.

Endorsement No.

Insured

Premium

Insurance Company

Countersigned by _____



FLORIDA NON-COOPERATION WITH PREMIUM AUDIT ENDORSMENT

This endorsement applies only to the insurance provided by the policy because Florida is shown in Item 3.A. of the Information Page.

This endorsement adds the following provisions to Part Five-Premium, G. Audit, of the policy:

We are required to complete the premium audit process no later than 90 days after policy termination. If you fail to return voluntary audit request or refuse to cooperate in completing a final physical audit, you must pay a premium to us not to exceed three times the most recent estimated annual premium of this policy subject to the following conditions:

1. We make two good faith efforts to obtain the voluntary audit report or complete the physical audit.
2. We document the audit file regarding the above attempts to obtain the required audit information.
3. After the two good faith attempts to obtain records, we send a letter by certified mail to you advising you of the specific records that are required and the premium that will be charged if you continue to refuse access to the records.

If you do not provide all of the specific records required and if we satisfy the conditions above on or before 90 days from the date of policy termination, we may continue to try and conduct the audit and/or re-open the audit for up to three years from the date of policy termination. Alternatively, we may immediately bill you for your final premium. If you provide all of the specific records required to complete the premium audit process within the three year period, we will determine your final premium in accordance with Part Five-Premium, E.



FLORIDA EMPLOYMENT AND WAGE INFORMATION RELEASE ENDORSEMENT

This policy requires you to release certain employment and wage information maintained by the State of Florida pursuant to federal and state unemployment compensation laws except to the extent prohibited or limited under federal law. By entering into this policy, you consent to the release of the information.

We will safeguard the information and maintain its confidentiality. We will limit use of the information to verifying compliance with the terms of the policy.

Speed Bump Install & Paint Proposal

Westridge CDD C/O Rizzetta & Company

Brian Mendes

Project:

Westridge CDD

Tierra del sol Boulevard
Four Corners, Florida 33897



Jacob Perkins
Asphalt Field Rep

Our Company

Company Info



Hall Company
225 Old Sanford Oviedo Road
Winter Springs, FL 32708

P: 407-327-4930
F: 407-327-7345
<http://hallcompanyinc.com>

Contact Person

Jacob Perkins
Asphalt Field Rep
Jacob@hallcompanyinc.com
Cell: 689-249-6392
Office 407-327-4930

About Us

We Solve Problems & Make Pavement Maintenance Simple

Hall Company Inc. is locally owned and has operated in Central Florida since **1983**. During this time, we have created both a highly successful asphalt division and site development division. Our expertly trained teams have acquired an extensive range of expertise, professionalism, and an impressive edge in both areas.

Our most valuable asset we are happy to share: [Our References](#)

Hall Company's asphalt division specializes in complete parking lot and asphalt maintenance services, to include roadway base, paving repair, asphalt paving and overlay, seal coating, parking bumpers, sports court, ADA compliance, crack & joint repair, striping, signage, drain correction/mitigation and concrete installation and repair. Our site development division offers earthwork, land clearing, roadway base, paving and underground utilities.

Please find the enclosed proposal and do not hesitate to call us with any questions.

Speed Bump Install & Paint

1. Our firm has identified 3 locations to be provided provided by others, where asphalt Speed Bumps are to be installed throughout the community. This comprises 264 SF of asphalt pavement.
2. Speed Bump Dimensions:
22' L x 48" W x 3" H
3. Each speed bump will follow a gradual transition from 0 to 3" inches at the highest point.
4. Speed bumps will be compacted using a vibratory plate compactor. This will ensure proper compaction for traffic durability.
5. All tools, equipment and loose debris will be removed from the jobsite upon completion of the project.
6. All speed bump locations will receive white D.O.T. approved traffic paint:
 - o 6 sets of Chevron lead-up bars (6 bars each)
 - o 6 sets of Triangle pattern arrows (3 triangles each) 2' x 2' dimensions, with base of triangles beginning where speed bump meets existing pavement. (See Images for layout)

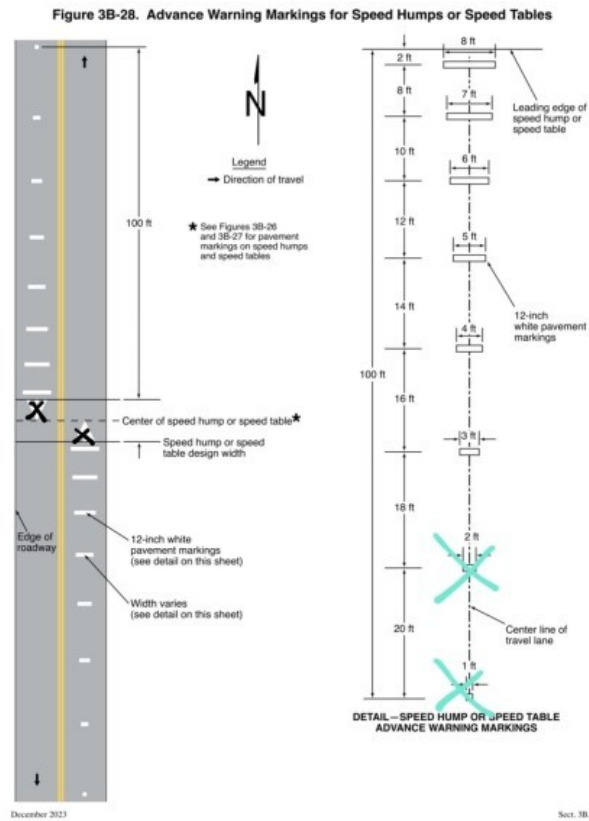
Total Price: \$5,625.00

Chevron Completion Example



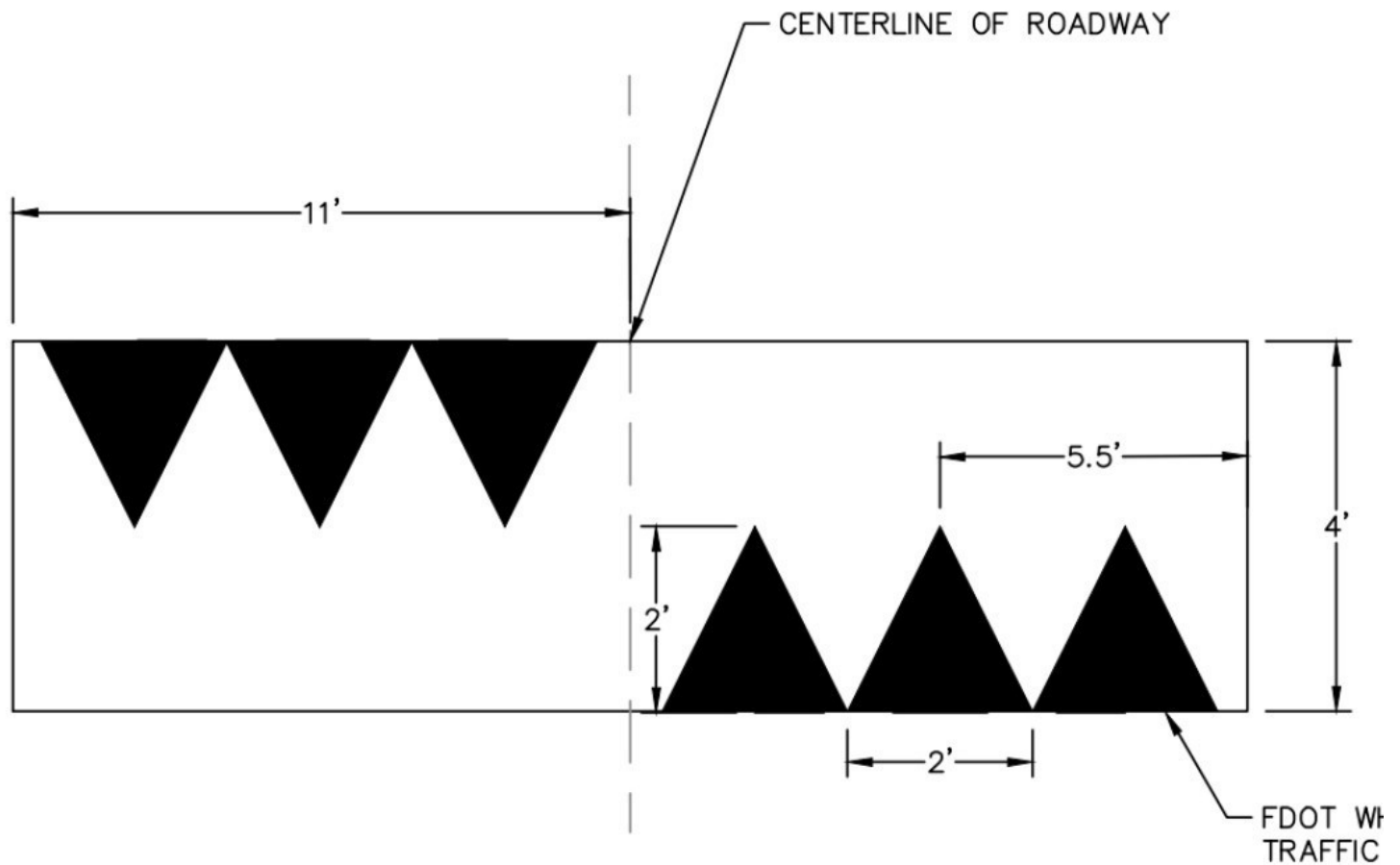
Notes:

Chevron Bar Layout



Notes:

Triangular Arrows SB Layout



SPEED HUMP STRIPING

DETAIL - OPTION 1

^ NTS ^

Notes:

Price Breakdown: Westridge CDD



Please find the following breakdown of all services we have provided in this proposal.

This proposal originated on September 04, 2025.

Item	Description	Cost
1.	Speed Bump Install & Paint	\$5,625.00
Total:		\$5,625.00

Authorization to Proceed & Contract

You are hereby authorized to proceed with the work as identified in this contract. By signing and returning this contract, you are authorized to proceed with the work as stated.

We understand that if any additional work is required different than stated in the this proposal/contract it must be in a new contract or added to this contract.

This proposal may be withdrawn or revised if not accepted within 20 calendar days from date of proposal.

Please see all attachments for special conditions that may pertain to aspects of this project.

Acceptance

We agree to pay the total sum or balance in full upon completion of this project.

I am authorized to approve and sign this project as described in this proposal as well as identified below with our payment terms and options.

Date: _____

Jacob Perkins

Brian Mendes | District Manager
Westridge CDD C/O Rizzetta & Company
3434 Colwell Ave suite 200
Tampa, Florida 33614
bmendes@rizzetta.com
C: 407-472-2471
O: 407-472-2471

Jacob Perkins | Asphalt Field Rep
Hall Company
225 Old Sanford Oviedo Road
Winter Springs, FL 32708
E: Jacob@hallcompanyinc.com
C: 689-249-6392
P: 407-327-4930
F: 407-327-7345
<http://hallcompanyinc.com>

Contract Terms & Conditions

1. Notification of the upcoming work is the responsibility of the customer.
2. Any cars in the designated work areas will be towed from the work area with all charges being the responsibility of the property owner/management company/owner. Any delays as a result of having to tow vehicles from the work area may result in additional charges.
3. All efforts will be made to provide positive drainage, however due to existing conditions outside of our scope of work we cannot guarantee 100% drainage.
4. This proposal does not include the cost of testing or permits. A Procurement Fee of \$495.00 per permit and any additional work required by the permit(s) will be extra to the contract.
5. The scope of work is limited to the items specifically outlined in the proposal.
6. No warranty is implied or given for surface course in event of future base or sub-base failure. All other workmanship and materials are guaranteed for a period of one (1) year from the date of completion, excluding normal wear and tear.
7. Finance charges shall be charged for all past due invoices at the rate of 1-1/2% per month, which is an annual percentage rate of 18%.
8. Payment processing fees for Hall Company to receive payment are not included in our pricing. If payments are made to Hall Company via a payment processing service, a change order will be required to cover additional costs.
9. Hall Company, Inc shall be entitled to recover all costs of collection of customers account, including reasonable attorney's fees, whether or not suit is instituted.
10. Any "Punch List" items must be identified during job completion walk-through. Punch List items will be corrected once 90% of the contract amount has been paid.
11. We appreciate the opportunity to present our proposal and look forward to being of service to you on this project and in the the future. If you have any questions regarding our proposal, please do not hesitate to contact our office,

Line Striping & ADA Conditions

1. Notification of the upcoming work is the responsibility of the customer.
2. **Lawn Fertilization:** should not be installed seven days before or after service.
3. **Rain:** If it's raining the day of scheduled service, assume we aren't coming and we will contact you to reschedule as soon as possible. If it rains after our installation, please contact your representative. We monitor the weather closely and can generally predict this very well. In the event that an unexpected storm happens, we will touch up any areas where paint has not bonded.
4. **Sprinklers:** should be off 24 hours prior until 48 hours after service. Avoid lawn cutting during this same period of time. The surface must be dry for our arrival. Areas where the newly sealed pavement is wet may wear prematurely.

Warranty & Conditions

1. **NOTE: Due to the current Volatility in material production and supply chains, materials availability and cost estimates cannot be guaranteed and are subject to repricing to current market rates at time of order.**
2. Our firm assumes no liability for damage to any utilities such as but not limited to gas, electric, plumbing, phone, cable, dog fencing, sprinklers, culvert pipes, etc. Broken sprinklers are not the responsibility of Hall Company, Inc.
3. All work will be warranted for a period of (1) one year from date of installation on materials and workmanship, **except cracks.**
4. All material guaranteed to be installed exactly as specified.
5. Any necessary permits or permit fees are owners' responsibility.
6. The cost of and obtaining of all permits, bonds, stakeouts, cut sheets, layout engineering, testing, etc. are excluded.
7. If, after being made aware of undesirable sub-base or base coarse conditions, the owner or owner agent insists on

the installation of any part of the pavement without authorizing corrective action, our firm will not be responsible for any subsequent pavement failures, and will be paid as stated in the contract. Our firm shall not be liable for any failure to undertake or complete the work for causes beyond our control.

8. Unless weekend work is clearly identified in the proposal, price is for work to be completed during the week (Monday-Friday). Night or weekend work available at additional cost.
9. **Proposal is based on the current price of liquid asphalt. If there is a price increase in liquid asphalt, there will be additional charge for the difference.**
10. **Existing Surface:** The existing surface will be expected to support the weight of all required construction equipment. In the event that due to poor sub-grade conditions sinking may occur when we drive onto your site, Our firm will not be held responsible for damages to any concrete or asphalt due to the weight of our trucks & equipment.

Please click any of the links below to view and print all documents.

Company Attachments

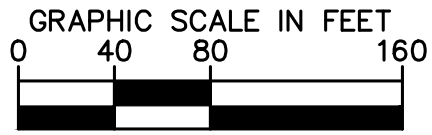
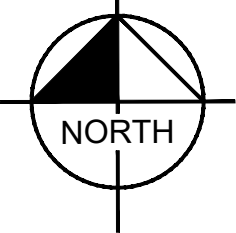
[Customer Care Sheet Asphalt](#)

[HALL COI](#)

[References](#)

Plotted By: Kuehn, David Sheet: S-01 Layout: SPEED HUMP 1 September 15, 2025 11:16:55am K:\LAK_Civil\049875001 - Westridge, CDD\2023 CDD\CAD\Exhibits\Speed Hump Location Map.dwg

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse or and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



PROJECT DATA:	
TOTAL # OF SPEED HUMPS:	30

CALL 2 BUSINESS
DAYS BEFORE
YOU DIG

IT'S THE LAW!
DIAL 811

Know what's below.
Call before you dig.

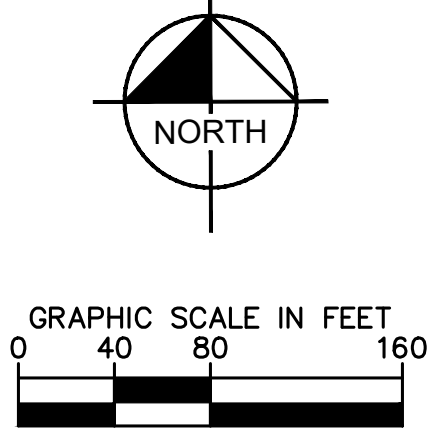
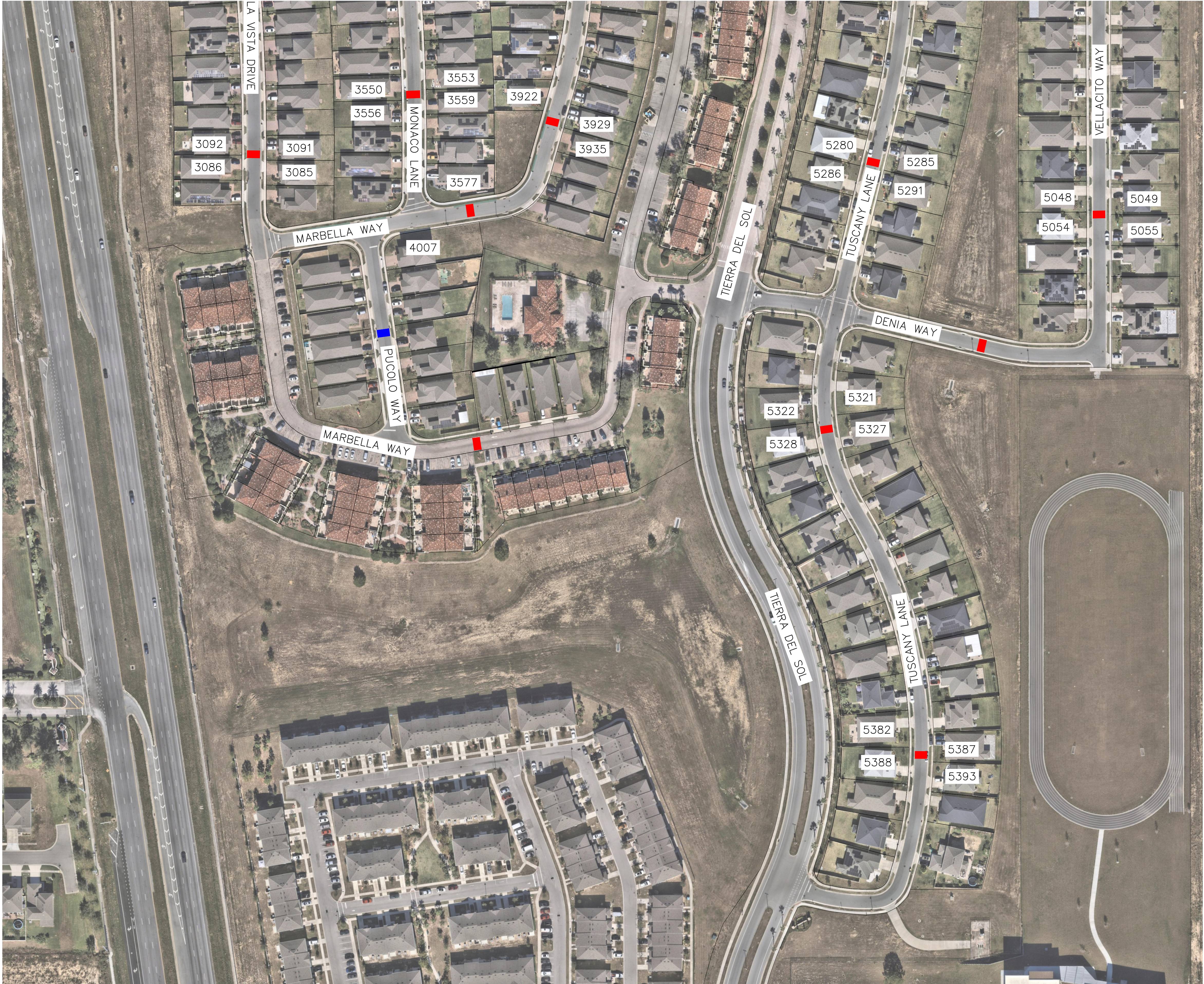
SUNSHINE STATE ONE CALL OF FLORIDA, INC.
ELEVATIONS ARE SHOWN IN NORTH AMERICAN
VERTICAL DATUM OF 1988 (NAVD88).

WESTRIDGE COMMUNITY DEVELOPMENT DISTRICT		FLORIDA	
SPEED HUMP LOCATION MAP		DAVENPORT	
KHA PROJECT		DATE	
SCALE		APRIL 2025	
DESIGNED BY		AS SHOWN	
DRAWN BY		CHECKED BY	
SHEET NUMBER		1	
REVISIONS		DATE	
BY		BY	

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
100 SOUTH KENTUCKY AVENUE, SUITE 100
PHOTO: 863-201-8702
WWW.KIMLEY-HORN.COM REG. NO. 35106

Plotted By: Kuehn, David Sheet Set: KHA - Layout: SPEED HUMP 2 September 15, 2025 11:17:02am K:\LAK_Civil\049875001 - Westridge.CDD\ - Westridge.CDD\ - 2023.CDD\CAD\Exhibits\ SPEED HUMP LOCATION MAP.dwg

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CALL 2 BUSINESS
DAYS BEFORE
YOU DIG

IT'S THE LAW!
DIAL 811

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

ELEVATIONS ARE SHOWN IN NORTH AMERICAN
VERTICAL DATUM OF 1988 (NAVD88).

WESTRIDGE COMMUNITY DEVELOPMENT DISTRICT		SPEED HUMP LOCATION MAP		KHA PROJECT		Kimley»Horn © 2024 KIMLEY-HORN AND ASSOCIATES, INC. 109 SOUTH KENTUCKY AVENUE, LAKELAND FL, 33801 PHONE: 863-701-8702 WWW.KIMLEY-HORN.COM REG NO: 35106		No.		REVISIONS		DATE		BY	
DAVENPORT		FLORIDA		DATE APRIL 2025		SCALE AS SHOWN		DESIGNED BY		DRAWN BY		CHECKED BY			
SHEET NUMBER		2													

TAB 6

October 29, 2025

Board of Supervisors
Westridge Community Development District
3434 Colwell Ave., Suite 200
Tampa, FL 33614

You have requested that we audit the governmental activities, each major fund, and the aggregate remaining fund information of *Westridge Community Development District* (the "District"), as of September 30, 2025, and for the year then ended and the related notes, which collectively comprise the District's basic financial statements as listed in the table of contents. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter.

The objectives of our audit are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with auditing standards generally accepted in the United States of America (GAAS) and in accordance with Government Auditing Standards, will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

Accounting principles generally accepted in the United States of America, (U.S. GAAP,) as promulgated by the Governmental Accounting Standards Board (GASB) require that certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the GASB, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the required supplementary information (RSI) in accordance with auditing standards generally accepted in the United States of America, (U.S. GAAS). These limited procedures will consist primarily of inquiries of management regarding their methods of measurement and presentation, and comparing the information for consistency with management's responses to our inquiries. We will not express an opinion or provide any form of assurance on the RSI. The following RSI is required by U.S. GAAP. This RSI will be subjected to certain limited procedures but will not be audited:

1. Management's Discussion and Analysis

Auditor Responsibilities

We will conduct our audit in accordance with GAAS and in accordance with *Government Auditing Standards*, and Chapter 10.550, *Rules of the Auditor General*. As part of an audit in accordance with GAAS, Government Auditing Standards, and Chapter 10.550, *Rules of the Auditor General*, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

- Conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

Because of the inherent limitations of an audit, together with the inherent limitations of internal control, an unavoidable risk that some material misstatements may not be detected exists, even though the audit is properly planned and performed in accordance with GAAS and Government Auditing Standards.

Our responsibility as auditors is limited to the period covered by our audit and does not extend to any other periods.

Compliance with Laws and Regulations

As previously discussed, as part of obtaining reasonable assurance about whether the basic financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, and agreements. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion.

Management Responsibilities

Our audit will be conducted on the basis that management acknowledge and understand that they have responsibility:

- a. For the preparation and fair presentation of the basic financial statements in accordance with accounting principles generally accepted in the United States of America;
- b. For the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of basic financial statements that are free from material misstatement, whether due to error, fraudulent financial reporting, misappropriation of assets, or violations of laws, governmental regulations, grant agreements, or contractual agreements; and
- c. To provide us with:
 - i. Access to all information of which management is aware that is relevant to the preparation and fair presentation of the basic financial statements such as records, documentation, and other matters;
 - ii. Additional information that we may request from management for the purpose of the audit;
 - iii. Unrestricted access to persons within the entity and others from whom we determine it necessary to obtain audit evidence.
- d. For including the auditor's report in any document containing basic financial statements that indicates that such basic financial statements have been audited by us;
- e. For identifying and ensuring that the entity complies with the laws and regulations applicable to its activities;
- f. For adjusting the basic financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the current year period(s) under audit are immaterial, both individually and in the aggregate, to the basic financial statements as a whole;
- g. For acceptance of nonattest services, including identifying the proper party to oversee nonattest work;
- h. For maintaining adequate records, selecting and applying accounting principles, and safeguarding assets;
- i. For informing us of any known or suspected fraud affecting the entity involving management, employees with significant role in internal control and others where fraud could have a material effect on the financials; and
- j. For the accuracy and completeness of all information provided.

With regard to the supplementary information referred to above, you acknowledge and understand your responsibility: (a) for the preparation of the supplementary information in accordance with the applicable criteria; (b) to provide us with the appropriate written representations regarding supplementary information; (c) to include our report on the supplementary information in any document that contains the supplementary information and that indicates that we have reported on such supplementary information; and (d) to present the supplementary information with the audited basic financial statements, or if the supplementary information will not be presented with the audited basic financial statements, to make the audited basic financial statements readily available to the intended users of the supplementary information no later than the date of issuance by you of the supplementary information and our report thereon. The accompanying supplementary information will be presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information, which is the responsibility of management, will be subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. Our auditor's report will provide an opinion on the supplementary information in relation to the basic financial statements as a whole.

As part of the audit, we will assist preparation of your financial statements and related notes. You will be required to acknowledge in the written representation letter our assistance with preparation of the financial statements and that you have accepted responsibility for them.

Nonattest Services

With respect to any nonattest services we perform, such as drafting the financial statements, we will not assume management responsibilities on behalf of the District. However, we will provide advice and recommendations to assist management of the District in performing its responsibilities.

The District's management is responsible for (a) making all management decisions and performing all management functions; (b) assigning a competent individual to oversee the services; (c) evaluating the adequacy of the services performed; (d) evaluating and accepting responsibility for the results of the services performed; and (e) establishing and maintaining internal controls, including monitoring ongoing activities.

Our responsibilities and limitations of the nonattest services are as follows:

- We will perform the services in accordance with applicable professional standards, including Government Auditing Standards
- The nonattest services are limited to the services previously outlined. Our firm, in its sole professional judgment, reserves the right to refuse to do any procedure or take any action that could be construed as making management decisions or assuming management responsibilities, including determining account coding and approving journal entries.

Government Auditing Standards require that we document an assessment of the skills, knowledge, and experience of management, should we participate in any form of the preparation of the basic financial statements and related schedules or disclosures as these actions are deemed a non-audit service.

Reporting

We will issue a written report upon completion of our audit of the District's basic financial statements. Our report will be addressed to the governing body of the District. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add an emphasis-of-matter or other-matter paragraph(s) to our auditor's report, or if necessary, withdraw from the engagement. If our opinions on the basic financial statements are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or to issue a report as a result of this engagement.

In accordance with the requirements of *Government Auditing Standards*, we will also issue a written report describing the scope of our testing over internal control over financial reporting and over compliance with laws, regulations, and provisions of grants and contracts, including the results of that testing. However, providing an opinion on internal control and compliance will not be an objective of the audit and, therefore, no such opinion will be expressed.

We also will issue a written report on the District's compliance with the requirements of Section 218.415, Florida Statutes upon completion of our audit.

Other

We understand that your employees will prepare all confirmations we request and will locate any documents or support for any other transactions we select for testing.

If you intend to publish or otherwise reproduce the basic financial statements and make reference to our firm, you agree to provide us with printers' proofs or masters for our review and approval before printing. You also agree to provide us with a copy of the final reproduced material for our approval before it is distributed.

Regarding the electronic dissemination of audited financial statements, including financial statements published electronically on your Internet website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Professional standards prohibit us from being the sole host and/or the sole storage for your financial and non-financial data. As such, it is your responsibility to maintain your original data and records and we cannot be responsible to maintain such original information. By signing this engagement letter, you affirm that you have all the data and records required to make your books and records complete.

Provisions of Engagement Administration, Timing and Fees

During the course of the engagement, we may communicate with you or your personnel via fax or e-mail, and you should be aware that communication in those mediums contains a risk of misdirected or intercepted communications.

We expect to begin our audit in January 2026 and the audit reports and all corresponding reports will be issued no later than June 30, 2026.

Tamara Campbell is the engagement partner for the audit services specified in this letter. Her responsibilities include supervising McDirmitt Davis, LLC's services performed as part of this engagement and signing or authorizing another qualified firm representative to sign the audit report.

Our fee for these services described in this letter will be \$4,000 for the year ended September 30, 2025 (\$4,000 for September 30, 2026), inclusive of all costs and out-of-pocket expenses, unless the scope of the engagement is changed; the assistance that the District has agreed to furnish is not provided, or unexpected conditions are encountered, in which case we will discuss the situation with you before proceeding.

Our invoices for fees shall be rendered upon completion of the work, shall provide sufficient detail to demonstrate that fees charged are solely for the specified services as actually rendered and shall demonstrate compliance with the terms of this agreement.

This Agreement provides for the agreement period of one (1) year, unless terminated earlier in accordance with this Agreement. This agreement may be renewed for one additional year subject to the mutual agreement by both parties to the terms and fees for such renewal. The District agrees that Auditor may terminate this Agreement with or without cause by providing sixty (60) days' written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. Auditor agrees that the District may terminate this Agreement immediately with cause. Auditor further agrees that the District may terminate this Agreement by providing thirty (30) days' written notice of termination to Auditor. Upon any termination of this Agreement, Auditor shall be entitled to payment for all work and/or services rendered up until the effective termination date, subject to whatever claims or off-sets the District may have against Auditor.

Whenever possible, we will attempt to use the District's personnel to assist in the preparation of schedules and analyses of accounts. This effort could substantially reduce our time requirements and facilitate the timely conclusion of the audit. Further, we will be available during the year to consult with you on financial management and accounting matters of a routine nature.

During the course of the audit we may observe opportunities for economy in, or improved controls over, your operations. We will bring such matters to the attention of the appropriate level of management, either orally or in writing.

You agree to inform us of facts that may affect the basic financial statements of which you may become aware during the period from the date of the auditor's report to the date the financial statements are issued.

We agree to retain our audit documentation or work papers for a period of at least five years from the date of our report.

Public Records

Auditor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and. Accordingly, Auditor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Auditor acknowledges that the designated public records custodian for the District is Rizzetta ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Auditor shall 1) Keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which 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 the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Auditor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Auditor, Auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District, in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE AUDITOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE AUDITOR'S DUTY TO PROVIDE PUBLIC RECORDS

RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT 407-472-2471, RHERNANDEZ@RIZZETTA.COM, OR AT 3434 COLWELL AVE., SUITE 200 TAMPA, FL 33614.

At the conclusion of our audit engagement, we will communicate to the Board of Supervisors the following significant findings from the audit:

- Our view about the qualitative aspects of the entity's significant accounting practices;
- Significant difficulties, if any, encountered during the audit;
- Uncorrected misstatements, other than those we believe are trivial, if any;
- Disagreements with management, if any;
- Other findings or issues, if any, arising from the audit that are, in our professional judgment, significant and relevant to those charged with governance regarding their oversight of the financial reporting process;
- Material, corrected misstatements that were brought to the attention of management as a result of our audit procedures;
- Representations we requested from management;
- Management's consultations with other accountants, if any; and
- Significant issues, if any, arising from the audit that were discussed, or the subject of correspondence, with management.

The audit documentation for this engagement is the property of McDermitt Davis, LLC and constitutes confidential information. However, we may be requested to make certain audit documentation available to a federal or state agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities, pursuant to authority given to it by law or regulation, or to peer reviewers. If requested, access to such audit documentation will be provided under the supervision of McDermitt Davis, LLC's personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies of information contained therein to others, including other governmental agencies.

In accordance with the requirements of *Government Auditing Standards*, we have attached a copy of our latest external peer review report of our firm for your consideration and files.

Please sign and return the attached copy of this letter to indicate your acknowledgment of, and agreement with, the arrangements for our audit of the basic financial statements including our respective responsibilities.

We appreciate the opportunity to be your financial statement auditors and look forward to working with you and your staff.

Respectfully,

McDermitt Davis

McDermitt Davis, LLC
Orlando, FL

RESPONSE:

This letter correctly sets forth our understanding.

Westridge Community Development District

Acknowledged and agreed on behalf of Westridge Community Development District by:

Title:_____

October 29, 2025

Board of Supervisors
Westridge Community Development District
3434 Colwell Ave., Suite 200
Tampa, FL 33614

You have requested that we audit the governmental activities, each major fund, and the aggregate remaining fund information of *Westridge Community Development District* (the "District"), as of September 30, 2026, and for the year then ended and the related notes, which collectively comprise the District's basic financial statements as listed in the table of contents. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter.

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- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
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- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

- Conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

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Compliance with Laws and Regulations

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- b. For the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of basic financial statements that are free from material misstatement, whether due to error, fraudulent financial reporting, misappropriation of assets, or violations of laws, governmental regulations, grant agreements, or contractual agreements; and
- c. To provide us with:
 - i. Access to all information of which management is aware that is relevant to the preparation and fair presentation of the basic financial statements such as records, documentation, and other matters;
 - ii. Additional information that we may request from management for the purpose of the audit;
 - iii. Unrestricted access to persons within the entity and others from whom we determine it necessary to obtain audit evidence.
- d. For including the auditor's report in any document containing basic financial statements that indicates that such basic financial statements have been audited by us;
- e. For identifying and ensuring that the entity complies with the laws and regulations applicable to its activities;
- f. For adjusting the basic financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the current year period(s) under audit are immaterial, both individually and in the aggregate, to the basic financial statements as a whole;
- g. For acceptance of nonattest services, including identifying the proper party to oversee nonattest work;
- h. For maintaining adequate records, selecting and applying accounting principles, and safeguarding assets;
- i. For informing us of any known or suspected fraud affecting the entity involving management, employees with significant role in internal control and others where fraud could have a material effect on the financials; and
- j. For the accuracy and completeness of all information provided.

With regard to the supplementary information referred to above, you acknowledge and understand your responsibility: (a) for the preparation of the supplementary information in accordance with the applicable criteria; (b) to provide us with the appropriate written representations regarding supplementary information; (c) to include our report on the supplementary information in any document that contains the supplementary information and that indicates that we have reported on such supplementary information; and (d) to present the supplementary information with the audited basic financial statements, or if the supplementary information will not be presented with the audited basic financial statements, to make the audited basic financial statements readily available to the intended users of the supplementary information no later than the date of issuance by you of the supplementary information and our report thereon. The accompanying supplementary information will be presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information, which is the responsibility of management, will be subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. Our auditor's report will provide an opinion on the supplementary information in relation to the basic financial statements as a whole.

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Nonattest Services

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In accordance with the requirements of *Government Auditing Standards*, we will also issue a written report describing the scope of our testing over internal control over financial reporting and over compliance with laws, regulations, and provisions of grants and contracts, including the results of that testing. However, providing an opinion on internal control and compliance will not be an objective of the audit and, therefore, no such opinion will be expressed.

We also will issue a written report on the District's compliance with the requirements of Section 218.415, Florida Statutes upon completion of our audit.

Other

We understand that your employees will prepare all confirmations we request and will locate any documents or support for any other transactions we select for testing.

If you intend to publish or otherwise reproduce the basic financial statements and make reference to our firm, you agree to provide us with printers' proofs or masters for our review and approval before printing. You also agree to provide us with a copy of the final reproduced material for our approval before it is distributed.

Regarding the electronic dissemination of audited financial statements, including financial statements published electronically on your Internet website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Professional standards prohibit us from being the sole host and/or the sole storage for your financial and non-financial data. As such, it is your responsibility to maintain your original data and records and we cannot be responsible to maintain such original information. By signing this engagement letter, you affirm that you have all the data and records required to make your books and records complete.

Provisions of Engagement Administration, Timing and Fees

During the course of the engagement, we may communicate with you or your personnel via fax or e-mail, and you should be aware that communication in those mediums contains a risk of misdirected or intercepted communications.

We expect to begin our audit in January 2027 and the audit reports and all corresponding reports will be issued no later than June 30, 2027.

Tamara Campbell is the engagement partner for the audit services specified in this letter. Her responsibilities include supervising McDirmit Davis, LLC's services performed as part of this engagement and signing or authorizing another qualified firm representative to sign the audit report.

Our fee for these services described in this letter will be \$4,000 for the year ended September 30, 2026, inclusive of all costs and out-of-pocket expenses, unless the scope of the engagement is changed; the assistance that the District has agreed to furnish is not provided, or unexpected conditions are encountered, in which case we will discuss the situation with you before proceeding.

Our invoices for fees shall be rendered upon completion of the work, shall provide sufficient detail to demonstrate that fees charged are solely for the specified services as actually rendered and shall demonstrate compliance with the terms of this agreement.

This Agreement provides for the agreement period of one (1) year, unless terminated earlier in accordance with this Agreement. This agreement may be renewed for one additional year subject to the mutual agreement by both parties to the terms and fees for such renewal. The District agrees that Auditor may terminate this Agreement with or without cause by providing sixty (60) days' written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. Auditor agrees that the District may terminate this Agreement immediately with cause. Auditor further agrees that the District may terminate this Agreement by providing thirty (30) days' written notice of termination to Auditor. Upon any termination of this Agreement, Auditor shall be entitled to payment for all work and/or services rendered up until the effective termination date, subject to whatever claims or off-sets the District may have against Auditor.

Whenever possible, we will attempt to use the District's personnel to assist in the preparation of schedules and analyses of accounts. This effort could substantially reduce our time requirements and facilitate the timely conclusion of the audit. Further, we will be available during the year to consult with you on financial management and accounting matters of a routine nature.

During the course of the audit we may observe opportunities for economy in, or improved controls over, your operations. We will bring such matters to the attention of the appropriate level of management, either orally or in writing.

You agree to inform us of facts that may affect the basic financial statements of which you may become aware during the period from the date of the auditor's report to the date the financial statements are issued.

We agree to retain our audit documentation or work papers for a period of at least five years from the date of our report.

Public Records

Auditor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and. Accordingly, Auditor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Auditor acknowledges that the designated public records custodian for the District is Rizzetta ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Auditor shall 1) Keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which 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 the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Auditor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Auditor, Auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District, in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE AUDITOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE AUDITOR'S DUTY TO PROVIDE PUBLIC RECORDS

RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT 407-472-2471, RHERNANDEZ@RIZZETTA.COM, OR AT 3434 COLWELL AVE., SUITE 200 TAMPA, FL 33614.

At the conclusion of our audit engagement, we will communicate to the Board of Supervisors the following significant findings from the audit:

- Our view about the qualitative aspects of the entity's significant accounting practices;
- Significant difficulties, if any, encountered during the audit;
- Uncorrected misstatements, other than those we believe are trivial, if any;
- Disagreements with management, if any;
- Other findings or issues, if any, arising from the audit that are, in our professional judgment, significant and relevant to those charged with governance regarding their oversight of the financial reporting process;
- Material, corrected misstatements that were brought to the attention of management as a result of our audit procedures;
- Representations we requested from management;
- Management's consultations with other accountants, if any; and
- Significant issues, if any, arising from the audit that were discussed, or the subject of correspondence, with management.

The audit documentation for this engagement is the property of McDirmit Davis, LLC and constitutes confidential information. However, we may be requested to make certain audit documentation available to a federal or state agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities, pursuant to authority given to it by law or regulation, or to peer reviewers. If requested, access to such audit documentation will be provided under the supervision of McDirmit Davis, LLC's personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies of information contained therein to others, including other governmental agencies.

In accordance with the requirements of *Government Auditing Standards*, we have attached a copy of our latest external peer review report of our firm for your consideration and files.

Please sign and return the attached copy of this letter to indicate your acknowledgment of, and agreement with, the arrangements for our audit of the basic financial statements including our respective responsibilities.

We appreciate the opportunity to be your financial statement auditors and look forward to working with you and your staff.

Respectfully,

McDirmit Davis

McDirmit Davis, LLC
Orlando, FL

RESPONSE:

This letter correctly sets forth our understanding.

Westridge Community Development District

Acknowledged and agreed on behalf of Westridge Community Development District by:

Title:_____

TAB 7



Service Agreement

(Company) agrees to perform the work described in this service agreement according to the specific terms and conditions contained herein.

Property Location

Name:

Street:

City:

State:

Zip Code:

Phone:

Fax:

Property Contact:

Email:

Phone:

Billing Info

Name:

Street:

City:

State:

Zip Code:

Phone:

Fax:

Ordered By:

Email:

Phone:

Service Details and Fees

Hourly Sweeping Service

Per Hour:

Hour Minimum:

Portal to Portal:

OT Per Hour:

Scheduled Sweeping Service

Service Frequency:

Sweeps Per Term:

Per Sweep:

OT Per Hour:

Per Curb Mile Sweeping Service

Per Curb Mile:

Per Cycle:

Miles Per Cycle:

Contract Term:

Start Date:

Additional Fees

Disposal Fee:

Variable Energy Charge (VEC)*:

Environmental, Health & Safety Charge (EHSC)*:

Mobilization Fee:

*For details, please visit www.sweepingcorp.com/vec/ or www.sweepingcorp.com/ehsc.

The Company shall provide equipment, labor, fuel, and any other materials necessary to complete the required work. The Company will clean an area seven (7) ft. wide from the curb, barrier or paved shoulder edge. No cleaning operation shall be conducted when there are climatic conditions present or forecast that would make such an operation ineffectual or dangerous. Company's service is based on removal of a regular day-to-day build-up of material and debris. Any excessive, out of the ordinary, or unusual build-up or residue of any dirt, debris or material is not covered by the price quoted in this agreement under the hourly rate.

Special Instructions / Comments - Additional Space on Last Page, if Needed

Authorized Signatures

The undersigned individual signing this Service Agreement on behalf of the Customer acknowledges that he or she has read and understands the terms and conditions of this Agreement and that he or she has the authority to execute this Agreement on behalf of the Customer.

Customer

Signature:

Print Name:

Title:

Date:

Company Representative

Signature:

Print Name:

Title:

Date:

Massi Mayaudon

Terms and Conditions

NOTICE: ANY ACCEPTANCE OF COMPANY'S OFFER IS EXPRESSLY LIMITED TO ACCEPTANCE OF THESE TERMS AND CONDITIONS AND COMPANY EXPRESSLY OBJECTS TO ANY ADDITIONAL OR CHANGED TERMS PROPOSED BY CUSTOMER. NO OTHER TERMS AND CONDITIONS OF ANY FORM SHALL MODIFY THESE, EVEN IF SIGNED BY COMPANY. ANY ORDER TO PERFORM WORK OR COMPANY'S PERFORMANCE OF THE WORK SHALL EXPLICITLY CONSTITUTE CUSTOMER'S AGREEMENT TO THESE TERMS AND CONDITIONS.

- 1) Definitions: "Customer" means the entity to which the Company is providing Services under the Agreement. "Agreement" means either (i) the contract agreement signed by both parties for the Services; or (ii) the purchase order signed by Customer and accepted by Company in writing, together with these Terms and Conditions. "Company" means the Sweeping Corporation of America entity providing Services under the Agreement.
- 2) Services Rendered: Customer grants exclusive rights to Company to furnish all labor, equipment, and services necessary for the performance of the service ("Service") in conformance with the standards of service set forth in this Agreement and Customer agrees to make payments as provided in the Agreement.
- 3) Coverage and Term of Agreement. This Agreement shall control and govern all Services provided by Company as of its effective date. The effective date and initial term of this Agreement shall start on the date on which Service under this Agreement commences and shall continue for a term of twelve (12) months. Thereafter, it shall automatically renew for successive twelve (12) month terms unless either party gives written notice of termination to the other at least sixty (60) days before the end of the then current term.
- 4) Standards of Service: Services shall be performed in accordance with best management practices of the Company. Obstructions or debris, including but not limited to accumulations of leaves, silt, compacted dirt, and similar debris will be removed as part of the customary and ordinary service under this Agreement. If the Company, at its sole discretion, determines that such removal constitutes extra work from that contemplated under this Agreement, the Company shall, for additional compensation consistent with the fee schedule provided with this Agreement ("compensation schedule"), perform extra services as may be required to provide the requisite service. The cost to perform extra services shall be as set forth in the compensation schedule. Services shall be performed to prevent litter, leaves, sand, dirt and debris from being swept into any street side drainage inlets contiguous to or within the designated work area. Customer represents and warrants that all materials to be collected by Company are nonhazardous waste and recyclables. Nothing in this Agreement shall convey on the Company the status of "generator". Any waste swept and collected from the designated work area by Company shall remain the waste of the Customer and it is agreed that Company under no circumstances shall be deemed to have generated the waste or to own the waste. The Company shall dispose of all waste within the Customer's dumpster and Customer hereby authorizes the use of its dumpster for that purpose, unless otherwise stated on the front of this Agreement. Any waste that cannot be disposed of in the Customer's dumpster shall be disposed of in accordance with the compensation schedule.
- 5) Warranties. Except as otherwise provided herein, Company makes no express or implied warranties, including but not limited to, implied warranties of merchantability or fitness for a service. All are expressly disclaimed.
- 6) Time and Performance. Upon acceptance by Customer, Company shall commence performance within the time frame specified by Company or, in the absence of a specified time frame, shall commence work within a reasonable time and pursue such with reasonable diligence until completed. If a scheduled sweeping is not possible due to inclement weather or other unforeseen occurrences, Company shall endeavor to perform the services when the weather or circumstances permit.
- 7) Clean Up. Company agrees to remove from the Customer's premises any Company equipment.
- 8) Payment. Customer shall pay Company for Services rendered monthly in accordance with the compensation schedule and invoice received. Unless otherwise agreed by the parties in writing, Customer shall pay Company for services within ten (10) days from the invoice date. Company may charge late fees and interest, not to exceed the maximum rate allowed by applicable law, on all amounts past due. In the event a payment is not made when due, Company, at its sole option, may terminate the Agreement on notice to the Customer and recover all past due amounts.
- 9) Suspension. If any amount due from Customer is not paid within sixty (60) days of the date of the Company's invoice, Company may, with or without notice, suspend service without terminating the contract, until the Customer has paid all amounts owed to Company.
- 10) Rate Adjustments. Customer agrees that it shall pay Company for any increase in costs due to an escalation in energy costs. These surcharges shall be referred to as "energy" on the compensation schedule. Customer also agrees that it shall pay Company for increased rates due to increases in Company's costs because of changes in local, state or federal law, rules, ordinances or regulations applicable to Company's operations or services or because of increases in taxes, fees, costs or other governmental

charges. These charges shall be referred to as "environmental" on the compensation schedule. The energy/environmental recovery fee(s) shall be shown on the customer invoice.

- 11) Damage to Pavement. Company shall not be responsible for any damages to the Customer's pavement or accompanying subsurface, curbing or other driving surfaces resulting from the Company's Services.
- 12) Independent Contractor. Nothing contained in this Agreement shall be construed to constitute Customer as a partner, employee, or agent of Company, nor shall either party have any authority to bind the other in any respect. It is intended that Company shall, in all instances, be and remain an independent contractor responsible for its own actions and for its own agents, employees and representatives.
- 13) Indemnity. Customer shall defend, hold harmless and indemnify the Company, its officers, directors, members, affiliates, employees, or contractors from and against any and all damage to persons, property or both (including death) or other liabilities (including, but not limited to, investigation and reasonable legal expenses) resulting from the Customer's (or its employees, invitees or subcontractors) negligence or misconduct, violation of law or breach of this Agreement.
- 14) Termination. This Agreement may only be terminated by the Customer by providing written notice of Company's breach of the Agreement and, only after providing a right to cure the breach and, Company fails to cure the breach within 30 days of written notice. Except as otherwise provided in this Agreement, the termination shall have no effect upon the rights of the parties prior or existing transactions and any liabilities. Upon termination, Company shall wind down its work in progress in a safe manner, protective of Customer and Company owned or operated property, and Customer and Company shall work in good faith to close out any service in an expeditious manner.
- 15) Assignability. This agreement is binding and shall inure to the benefit of all successors and assigns. This Agreement, and any duties hereunder and any retention of Company subject to this Agreement may be assigned in whole or in part, without the mutual written consent of the parties to this Agreement.
- 16) Notice. Any notice to be given under this Agreement by either party to the other shall be in writing and personally delivered or mailed to the other party at its address as set forth above or to such successor addresses as the parties may designate by notice pursuant to this provision.

- 17) Entire Agreement. This Agreement shall constitute the entire agreement between the parties and shall govern the relationship of the parties notwithstanding any previous written agreement and/or any previous or subsequent oral understandings or agreements.
- 18) No Waiver. No waiver of any provision or condition of this Agreement shall be implied or imputed by reason of a party's failure to complain or to seek remedies because of any previous breach or violation.
- 19) Severability. If any clause or provision of this Agreement is found by a court of competent jurisdiction to be invalid or unenforceable, the balance of this Agreement shall be enforced as the written agreement of the parties.
- 20) Credit History. Customer represents and warrants that it has the financial means to meet its obligations under this Agreement, and Customer hereby agrees that Company may, at any time, investigate the credit history of Customer.
- 21) Disputes, Remedies: Except for claims by the Company for collection of fees, the parties' knowingly and voluntarily agree that the any controversy arising between them shall be resolved by binding arbitration under the rules of the American Arbitration Association, and judgement on the award may be entered by any court having jurisdiction. Under no circumstances shall either party be liable to the other for loss of profits or revenues, or for any indirect, special, incidental, consequential or punitive damages, whether in contract, tort and any theory of liability.
- 22) Attorneys' fees, Jury Waiver and Jurisdiction and Venue. The parties agree that if Company files a lawsuit to collect any money due and payable under this Agreement, in any suit brought, Company shall be entitled to recover its reasonable costs and attorneys' fees. Each party, to the extent permitted by law, knowingly, voluntarily, and intentionally waives its right to a trial by jury in any action or other legal proceeding arising out of or relating to this Agreement. Customer and Company agree to personal jurisdiction and venue in Cuyahoga County, Ohio and neither Company nor Customer shall object or oppose personal jurisdiction or venue if the lawsuit is filed in Cuyahoga County, Ohio.
- 23) Excused Performance. Neither party to this Agreement shall be liable for its failure to perform or delay in performance due to contingencies beyond its reasonable control, including but not limited to, unsafe conditions, weather, strikes, riots, compliance with laws or governmental orders, fires, or acts of God

Special Instructions / Comments Continued...

TAB 8

AGREEMENT FOR SECURITY SERVICES

THIS AGREEMENT FOR SECURITY SERVICES (the "Agreement"), is entered into as of this first day of October, 2025 (the "Effective Date"), by and between:

The **WESTRIDGE COMMUNITY DEVELOPMENT DISTRICT** ("CDD"), a local unit of special purpose government organized and existing in accordance with Chapter 190, whose address for purposes of this Agreement is c/o Rizzetta & Company, Inc., 8529 South Park Circle, Suite 330, Orlando, FL 32819, and **RESIDENTIAL PROTECTION SERVICES LLC**, a Florida Limited Liability Company, whose address for purposes of this Agreement is 2641 Orange Court, Longwood, FL 32779.

FOR VALID CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Contractor and CDD agree as follows:

1. **Term**. This Agreement shall commence on the Effective Date and shall have an initial term from the Effective Date to September 30, 2026, unless sooner terminated in accordance with this Agreement or unless extended pursuant to the terms hereof. Unless a Notice of Termination has been given, pursuant to Paragraph 7 below, the parties may agree to this Agreement to be a Continuing Contract and shall automatically extend for an additional twelve-month term on each anniversary date unless terminated pursuant to Paragraph 7 .

2. **Contractor** shall provide the following services to CDD:

Scope of Services: Contractor shall provide uniformed unarmed officers to patrol the District as set forth in Exhibit "A". The times and dates of the patrol shall be established at the direction of the District Manager, but shall not exceed a cost of \$25,000 annually.

Officer Reports: The Contractor will provide an officer report for each day/night worked detailing the activity of the officer and of the property. These reports will list dates and times the officer is actually on site. Reports will be turned in at a determined place and time.

Parking Enforcement Policy: Contractor is responsible for patrol and enforcement of the CDD's Street Parking Enforcement Policy and Procedures, which are attached as part of the Scope of Services, as the policy may be amended from time to time.

Additional services: Contractor will provide additional services and recommendations at the request of the CDD. Additional pricing of such services will be set prior to start and submitted in writing. Any changes in duties or requirements shall be put in writing and approved prior to any such changes. Scope of services are not limited to the posted requirements and are subject to change at any time.

3. **Independent Contractor**. Neither Contractor nor any of the employees, agents, officers, directors, contractors or representatives of Contractor shall be deemed employees of CDD or receive employee or other benefits from CDD. Contractor is responsible for paying all

wages, expenses, federal and state payroll taxes and any similar tax relating to such employees, and will provide uniforms, badges and accessories in accordance with Contractor's established standards.

4. **Fees.** District agrees to compensate the Contractor at the rate of \$35.00 per man hour with the total compensation to be capped at **TWENTY-FIVE THOUSAND AND 00/100 DOLLARS (\$25,000.00 USD).**
5. **Sales Tax.** CDD is exempt from sales tax on this transaction.
6. **Reports: Invoices.** The Contractor shall provide to CDD on a monthly basis a summary of hours of services provided in a format acceptable to CDD. The Contractor will invoice CDD on a monthly basis. Invoices are due and payable within thirty (30) days of receipt. An interest rate of 5% per month shall be added to all invoices not paid within 30 days. Payment shall be made by business check or other commercial reasonable means.
7. **Termination.** This Agreement may be terminated by either party for any reason with thirty (30) days prior written notice ("Termination Without Cause"). Notwithstanding the foregoing, either party may terminate this Agreement effective immediately for breach, misconduct or other non-performance under the Agreement by the non-terminating party ("Termination With Cause").

A. *Termination Without Cause.* If this Agreement is Terminated Without Cause, Contractor shall, in CDD's sole discretion, continue providing services pursuant to this Agreement during the 30-day termination period provided CDD continues paying for such services in accordance with the Agreement; provided, however, if CDD elects not to have the Contractor continue providing services CDD shall still be obligated to pay for the services which the Contractor would otherwise have provided during the 30-day termination period.

B. *Termination With Cause.* If this Agreement is Terminated With Cause by CDD, CDD shall not be required to pay any additional fees after the date and time of termination.

8. **Standard of Performance.** All personnel provided by the Contractor pursuant to this Agreement shall perform the services hereunder in a professional manner, consistent with the standard rules and code of conduct of such professionals, in accordance with any special instructions given by CDD and in compliance with all state, federal and local laws, roles and ordinances.
9. **Insurance and Bond Requirements.** The Contractor shall provide evidence to CDD of an adequate general liability insurance policy and indemnity bond with terms acceptable to CDD, For purposes of insurance, the following shall be deemed acceptable by the CDD:
 - A. Worker's Compensation Insurance in accordance with the laws of the State of Florida.

B. Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 (one million dollars) combined single limit bodily injury and property damage liability with the CDD included as an additional insured, but only to the extent that same are indemnified pursuant to Section 10 hereof, and covering at least the following hazards:

(1) Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation;

(2) Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles or other equipment required to be licensed.

In the event the Contractor retains subcontractors, the Contractor shall be responsible for assuring that all subcontractors carry insurance in the minimum amount set forth in this Section 9. Nothing herein shall be deemed to permit Contractor to use subcontractors without the written consent of CDD.

10. **Indemnification.** The Contractor shall indemnify, hold harmless and defend CDD, or any of its officers, employees or agents from and against all liability, claims, demands and causes of action arising out of or related to any loss, damage, injury, or loss or damage to property caused, directly or indirectly, by the actions or omissions of the Contractor.
11. **Severability.** If any provision of this Agreement, the deletion of which would not adversely affect a party's enjoyment of any material benefit intended by this Agreement nor substantially increase the burden of either party under this Agreement, is found to be invalid or unenforceable, that provision will be severed from this Agreement and the remainder of this Agreement will continue to be binding and enforceable.
12. **Waiver.** No waiver of any provision hereof shall be effective unless executed in writing by the party claimed to have made the waiver. No waiver of a provision hereof shall constitute a continuing waiver. A party's forbearance to enforce any available rights or to exercise any available remedy, or to insist upon strict compliance herewith, shall not be deemed a waiver or forfeiture of such rights, remedies or strict compliance. A party's acceptance of any late or inadequate performance shall not constitute a waiver or forfeiture of that party's right to treat such performance as an event of default or to require timely and adequate performance in the future.
13. **Notice.** Any notices required by this Agreement shall be sent to the addresses noted in the preamble to this Agreement, or at such other address designated in writing by the party to receive notice. Notices shall be either (1) personally delivered (including delivery by Federal Express or other courier service) to the addresses set forth above, in which case they shall be deemed delivered on the date of delivery; (2) sent by certified mail, return

receipt requested, in which case they shall be deemed delivered on the date shown on the receipt unless delivery is refused or delayed by the addressee, in which event they shall be deemed delivered on the date of deposit in the U. S. Mail. Notices or communications to or from a party's attorney will be deemed to be to or from that party.

14. **Persons Bound.** If either party consists of more than one person or entity, all such persons and entities will be jointly and severally liable under this Agreement. This Agreement shall be binding upon and shall inure to the benefit of the parties and their respective successors. This Agreement is for the benefit only of the parties or their successors. No other person shall be entitled to rely hereon, receive any benefit here from or, enforce any provision of this Agreement against any party.
15. **Entire Agreement.** This Agreement embodies the entire understanding of the parties, and all negotiations, representations, warranties, and agreements made between the parties are merged herein. The making, execution and delivery of this Agreement by both parties has been induced by no representations, statements, warranties or agreements that are not expressed herein. There are no further or other agreements or understandings, written or oral, in effect between the parties relating to the subject matter hereof.
16. **Attorney Fees.** If either party initiates or is made a party to legal or other dispute resolution proceedings (whether judicial, administrative, declaratory, in arbitration or otherwise) in connection with this Agreement, then the non-prevailing party in those proceedings will pay the costs and attorney fees, including the costs and attorney fees of appellate proceedings incurred by the prevailing party. This obligation to pay attorney fees and costs will apply also to settlements of disputes and to collection efforts.
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. **CDD 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 CDD. ANY COURT PROCEEDINGS ARISING FROM OR RELATED TO THIS AGREEMENT SHALL HAVE EXCLUSIVE VENUE AND JURISDICTION IN POLK COUNTY, FLORIDA.**
18. **Survival.** All indemnities, covenants, warranties, rights and obligations set forth in this Agreement shall survive after the termination of the Agreement.
19. **No Third Party Beneficiary.** Except for the rights of the parties hereto and their respective successors, legal representatives, and assigns, no person or entity has any rights or benefits under this Agreement, and no person or entity is a third party beneficiary of this Agreement.
20. **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.

21. **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(2)(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.

22. 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 Exhibit "B".

[Signatures on next page]

IN WITNESS WHEREOF, this Agreement has been executed as of the day and year first above written.

**RESIDENTIAL PROTECTION
SERVICES LLC**

By: _____
Print Name: _____
Title: _____

**WESTRIDGE COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Chairman of the Board of Supervisors

EXHIBIT “A”

Westridge Community Development District Security - Scope of Services

1. PROJECT SCOPE

The Contractor shall provide security services for the Westridge Community Development District.

2. GENERAL CONTRACTOR REQUIREMENTS AND PROCEDURES

The Contractor shall meet the requirements and follow the procedures associated with all items in this Agreement. These general requirements and procedures are as follows:

2.1 Operation Procedures

The Contractor shall perform the basic services outlined within the Scope of Services at the hours and days requested by the CDD. Employee personnel vehicles will be marked and parked only in areas designated by the CDD.

2.2 Key Personnel

All Work shall be managed and/or directed by key personnel identified in advance to the CDD. Any changes in the assigned key personnel shall be subject to approval by the CDD. Where applicable, the Contractor shall require certifications, training, etc. be secured and updated for all employees.

2.3 Personnel Dress Code

The Contractor shall ensure that employees working on the Project shall wear uniforms or Professional attire at all times. Clothing that expresses or implies obscene language or graphics, degrading or demeaning connotations, or in the opinion of the CDD is unsightly for any reason, shall be strictly prohibited.

2.4 Personnel Conduct

The Contractor shall enforce strict discipline and good order among its employees on the Project site. The Contractor shall ensure that its employees that communicate and interact with the Westridge community and any other customer/party associated with the Westridge Project are knowledgeable of the Project and the Services the Contractor is performing.

2.5 Safety Program

The Contractor shall develop, implement, and maintain a safety program for its operations on the Project. That safety program shall include, at a minimum, a safety policy, safety rules and procedures, safety training, procedures for reinforcing and monitoring safety programs, procedures for accident investigations, providing and maintaining equipment safety features, and safety record keeping.

The Contractor shall comply with all State of Florida and federal and local regulations, rules and orders, as they pertain to occupational safety and health, the safe operation and security of the facilities.

The Contractor shall provide, at the Contractors expense, all safety equipment and materials necessary for and related to the work performed by its employees. Such equipment will include but is not limited to items necessary to protect its employees and the general public, if applicable.

2.6 Facility Location

The CDD does not own a building within the development. Work shall be done by Contractor in its vehicles or on foot.

2.7 Document Control and Data Maintenance

2.7.1 Officers Daily Log

The Contractor shall keep accurate records of all incidences that occur while on duty, documents received, and, if applicable, issues by this Contractor. A 'document log' shall be maintained during the work of this Contractor to provide records on the information available to or from this Contractor. This 'log' shall be updated daily and submitted to the CDD on a daily basis.

3 COORDINATION

The Contractor shall provide coordination with the CDD for all items associated with the requirements of this Agreement.

3.4 General Coordination

The Contractor shall meet with the CDD on a monthly basis. Those meetings shall serve as a forum for the exchange of information, identification of pertinent and critical issues, determination of an action plan and schedule for resolving those issues, review of schedule, and budget status. The Contractor shall prepare the agenda for those meetings and submit it to CDD two workings days prior to the date of each meeting. The Contractor shall record and distribute minutes of each

meeting to all attendees within five (5) business days, as well as other parties with a 'need-to-know.' The CDD shall provide the meeting location or provide for meeting by remote means if appropriate.

In addition, Contractor shall provide a representative to attend the monthly meeting of the Westridge Board of Supervisors if requested to do so by the CDD. This representative shall be knowledgeable of the Project Scope and Scope of Services and shall be able to respond to any questions the Board may have as to the day to day activities at the Project site pursuant to this Agreement.

3.5 Contractor's Project Manager

Contractor shall designate a representative who will be responsible for overall supervision of the Contractor's work force on the Project and shall act as the single point of contact, on a daily basis, between the CDD and the Contractor. This individual shall maintain at all times a means of being contacted by the CDD (beeper or cellular phone) and shall respond to such calls within twenty minutes of contact. This individual shall be responsible for maintaining the Contractor's schedule of activities and notifying the CDD of this daily schedule, for quality control of the Contractor's services.

4 SCHEDULED OPERATIONS

4.1 Patrol Area

Contractor shall provide a visible presence to deter any wrongdoing. Contractor shall patrol areas identified by the CDD but, in the absence of specific identification, Contractor shall provide random patrols to observe activities in the development.

In the event of an incident the contractor shall attempt to acquire names, addresses, and phone numbers from the offenders without causing harm to the Contractor or the offender. Any/all incidents will be recorded in the officer's daily log and reported to the CDD. Neighborhood patrols shall also include parking enforcement, ticketing and identifying vehicles in violation of the District's parking resolution that will need to be towed from property. All parking enforcement to be done in accordance with District Street Parking Rules. The CDD reserves the right to adjust staffing and hours of operations as necessary. Patrol officer should be relocated to guard house in the event of a no-call/no-show for the guard house staff. Contractor shall become familiar with the parking enforcement resolution and procedures and shall, at CDD's direction, tag vehicles in violation of the resolution and/or communicate with the CDD's towing vendor when vehicles are to be towed under the parking resolution.

4.2 Criminal Activities

If the contractor becomes aware of any criminal activities within the CDD property the contractor shall notify the Polk County Sheriff's department immediately and record the incident in the officer's daily log along with any reports from the sheriff's deputy.

4.3 Damage to Facilities

Should the Contractor become aware of damage to the facilities within the area being serviced by the Contractor, the Contractor shall notify the CDD by adding the damages to the officer's daily log. Contractor should notify the CDD by phone and if necessary, contact the Polk County Sheriff's office to file a report for damages.

EXHIBIT “B”

ANTI-HUMAN TRAFFICKING AFFIDAVIT

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

STATE OF FLORIDA
COUNTY _____

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

Affiant is an officer or authorized representative of **Residential Protection Services LLC**, an Florida Limited Liability Company (“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 _____, 2025.

[Name]
[Title]
Affiant

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


Notary Public

(Seal)

TAB 9



Branden Colton <branden@fencecentralfl.com>

To  Giovanni Massimino



Reply



Reply All



Forward



Tue 10/28/2025 12:53 PM

Start your reply all with:

Thank you!

Thank you, I will let you know.

Thank you for the quote.

 Feedback

- Price for 1500' of 4ft tall **\$46,437 no removal included**
- Price for 1500' of 6ft tall **\$61,450 no removal included**
- Just only removal of 1500' of fence **\$8,250 removal and disposal only, no install, for price with install add to the options above**

Best Regards,
Branden Colton
Commercial Sales Specialist
Fence Central
Cell: 863-604-9329
Office: 863-353-2633
www.fencecentralfl.com



Jason Downs <Jason.Downs@fenceoutlet.com>

To ✔ Giovanni Massimino

Cc ✔ Brian Mendes



Reply



Reply All



Forward



Thu 11/6/2025 8:08 AM



If there are problems with how this message is displayed, click here to view it in a web browser.

Giovanni,

To install 1500' of 4'H and 1500' of removal the cost is \$56,612.00 (Special Order)

To install 1500' of 6'H and 1500' of removal the cost is \$55,388.00 (In Stock)

Removal only of 1500 is \$6,450.00

Jason Downs | Commercial Sales Representative

Main Office | 813-651-3623

Direct Line/Fax | 813-699-4163

Jason.Downs@FenceOutlet.com



www.FenceOutlet.com

License Number C-10252 & C-10803

<https://www.facebook.com/FenceOutletInc/>

ESTIMATE



Prepared For

Westridge CDD
3434 Colwell Suite 200
Tampa, Florida 33614
(407) 472-2741

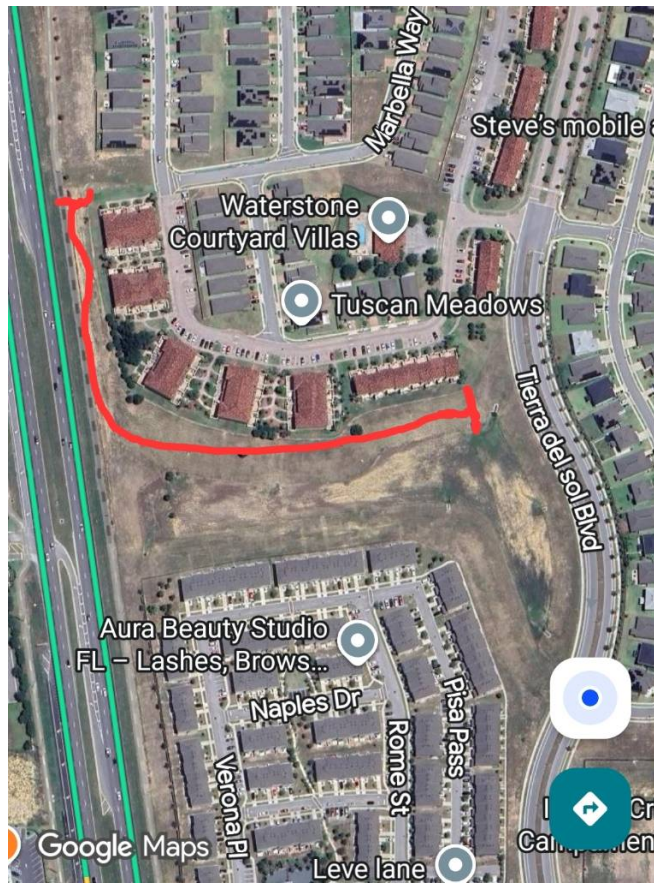
HP Home Maintenance Solutions LLC

2812 Shelburne Way
Saint Cloud , Florida 34772
Phone: (407) 412-3731
Email: hphomemaintenancesolutions@gmail.com
Web: Www.hphomemaintenancesolutions.com

Estimate # 179
Date 10/22/2025

Description	Total
Aluminum fence & removal	\$3,500.00
Removal and disposal of 1500 feet of damaged 6 foot chain link on CDD area located in the back of Waterstone buildings.	
Installation of 1500, 4 foot black aluminum fence , removal and disposal of old 6 foot chain link fence. \$35,827.00	
Installation of 1500, 6 foot black aluminum fence, removal and disposal of old 6 foot chain link fence. \$56,214.59	
<hr/>	
Subtotal	\$3,500.00
Total	\$3,500.00





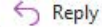
Westridge CDD



John Link <jlink@perimetersolutionsgroup.com>

To ✓ Giovanni Massimino

Cc ✓ Brian Mendes



Reply



Reply All



Forward



Wed 11/5/2025 5:05 PM



If there are problems with how this message is displayed, click here to view it in a web browser.

1500' of 4' tall 3 rail commercial black aluminum is \$32 per ft installed \$48,000 + \$7,500

1500' of 6' tall 3 rail commercial black aluminum is \$37 per ft installed \$55,500 + \$7,500

1500' of removal/haul away is \$5 per foot \$7,500

Please let me know if you would like an official quote.

Thank you

Please note my email address has changed to jlink@perimetersolutionsgroup.com



John Paul Link

Project Manager

Sterling Enterprises, LLC

a division of Perimeter Solutions Group (PSG)

TAB 10

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kinley-Horn and Associates, Inc. shall be without liability to Kinley-Horn and Associates, Inc.



SHEET NUMBER
1

TAB 11



Quarterly Compliance Audit Report

Westridge

Date: October 2025 - 3rd Quarter

Prepared for: Matthew Huber

Developer: Rizzetta

Insurance agency:



Preparer:

Susan Morgan - *SchoolStatus Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

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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**

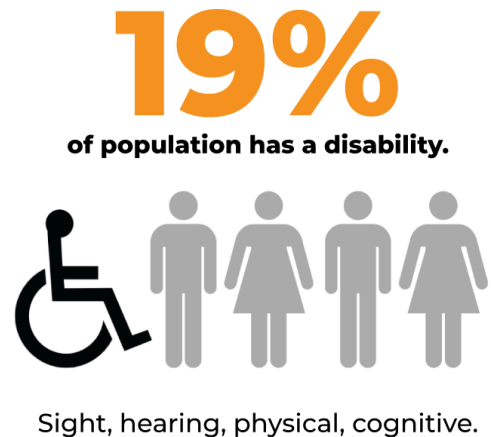
Compliance Criteria

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

Westridge CDD

3434 Colwell Ave, Suite 200

Tampa, FL 33614

407-472-2471 (ext.4404)

bmendes@rizzetta.com

Subject: Annual Goals and Achievement Report – 2025

In compliance with recent Florida legislation requiring all Community Development Districts (CDDs) to set annual goals and provide a year-end report on their progress, the Westridge CDD is pleased to share its **2025 Annual Goals and Achievement Report**.

Annual Goals Set for 2025:

1. Board Meetings Goals

- Conduct all required board meetings in accordance with Florida statutes and district bylaws.
- Ensure proper quorum and active participation from board members at each meeting.
- Enhance meeting efficiency through structured agendas and timely documentation of minutes.

2. Operational Goals

- Maintain community infrastructure, including landscaping, stormwater systems, and amenity facilities, to high standards
- Ensure timely completion of scheduled maintenance and repairs.
- Improve operational efficiency through enhanced vendor coordination and performance monitoring.

Year-End Achievements:

Board Meetings Achievements:

- Successfully held all scheduled board meetings with consistent quorum attainment.
- Achieved high levels of board member engagement and productive discussions.
- Distributed accurate, comprehensive minutes promptly, supporting transparency and resident access.

Operational Achievements:

- Successfully completed all scheduled maintenance projects.
- Maintained consistent service levels with positive resident feedback on landscaping, amenities, and facility upkeep.
- Improved operational oversight by implementing regular vendor performance reviews.

The Board is proud to report that the Westridge CDD successfully met its established board meetings and operational goals for the year. We remain committed to responsible stewardship of District resources and to providing a well-maintained, financially sound community for our residents.

Sincerely,
District Manager: Brian Mendes
Westridge Community Development District