



Rizzetta & Company

Wesbridge Community Development District

**Board of Supervisor's Regular
Meeting
August 14, 2023**

**District Office:
5844 Old Pasco Road, Suite 100
Wesley Chapel, FL 33544
813-994-1001**

www.wesbridgecdd.org

**WESBRIDGE
COMMUNITY DEVELOPMENT DISTRICT**

Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544

Board of Supervisors	Ray Brun Eladio Izquierdo Leslie Green Austin Story Bob Schnaydman	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Daryl Adams	Rizzetta & Company, Inc.
District Counsel	Scott Steady	Burr Forman, P.A.
District Engineer	Stephen Brletic	BDI Engineering

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

August 4, 2023

**Board of Supervisors
Wesbridge Community
Development District**

Dear Board Members:

The regular meeting of the Board of Supervisors of the Wesbridge Community Development District will be held on **Monday, August 14, 2023 at 6:00 p.m.** at the office of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544. The following is the agenda for the meeting:

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ITEMS**
 - A. Public Hearing on Fiscal Year 2023/2024 Final Budget
 1. Consideration of Resolution 2023-06, Adopting Fiscal Year 2023/2024 Final Budget..... Tab 1
 - B. Public Hearing on Fiscal Year 2023/2024 Assessments
 1. Consideration of Resolution 2023-07, Levying O&M Tab 2
Assessments for Fiscal Year 2023/2024
 - C. Consideration of Resolution 2023-08, Setting the Meeting Schedule for Fiscal Year 2023/2024..... Tab 3
 - D. Consideration of Resolution 2023-09, Re-designating a Secretary..... Tab 4
- 4. STAFF REPORTS**
 - A. Aquatics Report..... Tab 5
 - B. Landscape Inspection Manager
 1. Review of Landscape Inspection Report..... Tab 6
 2. Review of Irrigation Report..... Tab 7
 - C. District Counsel
 - D. District Engineer
 1. Review of District Engineer Report..... Tab 8
 - E. District Manager
 1. Presentation of District Manager Report and Monthly Financial Statement..... Tab 9
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors Meeting held on July 10, 2023..... Tab 10
 - B. Consideration of Operation & Maintenance Expenditures for June 2023 Tab 11
- 6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
- 7. ADJOURNMENT**

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

Sincerely,

Daryl Adams

Daryl Adams

District Manager

Tab 1

RESOLUTION 2023-06

THE ANNUAL APPROPRIATION RESOLUTION OF THE WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the twelfth (12th) day in June, 2023, submitted to the Board of Supervisors (“**Board**”) of the Wesbridge Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

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

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

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, has considered any proposed amendments thereto, and approves the appropriations reflected in the Proposed Budget, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Wesbridge Community Development District for the Fiscal Year Ending September 30, 2024.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2023/2024, the sum of \$ _____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

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

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2022/2023 or within 60 days following the end of the Fiscal Year 2023/2024 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.

- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$15,000 or 15% of the original appropriation.
- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District’s website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS _____ DAY OF AUGUST, 2023.

ATTEST:

**WESBRIDGE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

Exhibit A: Fiscal Year 2023/2024 Budget

Exhibit A



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Wesbridge Community Development District

www.Wesbridgecdd.org

**Approved Proposed Budget
for
Fiscal Year
2023/2024**

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Approved Proposed Budget
Wesbridge Community Development District
General Fund
Fiscal Year 2023/2024

	Chart of Accounts Classification	Actual YTD through 06/30/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments	Actual YTD 21/22	Actual YTD 20/21
1										
2	REVENUES									
3	Interest Earnings									\$ -
4	Interest Earnings	\$ 8	\$ 11	\$ -	\$ 11	\$ -	\$ -		\$ 1	\$ -
5	Special Assessments									
6	Tax Roll	\$ 286,124	\$ 286,124	\$ 283,592	\$ 2,532	\$ 350,078	\$ 66,486		\$ 264,635	\$ 237,424
7	Off Roll								\$ -	\$ 17,921
8	Contribution Donations From Private Sources									
9	Developer Contributions								\$ -	\$ 14,294
10	Other Miscellaneous Revenues	\$ -								
11	Miscellaneous Revenue	\$ 360	\$ 480	\$ -	\$ -	\$ -	\$ -		\$ 210	\$ 260
12	TOTAL REVENUES	\$ 286,492	\$ 286,615	\$ 283,592	\$ 2,543	\$ 350,078	\$ 66,486		\$ 264,846	\$ 269,899
13										
14	TOTAL REVENUES AND BALANCE FORWARD	\$ 286,492	\$ 286,615	\$ 283,592	\$ 2,543	\$ 350,078	\$ 66,486		\$ 264,846	\$ 269,899
15										
16	EXPENDITURES - ADMINISTRATIVE									
17										
18	Legislative									
19	Supervisor Fees	\$ 8,600	\$ 11,467	\$ 12,000	\$ 533	\$ 12,000	\$ -	No change	\$ 2,000	\$ -
20	Financial & Administrative									
21	Administrative Services	\$ 3,688	4,728	\$ 4,917	189	\$ 4,917	\$ -		\$ 4,728	\$ 4,635
22	District Management	\$ 16,471	21,117	\$ 21,962	845	\$ 21,962	\$ -		\$ 21,117	\$ 20,703
23	District Engineer	\$ 13,033	\$ 17,377	\$ 8,000	\$ (9,377)	\$ 12,000	\$ 4,000	Increase base on trend	\$ 8,443	\$ 3,780
24	Disclosure Report	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -		\$ 5,000	\$ 5,000
25	Trustees Fees	\$ 3,704	\$ 4,939	\$ 5,000	\$ 61	\$ 5,000	\$ -		\$ 7,744	\$ 4,377
26	Tax Collector /Property Appraiser Fees	\$ 150	\$ 150	\$ 150	\$ -	\$ 150	\$ -		\$ 269	\$ 150
27	Financial & Revenue Collections	\$ 2,950	\$ 3,933	\$ 3,933	\$ (0)	\$ 3,933	\$ -		\$ 3,782	\$ 3,708
28	Assessment Roll	\$ 5,304	\$ 5,100	\$ 5,304	\$ 204	\$ 5,304	\$ -		\$ 5,100	\$ 5,000
29	Accounting Services	\$ 14,750	\$ 18,911	\$ 19,667	\$ 756	\$ 19,667	\$ -		\$ 18,911	\$ 18,450
30	Auditing Services	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -		\$ 4,529	\$ 4,426
31	Arbitrage Rebate Calculation	\$ -	\$ -	\$ 500	\$ 500	\$ 450	\$ (50)	Per contract.	\$ 450	\$ 450
32	Public Officials Liability Insurance	\$ 2,667	\$ 2,481	\$ 2,977	\$ 496	\$ 3,067	\$ 90	EGIS Projected Increase-15%	\$ 2,481	\$ 2,363
33	Legal Advertising	\$ 635	\$ 847	\$ 5,000	\$ 4,153	\$ 1,700	\$ (3,300)	I took the last two years avg plus the trend.	\$ 1,198	\$ 2,379
34	Miscellaneous Mailings								\$ 561	\$ 143
35	Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -	\$ 175	\$ -		\$ 175	\$ 175
36	ADA Website Compliance	\$ 1,538	\$ 1,539	\$ 1,600	\$ 62	\$ 1,538	\$ (63)	\$1537.50 per contract	\$ 1,538	\$ -
37	Website Hosting, Maintenance, Backup & Email	\$ 1,575	\$ 2,100	\$ 1,200	\$ (900)	\$ 2,100	\$ 900	This is per contract	\$ 1,775	\$ 3,988
38	Legal Counsel		\$ -							

**Wesbridge Community Development District
Debt Service
Fiscal Year 2023/2024**

Chart of Accounts Classification	Series 2019	Budget for 2023/2024
REVENUES		
Special Assessments		
Net Special Assessments ⁽¹⁾	\$388,325.66	\$388,325.66
TOTAL REVENUES	\$388,325.66	\$388,325.66
EXPENDITURES		
Administrative		
Debt Service Obligation	\$388,325.66	\$388,325.66
Administrative Subtotal	\$388,325.66	\$388,325.66
TOTAL EXPENDITURES	\$388,325.66	\$388,325.66
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00

Pasco County Collection Costs (2%) and Early Payment Discounts (4%)

6.0%

Gross assessments

\$412,761.12

Notes:

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

⁽¹⁾ Maximum Annual Debt Service less any Prepaid Assessments Received

WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2023/2024 O&M Budget		\$410,278.40
Collection Cost @	2%	\$8,729.33
Early Payment Discount @	4%	\$17,458.66
2023/2024 Total		<u>\$436,466.38</u>

2022/2023 O&M Budget		\$295,052.00
2023/2024 O&M Budget		\$410,278.40
Total Difference		<u>\$115,226.40</u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2022/2023	2023/2024	\$	%
2019 Debt Service - Single Family 40'	\$998.82	\$998.82	\$0.00	0.00%
Operations/Maintenance - Single Family 40'	\$759.55	\$1,056.18	\$296.63	39.05%
Total	\$1,758.37	\$2,055.00	\$296.63	16.87%
2019 Debt Service - Single Family 50'	\$1,248.52	\$1,248.52	\$0.00	0.00%
Operations/Maintenance - Single Family 50'	\$949.44	\$1,320.22	\$370.78	39.05%
Total	\$2,197.96	\$2,568.74	\$370.78	16.87%
2019 Debt Service - Single Family 60'	\$1,498.22	\$1,498.22	\$0.00	0.00%
Operations/Maintenance - Single Family 60'	\$1,139.33	\$1,584.27	\$444.94	39.05%
Total	\$2,637.55	\$3,082.49	\$444.94	16.87%

WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024 O&M ASSESSMENT SCHEDULE

NET O&M ASSESSMENT		\$410,278.40
COLLECTION COSTS @	2%	\$8,729.33
EARLY PAYMENT DISCOUNT @	4%	\$17,458.66
TOTAL O&M ASSESSMENT		<u>\$436,466.38</u>

<u>LOT SIZE</u>	<u>UNITS ASSESSED</u>		<u>ALLOCATION OF O&M ASSESSMENT</u>			
	<u>O&M</u>	<u>SERIES 2019 DEBT SERVICE ⁽¹⁾</u>	<u>EAU FACTOR</u>	<u>TOTAL EAU's</u>	<u>% TOTAL EAU's</u>	<u>TOTAL O&M BUDGET</u>
Single Family 40'	148	148	0.80	118.40	35.81%	\$156,314.64
Single Family 50'	157	157	1.00	157.00	47.49%	\$207,275.32
Single Family 60'	46	46	1.20	55.20	16.70%	\$72,876.42
TOTAL	<u>351</u>	<u>351</u>		<u>330.60</u>	<u>100%</u>	<u>\$436,466.38</u>

<u>PER LOT ANNUAL ASSESSMENT</u>		
<u>O&M ⁽²⁾</u>	<u>SERIES 2019 DEBT SERVICE ⁽³⁾</u>	<u>TOTAL</u>
\$1,056.18	\$998.82	\$2,055.00
\$1,320.22	\$1,248.52	\$2,568.74
\$1,584.27	\$1,498.22	\$3,082.49

Less: Pasco County Collection Costs (2%) & Early Payment Discounts (4%): **(\$26,187.98)**

Net Revenue to be Collected: **\$410,278.40**

⁽¹⁾ Reflects the number of total lots with Series 2019 debt outstanding.

⁽²⁾ Annual assessment that will appear on November 2023 Pasco County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

⁽³⁾ Annual debt service assessment per lot adopted in connection with the Series 2019 bond issue. Annual assessment includes principal, interest, Pasco County collection costs (2%) and early payment discount of up to 4% if paid early.

GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

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

REVENUES:

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

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

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

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

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

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

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

EXPENDITURES – ADMINISTRATIVE:

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



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

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

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

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

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

Assessment Roll: The District will contract with a firm to prepare, maintain and certify the assessment roll(s) and annually levy a non-ad valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services of the Collection Agent include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. The Collection Agent also maintains and updates the District's lien book(s) annually and provides for the release of liens on property after the full collection of bond debt levied on particular properties.

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

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

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

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

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



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

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

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

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

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

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

EXPENDITURES - FIELD OPERATIONS:

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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



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RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

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

REVENUES:

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

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

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

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

EXPENDITURES:

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

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



DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

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

REVENUES:

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

EXPENDITURES – ADMINISTRATIVE:

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

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



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Tab 2

RESOLUTION 2023-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2023/2024; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District is located in Pasco County, Florida (“**County**”); and

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

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”), attached hereto as **Exhibit “A;**” and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

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

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

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2023/2024; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector

(“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll (“**Assessment Roll**”) attached to this Resolution as **Exhibit “B,”** and to certify the portion of the Assessment Roll related to certain developed property (“**Tax Roll Property**”) to the County Tax Collector pursuant to the Uniform Method, all as set forth in **Exhibit “B;”** and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The provision of the services, facilities, and operations as described in **Exhibit “A”** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits “A” and “B,”** and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits “A” and “B.”** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

A. Tax Roll Assessments. The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits “A” and “B.”**

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

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

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

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this _____ day of August, 2023.

ATTEST:

**WESBRIDGE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairman, Board of Supervisors

Exhibit A: Budget

Exhibit B: Assessment Roll (Uniform Method)

Exhibit A



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Wesbridge Community Development District

www.Wesbridgecdd.org

**Approved Proposed Budget
for
Fiscal Year
2023/2024**

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**Approved Proposed Budget
Wesbridge Community Development District
General Fund
Fiscal Year 2023/2024**

	Chart of Accounts Classification	Actual YTD through 06/30/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments	Actual YTD 21/22	Actual YTD 20/21
1										
2	REVENUES									
3	Interest Earnings									\$ -
4	Interest Earnings	\$ 8	\$ 11	\$ -	\$ 11	\$ -	\$ -		\$ 1	\$ -
5	Special Assessments									
6	Tax Roll	\$ 286,124	\$ 286,124	\$ 283,592	\$ 2,532	\$ 350,078	\$ 66,486		\$ 264,635	\$ 237,424
7	Off Roll								\$ -	\$ 17,921
8	Contribution Donations From Private Sources									
9	Developer Contributions								\$ -	\$ 14,294
10	Other Miscellaneous Revenues	\$ -								
11	Miscellaneous Revenue	\$ 360	\$ 480	\$ -	\$ -	\$ -	\$ -		\$ 210	\$ 260
12	TOTAL REVENUES	\$ 286,492	\$ 286,615	\$ 283,592	\$ 2,543	\$ 350,078	\$ 66,486		\$ 264,846	\$ 269,899
13										
14	TOTAL REVENUES AND BALANCE FORWARD	\$ 286,492	\$ 286,615	\$ 283,592	\$ 2,543	\$ 350,078	\$ 66,486		\$ 264,846	\$ 269,899
15										
16	EXPENDITURES - ADMINISTRATIVE									
17										
18	Legislative									
19	Supervisor Fees	\$ 8,600	\$ 11,467	\$ 12,000	\$ 533	\$ 12,000	\$ -	No change	\$ 2,000	\$ -
20	Financial & Administrative									
21	Administrative Services	\$ 3,688	4,728	\$ 4,917	189	\$ 4,917	\$ -		\$ 4,728	\$ 4,635
22	District Management	\$ 16,471	21,117	\$ 21,962	845	\$ 21,962	\$ -		\$ 21,117	\$ 20,703
23	District Engineer	\$ 13,033	\$ 17,377	\$ 8,000	\$ (9,377)	\$ 12,000	\$ 4,000	Increase base on trend	\$ 8,443	\$ 3,780
24	Disclosure Report	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -		\$ 5,000	\$ 5,000
25	Trustees Fees	\$ 3,704	\$ 4,939	\$ 5,000	\$ 61	\$ 5,000	\$ -		\$ 7,744	\$ 4,377
26	Tax Collector /Property Appraiser Fees	\$ 150	\$ 150	\$ 150	\$ -	\$ 150	\$ -		\$ 269	\$ 150
27	Financial & Revenue Collections	\$ 2,950	\$ 3,933	\$ 3,933	\$ (0)	\$ 3,933	\$ -		\$ 3,782	\$ 3,708
28	Assessment Roll	\$ 5,304	\$ 5,100	\$ 5,304	\$ 204	\$ 5,304	\$ -		\$ 5,100	\$ 5,000
29	Accounting Services	\$ 14,750	\$ 18,911	\$ 19,667	\$ 756	\$ 19,667	\$ -		\$ 18,911	\$ 18,450
30	Auditing Services	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -		\$ 4,529	\$ 4,426
31	Arbitrage Rebate Calculation	\$ -	\$ -	\$ 500	\$ 500	\$ 450	\$ (50)	Per contract.	\$ 450	\$ 450
32	Public Officials Liability Insurance	\$ 2,667	\$ 2,481	\$ 2,977	\$ 496	\$ 3,067	\$ 90	EGIS Projected Increase-15%	\$ 2,481	\$ 2,363
33	Legal Advertising	\$ 635	\$ 847	\$ 5,000	\$ 4,153	\$ 1,700	\$ (3,300)	I took the last two years avg plus the trend.	\$ 1,198	\$ 2,379
34	Miscellaneous Mailings								\$ 561	\$ 143
35	Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -	\$ 175	\$ -		\$ 175	\$ 175
36	ADA Website Compliance	\$ 1,538	\$ 1,539	\$ 1,600	\$ 62	\$ 1,538	\$ (63)	\$1537.50 per contract	\$ 1,538	\$ -
37	Website Hosting, Maintenance, Backup & Email	\$ 1,575	\$ 2,100	\$ 1,200	\$ (900)	\$ 2,100	\$ 900	This is per contract	\$ 1,775	\$ 3,988
38	Legal Counsel		\$ -							

**Wesbridge Community Development District
Debt Service
Fiscal Year 2023/2024**

Chart of Accounts Classification	Series 2019	Budget for 2023/2024
REVENUES		
Special Assessments		
Net Special Assessments ⁽¹⁾	\$388,325.66	\$388,325.66
TOTAL REVENUES	\$388,325.66	\$388,325.66
EXPENDITURES		
Administrative		
Debt Service Obligation	\$388,325.66	\$388,325.66
Administrative Subtotal	\$388,325.66	\$388,325.66
TOTAL EXPENDITURES	\$388,325.66	\$388,325.66
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00

Pasco County Collection Costs (2%) and Early Payment Discounts (4%)

6.0%

Gross assessments

\$412,761.12

Notes:

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

⁽¹⁾ Maximum Annual Debt Service less any Prepaid Assessments Received

WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2023/2024 O&M Budget		\$410,278.40
Collection Cost @	2%	\$8,729.33
Early Payment Discount @	4%	\$17,458.66
2023/2024 Total		<u>\$436,466.38</u>

2022/2023 O&M Budget		\$295,052.00
2023/2024 O&M Budget		\$410,278.40
Total Difference		<u><u>\$115,226.40</u></u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2022/2023	2023/2024	\$	%
2019 Debt Service - Single Family 40'	\$998.82	\$998.82	\$0.00	0.00%
Operations/Maintenance - Single Family 40'	\$759.55	\$1,056.18	\$296.63	39.05%
Total	\$1,758.37	\$2,055.00	\$296.63	16.87%
2019 Debt Service - Single Family 50'	\$1,248.52	\$1,248.52	\$0.00	0.00%
Operations/Maintenance - Single Family 50'	\$949.44	\$1,320.22	\$370.78	39.05%
Total	\$2,197.96	\$2,568.74	\$370.78	16.87%
2019 Debt Service - Single Family 60'	\$1,498.22	\$1,498.22	\$0.00	0.00%
Operations/Maintenance - Single Family 60'	\$1,139.33	\$1,584.27	\$444.94	39.05%
Total	\$2,637.55	\$3,082.49	\$444.94	16.87%

WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024 O&M ASSESSMENT SCHEDULE

NET O&M ASSESSMENT		\$410,278.40
COLLECTION COSTS @	2%	\$8,729.33
EARLY PAYMENT DISCOUNT @	4%	\$17,458.66
TOTAL O&M ASSESSMENT		<u>\$436,466.38</u>

LOT SIZE	UNITS ASSESSED		ALLOCATION OF O&M ASSESSMENT			
	O&M	SERIES 2019 DEBT SERVICE ⁽¹⁾	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET
Single Family 40'	148	148	0.80	118.40	35.81%	\$156,314.64
Single Family 50'	157	157	1.00	157.00	47.49%	\$207,275.32
Single Family 60'	46	46	1.20	55.20	16.70%	\$72,876.42
TOTAL	<u>351</u>	<u>351</u>		<u>330.60</u>	<u>100%</u>	<u>\$436,466.38</u>

PER LOT ANNUAL ASSESSMENT		
O&M ⁽²⁾	SERIES 2019 DEBT SERVICE ⁽³⁾	TOTAL
\$1,056.18	\$998.82	\$2,055.00
\$1,320.22	\$1,248.52	\$2,568.74
\$1,584.27	\$1,498.22	\$3,082.49

Less: Pasco County Collection Costs (2%) & Early Payment Discounts (4%): **(\$26,187.98)**

Net Revenue to be Collected: **\$410,278.40**

⁽¹⁾ Reflects the number of total lots with Series 2019 debt outstanding.

⁽²⁾ Annual assessment that will appear on November 2023 Pasco County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

⁽³⁾ Annual debt service assessment per lot adopted in connection with the Series 2019 bond issue. Annual assessment includes principal, interest, Pasco County collection costs (2%) and early payment discount of up to 4% if paid early.

GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

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

REVENUES:

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

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

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

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

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

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

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

EXPENDITURES – ADMINISTRATIVE:

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



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

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

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

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

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

Assessment Roll: The District will contract with a firm to prepare, maintain and certify the assessment roll(s) and annually levy a non-ad valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services of the Collection Agent include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. The Collection Agent also maintains and updates the District's lien book(s) annually and provides for the release of liens on property after the full collection of bond debt levied on particular properties.

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

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

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

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

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



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

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

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

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

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

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

EXPENDITURES - FIELD OPERATIONS:

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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



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RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

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

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

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

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

EXPENDITURES:

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

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



DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

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

REVENUES:

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

EXPENDITURES – ADMINISTRATIVE:

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

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



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Tab 3

RESOLUTION 2023-08

A RESOLUTION OF THE WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2023/2024

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

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

WHEREAS, the Board has proposed the Fiscal Year 2023/2024 annual meeting schedule as attached in **Exhibit A**;

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

1. The Fiscal Year 2023/2024 annual public meeting schedule attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.
2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this _____ day of August, 2023.

ATTEST:

WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT

Secretary / Assistant Secretary

Chairman, Board of Supervisors

EXHIBIT “A”
BOARD OF SUPERVISORS’ MEETING DATES
WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024

October 16, 2023
November 20, 2023
December 18, 2023
January 15, 2024
February 19, 2024
March 18, 2024
April 15, 2024
May 20, 2024
June 17, 2024
July 15, 2024
August 19, 2024
September 16, 2024

Meetings will convene at 5:30 p.m., at the office of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544.

Tab 4

RESOLUTION 2023-09

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT
REDESIGNATING THE SECRETARY OF THE DISTRICT, AND
PROVIDING FOR AN EFFECTIVE DATE**

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

WHEREAS, the Board of Supervisors (hereinafter the "Board") previously designated Bob Schleifer as Secretary pursuant to Resolution 2020-04; and

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

Section 1. Scott Brizendine is appointed Secretary

Section 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS _____ DAY OF AUGUST, 2023.

**WESBRIDGE
COMMUNITY DEVELOPMENT DISTRICT**

CHAIRMAN/VICE CHAIRMAN

ATTEST:

ASSISTANT SECRETARY

Tab 5



Wesbridge

Water Way Inspection Report

Prepared by:

Remson Aquatics LLC, Riverview FL
Matthew Remson Environmental Scientist
11207 Remson Lane, Riverview, FL 33578
Cell: 813-748-2433 Office: 813-671-2851

Pond: 1

Comments:

Little to no torpedo grass was present this maintenance event. Any new vegetation was treated.

Pond is very pristine at this time.

Liter and Debris was removed.



Pond: 2

Comments:

Little to no torpedo grass was present this maintenance event. Any new vegetation was treated.

Pond is very pristine at this time.

Liter and Debris was removed.



Pond: 3

Comments:

Little to no algae blooms or torpedo grass was present this maintenance event. Any new vegetation was treated.

Liter and Debris was removed.

Pond is very pristine at this time.



Pond: 4

Comments:

Small algae blooms and torpedo grass was treated this maintenance event.

Liter and Debris was removed.

Pond is very pristine at this time.



Pond: 5

Comments:

Little to no torpedo grass was present this maintenance event. Any new vegetation was treated.

Liter and Debris was removed.

Pond is very pristine at this time.



Pond: 6

Comments:

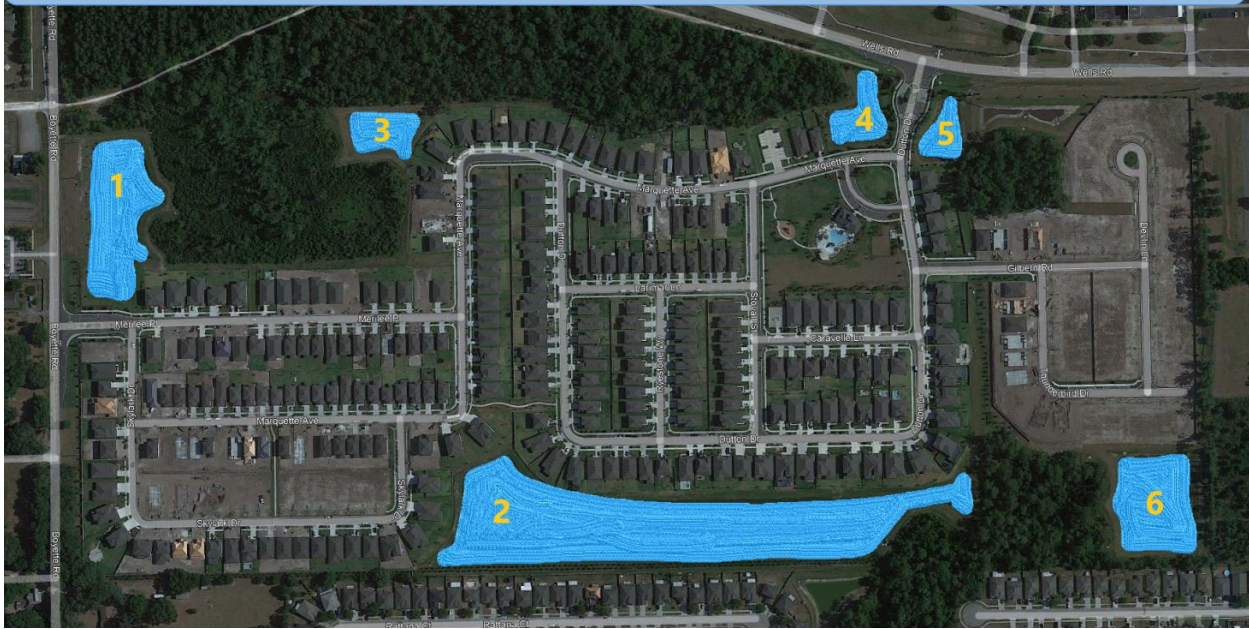
Small algae blooms and torpedo grass was treated this maintenance event.

Liter and Debris was removed.

Pond is very pristine at this time.



Wesbridge Aquatic Map



Lake/Pond Recommendations and Summary

Over all the Ponds in Wesbridge are in very good shape.

Algae blooms have been beaten back and are now under control in every pond.

Shoreline vegetation is under control in every pond.

Underwaters weeds have been eradicated at this time.

At this time every pond in Wesbridge is very pristine and are attracting more wild fowl.

Liter and other debris has been removed and hauled off site.

Tab 6

WESBRIDGE

LANDSCAPE INSPECTION REPORT



August 4, 2023
Rizzetta & Company
Jason Liggett- Landscape Specialist



Rizzetta & Company
Professionals in Community Management

General Updates, Recent & Upcoming Maintenance Events

- ❖ Complete red items on the report. Improve weeds pressure throughout the district bed spaces.

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

1. LMP to address the bed spaces to the far east of the property outside of the Vinyl fence. These need to be soft edged and weeds eradicated along with trimming of the shrubs.(Pic 1,1a)



2. Eradicate the bed weeds and make sure soft edging is being performed along the vinyl fence across from the high school.(2,2a)



4. Diagnose and treat the browning in the fakahatchee across from the high school along the vinyl fence. Perform a cutback once treated.(Pic 4 Next Page)



Dutton Drive, Devlin Lane, Thunderbird Drive



5. Trim the hollies at the main entrance behind the fences also the plant material needs to be trimmed on the backside of this fence.(5,5a)



6. Make sure crews are edging around the valve boxes throughout the property.(Pic 6)



7. Remove the black strap from the pone trees in the Gilbern Drive cut through that heads south between the houses.(Pic 7)



8. Remove the sucker growth in the same area above from the ornamental grasses and perform a cutback. Eradicate the weeds in the beds.

9. Remove the tall weeds in the parsoni Juniper in the Devlin Lane center island.

10. Make sure crews are mowing behind the house to the north of Gilbern Drive. This area goes all the way to Devlin Lane.(Pic 10 Next Page)



Dutton Drive, Devlin Lane, Thunderbird Drive



17. Make sure crews are detailing the beds next tot 30063 Merilee Place. Eradicate weeds from this bed.
18. Remove the vines and taller weeds by hand at the entrance on Boyette Road.
19. Provide the district a price to straighten the red cedar on Boyette Road that is leaning.
- 20. Eradicate the bed weeds throughout the bed spaces on Boyette road.(Pic 20, 20a)**

11. Remove the dead from the bird of paradise in the cut through that goes from Dutton drive to Marquette Ave.

12. Trim the hollies trees in the same area as above trying to keep at a Christmas tree shape.(Pic 12)



13. Trim the east Palatka hollies next to 30383 Larimar Lane.
14. Treat the bed weeds throughout the beds on Larimar lane next to the homes.
15. Treat the bed weeds in the beds next to 30206 Marquette ave. Make sure these beds are being soft edged.
16. Remove the vines in the ornamental grassed next to 30169 Marquette Ave.



Tab 7

Irrigation Service/Proposal Request

Property: <i>Wasbridge</i>	DATE <i>7/18/23</i>
Location	

Emergency? _____

Work Ordered By: *Javier Bellido*

Field Contact if any: _____

Phone _____ FSR/PROPOSAL # *73491*

Description of Work to be performed:
According to the Proposal

Materials needed :

Foreman: <i>Javier B.</i>
Manager
Date Completed
Total Man Hours
Inspected by
Date

Special Tools Needed:



PO Box 267
 Seffner, FL 33583
 O: 813-757-6500
 F: 813-757-6501

Estimate

Submitted To:
 Wesbridge Community Development District
 c/o Rizzetta & Company, Inc.
 3434 Colwell Ave, Suite 200
 Tampa, FL 33614

Date	5/17/2023
Estimate #	83491
LMP REPRESENTATIVE	
JB-PI	
PO #	
Work Order #	

Controller # 3 next to 30507 Gilbern Rd.

DESCRIPTION	QTY	COST	TOTAL
Controller # 3 next to 30507 Gilbern Rd.			
Replace 6 inch spray head	1	24.00	24.00
repair drip irrigation leak	6	5.00	30.00
install / replace MP Rotator nozzle	1	13.00	13.00
Install / replace Hunter Mini-Click wired rain sensor	1	77.00	77.00
Install Hunter solar panel kit for XC Hybrid controller	1	245.00	245.00
Initial irrigation inspection repairs needed: Replace 1 broken or leaking 6 inch spray head with Hunter MP Rotator nozzle. Repair 6 drip irrigation leaks. Install Hunter solar panel kit for XC Hybrid controller. Install Hunter wired rain sensor.			

TERMS AND CONDITIONS:

TOTAL	\$389.00
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LMP reserves the right to withdraw this proposal if not accepted within 21 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

ACCEPTANCE OF PROPOSAL: The above prices, scope of work and terms and conditions are hereby satisfactorily agreed upon. LMP, Inc. has been authorized to perform the work as outlined and payment will be made as outlined above. The above pricing does not include any unforeseen modifications to the said irrigation system that could not be reasonably accounted for prior to job start. All plant material carries a one (1) year warranty provided LMP, Inc. is performing landscape maintenance services to the area installed or enhanced at the time of installation. If not, then there is no warranty on the plant material. LMP cannot warranty against Acts of God, including cold weather events & natural disasters. Also, no warranty will be provided on any material that has been transplanted from another part of the property.

OWNER / AGENT

Darryl Adams

DATE 6-30-23

Irrigation Service/Proposal Request

Property: Westbridge

DATE 7/18/23

Location

Emergency?

Work Ordered By: Javier B.

Field Contact if any:

Phone _____

FSR/PROPOSAL # 83493

Description of Work to be performed:

According to the Proposal

Materials needed :

Foreman: Javier B.

Manager

Date Completed

Total Man Hours

Inspected by

Date

Special Tools Needed:



PO Box 267
 Seffner, FL 33583
 O: 813-757-6500
 F: 813-757-6501

Estimate

Submitted To:
 Wesbridge Community Development District
 c/o Rizzetta & Company, Inc.
 3434 Colwell Ave, Suite 200
 Tampa, FL 33614

Date	5/17/2023
Estimate #	83493
LMP REPRESENTATIVE	
RGBpi	
PO #	
Work Order #	

Controller # 1 at Wells Rd. next to entrance

DESCRIPTION	QTY	COST	TOTAL
Controller # 1 at Wells Rd. next to entrance			
Repair 12 drip irrigation leaks	12	6.00	72.00
Install Hunter solar panel kit for XC Hybrid controller	1	245.00	245.00
Install / replace Hunter Mini-Click wired rain sensor	1	77.00	77.00
4 inch x 4 inch x 8 ft. pressure treated post	1	30.00	30.00
Labor: 1 man @ \$ 65.00 per hour (Install 4 x 4 and moving current controller to new post)	1	65.00	65.00
Initial irrigation inspection repairs needed: Repair 12 drip irrigation leaks. Replace broken post for controller. Install Hunter solar panel kit for XC Hybrid controller. Install Hunter wired rain sensor.			

TOTAL \$489.00

TERMS AND CONDITIONS:

LMP reserves the right to withdraw this proposal if not accepted within 21 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

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OWNER / AGENT

Darryl Adams

DATE 6-30-23

Irrigation Service/Proposal Request

Property: <u>Wesbridge</u>	DATE <u>7 / 11 / 23</u>
Location <u>Dutton Dr. Controller in front school</u>	

Emergency? _____

Work Ordered By: Javier Bellido / Mateo

Field Contact if any: _____

Phone _____ FSR/PROPOSAL # ~~83546~~ 83546

Description of Work to be performed: <u>According to the Proposal</u>
Materials needed :

Foreman: <u>Javier Bellido</u>	Special Tools Needed: _____ _____ _____
Manager	
Date Completed	
Total Man Hours	
Inspected by	
Date	



PO Box 267
 Seffner, FL 33583
 O: 813-757-6500
 F: 813-757-6501

Estimate

Submitted To:
Wesbridge Community Development District c/o Rizzetta & Company, Inc. 3434 Colwell Ave, Suite 200 Tampa, FL 33614

Date	5/19/2023
Estimate #	83546
LMP REPRESENTATIVE	
JB-PI	
PO #	
Work Order #	

Dutton Dr. controller in front of school.

DESCRIPTION	QTY	COST	TOTAL
Dutton Dr. controller in front of school			
Repair drip irrigation leak	8	5.00	40.00
Replace MaxiJet mister nozzles	5	3.00	15.00
Replace spray nozzle	10	5.00	50.00
Straighten or adjust head	2	5.00	10.00
Relocate head (any type)	4	29.00	116.00
Irrigation inspection repairs needed: Repair 8 drip irrigation leaks. Replace 5 clogged, damaged or missing mister nozzles. Replace 10 clogged or damaged spray nozzles. Straighten 2 heads for proper coverage. relocate 4 heads for proper coverage.			

TERMS AND CONDITIONS:

TOTAL	\$231.00
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LMP reserves the right to withdraw this proposal if not accepted within 21 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

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OWNER / AGENT

Darryl Adams

DATE 6-30-23

Irrigation Service/Proposal Request

Property: Westridge

DATE 7/18/23

Location

Emergency?

Work Ordered By:

Field Contact if any:

Phone

FSR/PROPOSAL # 83553

Description of Work to be performed:

According to the Proposal

Materials needed :

Foreman: Javier B. Javier M.

Special Tools Needed:

Manager

Date Completed

Total Man Hours

Inspected by

Date



PO Box 267
 Seffner, FL 33583
 O: 813-757-6500
 F: 813-757-6501

Estimate

Submitted To:
 Wesbridge Community Development District
 c/o Rizzetta & Company, Inc.
 3434 Colwell Ave, Suite 200
 Tampa, FL 33614

Date	5/20/2023
Estimate #	83553
LMP REPRESENTATIVE	
JB-PI	
PO #	
Work Order #	

Controller # 8 - next to 6300 Dutton Dr.

DESCRIPTION	QTY	COST	TOTAL
Controller # 8 - next to 6300 Dutton Dr.			
Install Hunter XC Hybrid 6 station controller	1	240.00	240.00
Install Hunter solar panel kit for XC Hybrid controller	1	245.00	245.00
Install Hunter Mini-Click wired rain sensor	1	77.00	77.00
4 inch x 4 inch x 8 ft. pressure treated post	1	30.00	30.00
14/1 single strand wire	40	0.30	12.00
Pro-Trade wire connector blue	6	1.26	7.56
Repair drip irrigation leak	2	5.00	10.00
Straighten head	2	4.00	8.00
Repair 1 inch line leak	1	67.00	67.00
Labor: 1 man @ \$ 65.00 per hour (Installing 4 x 4 post and wire to valves)	2	65.00	130.00
Replace 3 faulty battery operated controllers with XC Hybrid controller with solar panel and rain sensor.			
Repair 1 inch line leak.			
Repair 2 drip irrigation leaks.			
Straighten 2 heads for proper coverage.			

TOTAL \$826.56

TERMS AND CONDITIONS:

LMP reserves the right to withdraw this proposal if not accepted within 21 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

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OWNER / AGENT *Darryl Adams*

DATE 6-30-23

Property: **Wesbridge**
 (on table #1 at wells Rd Det to Entrance)

Date: **7-18-23**
 Technician: **Javier Bellido**

P.O. 267 Seffner, Florida 33583 * (813)757-6500 Fax: (813)757-6501 * www.jmpro.com

Clock Type/ #	Huber XC hybrid			
Battery Date	<input checked="" type="radio"/> ok	<input type="radio"/> bad	Confirm time/ Date	<input checked="" type="radio"/> Y <input type="radio"/> N
Rain Sensor	<input checked="" type="radio"/> ok	<input type="radio"/> bad	Battery Replaced	<input type="radio"/> Y <input checked="" type="radio"/> N

Zone #	Type	Programs				Zone Information							Sun	Mon	Tue	Wed	Thu	Fri	Sat
		A	B	C	D	Start	Pgm A	Pgm B	Pgm C	Pgm D	1	2							
1	Δ 20																		
2	Δ 20																		
3	B 20																		
4																			
5																			
6																			
7																			
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23																			
24																			

Supervisor:	Technician Use Only (Use Standard Invoice forms for additional charges)																			
Technician:	Labor																			
	Hrs	Rate	Amount																	
	Materials													Total Labor Charges: \$						
	QTY	Unit	Extended																	
	Total Materials			\$																
	Total Labor			\$																
	Grand Total			\$																

Please make additional notes on the reverse side of this report - Use extra report as needed for programming information

Property: **Controlle, #8**
Wesbielgo Next to #6300 Dalton Dr.
 P.O. 267 Seffner, Florida 33583 * (813)757-6500 Fax: (813)757-6501 * www.lmpro.com

Date	7-18-23
Technician	Javor
Arrive/ Depart	/

Clock Type/ #	Hunter XC	Confirm Time/ Date	Y	Time/Date Adjust	Y	Start	Sum	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date		Battery Replaced	Y			Pgm A 1							
Rain Sensor	<input checked="" type="checkbox"/>					Pgm B 1			<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>
						Pgm C 1							
						Pgm D 1							

Notes:

Zone #	Type	Programs				Zone Information							Technician Use Only (Use Standard Invoice forms for additional charges)	
		A	B	C	D	Start	Sum	Mon	Tue	Wed	Thu	Fri		Sat
1	B 30				OK									
2	S 30				OK									
3	S 30				OK									
4														
5														
6														
7														
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9														
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15														
16														
17														
18														
19														
20														
21														
22														
23														
24														

Supervisor:		Hrs	Rate	Amount
Technician:				
Materials		QTY	Unit	Extended
Total Labor Charges \$				
Total Materials				\$
Total Labor				\$
Grand Total				\$

Please make additional notes on the reverse side of this report - Use extra report as needed for programming information

Bill To:

P.O. 267 Seffner, Florida 33583 * (813)757-6500 Fax: (813)757-6501 * www.lmpro.com

Check Type/ #: **Hunter XC**
 Battery Data: OK bad
 Confirm Time/Date: Y N
 Rain Sensor: OK bad
 Battery Replaced: Y N
 Time/Date Adjust: Y N

Start	Sum	Mon	Tue	Wed	Thu	Fri	Sat
Pgm A 1							
Pgm A 2	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>					
Pgm B 1							
Pgm B 2				<input checked="" type="checkbox"/>			
Pgm C 1							
Pgm C 2							
Pgm D 1							
Pgm D 2							

Zone #	Type	Programs				Zone Information	Technician Use Only (Use Standard Invoice forms for additional charges)	Hrs	Rate	Amount
		A	B	C	D					
1	3/AP 20									
2	5 20									
3	5/AP 20									
4										
5										
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Supervisor: **Tavor Bellido**
 Technician: **Tavor Bellido**
 Materials: **Pop up Spray 6" Nozzle**
 Qty: **1** Unit: **13.25** Expanded: **13.25**
 Rate: **11.63** Amount: **11.63**

Total Labor Charges \$ **32.50**
 Total Materials \$ **24.28**
 Total Labor \$ **32.50**
 Grand Total \$ **56.78**

Season Adjust %
 Run Time
 Please make additional notes on the reverse side of this report - Use extra report as needed for programming information

Property: Putton Dr Big Can Hole #17
Westridge Home (School Entrance)

P.O. 267 Seffner, Florida 33583 * (813)757-6500 Fax: (813)757-6501 www.lmpro.com

Date: 7/11/13
 Technician: Javier Beltrán Platero
 Arrive/Depart:

Clock Type/#	<u>Hunter ACC</u>	Confirm Time/Date	<input checked="" type="radio"/> Y	Time/Date Adjust	<input checked="" type="radio"/> N	Start	Sum	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date		Battery Replaced	<input checked="" type="radio"/> Y			Pgm A 1							
Rain Sensor	<input checked="" type="radio"/> OK					Pgm B 2	<input checked="" type="checkbox"/>						
						Pgm C 1			<input checked="" type="checkbox"/>				
						Pgm D 1							

Notes:

Zone #	Type	Programs				Zone Information	Start	Sum	Mon	Tue	Wed	Thu	Fri	Sat
		A	B	C	D									
1	D	15				OK								
2	S	35				OK								
3	B	10				OK								
4	S	20				OK								
5	S	20				OK								
6	S	20				OK								
7	B	15				OK								
8	S	20				OK								
9	S	15				OK								
10	S	20				OK								
11	R	40				OK								
12	S	25				OK								
13	D	15				OK								
14														
15														
16														
17														
18														
19														
20														
21														
22														
23														
24														

Supervisor:		Hrs	Rate	Amount
Technician:				
Materials		QTY	Unit	Extended
Total Labor Charges		\$		

Total Materials	\$
Total Labor	\$
Grand Total	\$

Please make additional notes on the reverse side of this report - Use extra report as needed for programming information

Bill To:

Property: **Meshridge home Merike PL Entrance**
Big Conville #3

P.O. 267 Seffner, Florida 33583 * (813)757-6500 Fax: (813)757-6501 * www.impro.com

Date: **2/11/23**
 Technician: **Kevin B / Moko**
 Arrive/ Depart:

Check Type/ # **Huber ACC**
 Battery Date **OK** bad
 Confirm Time/ Date **Y** Time/Date Adjust **N**
 Rain Sensor **OK** bad Battery Replaced **Y**

Zone #	Type	Programs				Zone Information							Sun	Mon	Tue	Wed	Thu	Fri	Sat
		A	B	C	D	Start	Pgm A	Pgm B	Pgm C	Pgm D	Technician Use Only (Use standard invoice forms for additional charges)	Labor							
1	SMP HD					OK													
2	D 20					OK													
3	S 30					OK													
4	D 20					OK													
5	S 30					OK													
6	S 30					OK													
7	B 10					OK													
8	D 20					OK													
9	S/A 10					OK													
10	S/A 10					OK													
11	S/A 20					OK													
12	B 5					OK													
13	SMP 50					OK													
14	D 15					OK													
15	D 5					OK													
16	D 5					OK													
17	B 5					OK													
18	B 5					OK													
19	B 5					OK													
20	B 5					OK													
21																			
22																			
23																			
24																			

No working Bad Decoder
 No wiring No wire BOC
 ST = SAM / SD-M / W / F
 1-5 MN-

Total Materials \$
 Total Labor \$
 Grand Total \$

Please make additional notes on the reverse side of this report - Use extra report as needed for programming information

Tab 8

**Wesbridge CDD
ENGINEER'S REPORT FOR August 8th, 2023 BOARD MEETING**

Ongoing Projects Report and Updates:

Bond Completion Letter

BDi was requested to provide a completion report for the Series 2019 which requires a visual site inspection of all CDD property or improvements included in the associated engineer's report for the bond. BDi performed the required inspection on July 19th, 2023. Minor maintenance items were found and reported on the completion/compliance letter for the bond. All documents from the inspection are attached to this report. It is recommended to procure quotes to repair the listed items when budget permits and in the dry season. Further discussion will take place at the meeting.



July 26, 2023

Darryl Adams
Rizzetta & Company
12750 Citrus Park Lane
Suite 115
Tampa, Florida 33625

**RE: Master Trust Indenture
Wesbridge Community Development District
Section 9.14 of the Master Trust Indenture**

Dear Mr. Adams:

Brletic Dvorak Inc. (BDI) has completed an annual visual inspection of the portions of the project within this CDD as constructed to date. Generally, the CDD infrastructure is in good condition and based on communication with District Management office, the operation and maintenance budget is adequate for ongoing proper function of the infrastructure.

During our visual inspection performed on July 19, 2023, we observed the following items requiring maintenance, repair, and monitoring.

1. Pond NW – Control structure minor erosion to be repaired and monitored.
2. Pond B1 – Control structure minor erosion to be repaired and monitored.
3. Pond B2 – Minor bank erosion to be repaired and monitored.
4. Pond C – Weir minor erosion to be repaired and monitored.
5. Minor roadway asphalt settlement areas to be monitored.
6. Miscellaneous vegetation overgrowth to be removed from mitered end sections in community.
7. Various Sump area settlement and erosion to be repaired and monitored.

If you have any questions or need further information, please do not hesitate to contact me at 813-361-1466 or sbrletic@bdiengineers.com.

Very truly yours,
BRLETIC DVORAK, INC.

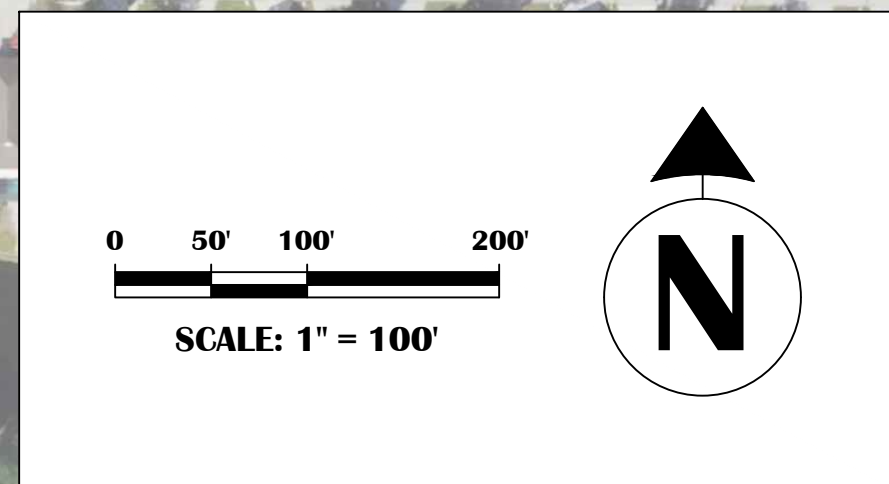


Stephen Brletic, P.E.
District Engineer



LEGEND

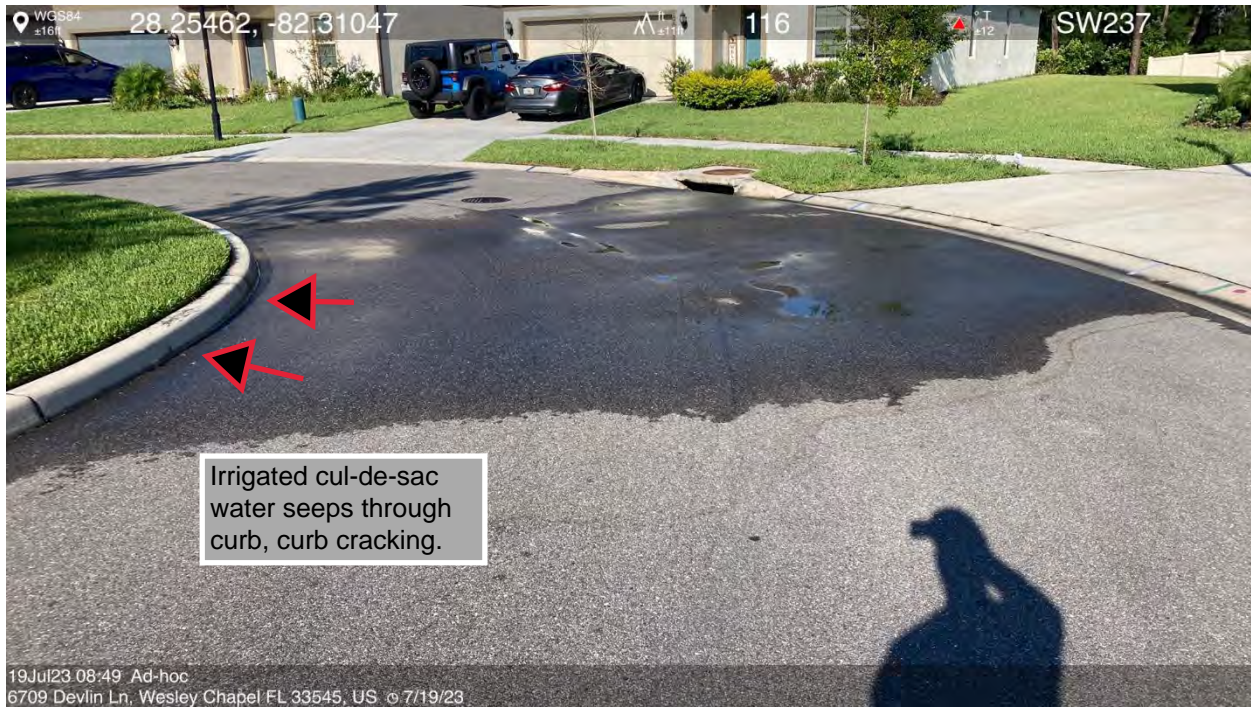
- CDD OWNED/CDD MAINTAINED
- CDD OWNED/NOT MAINTAINED
- CDD MAINTAINED PONDS
- CDD OWNED/WETLAND CONSERVATION
- 25' CONSERVATION BUFFER
- HOA OWNED/HOA MAINTAINED
- COUNTY OWNED
- COUNTY OWNED/CDD MAINTAINED
- DRAINAGE EASEMENTS
- PRIVATE RESIDENTIAL
- CDD OWNED/HOMEOWNER MAINTAINED
- ROADWAYS CDD OWNED/CDD MAINTAINED



FEB 2023

WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT OWNERSHIP & MAINTENANCE MAP





Irrigated cul-de-sac
water seeps through
curb, curb cracking.

19Jul23 08:49 Ad-hoc
6709 Devlin Ln, Wesley Chapel FL 33545, US © 7/19/23



Small sump area
backside is eroding

MES

19Jul23 09:01 Ad-hoc
6634 Dutton Dr, Wesley Chapel FL 33545, US © 7/19/23



















WGS84
±15ft

28.25432, -82.31919

±11ft

102

±12ft

N2

Void behind bags

19Jul23 11:06 Ad-hoc
30063 Merilee Pl., Wesley Chapel, FL 33545, US © 7/19/23

Tab 9



Rizzetta & Company

Wesbridge Community Development District

**Financial Statements
(Unaudited)**

June 30, 2023

Prepared by: Rizzetta & Company, Inc.

Wesbridgecdd.org
rizzetta.com



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** September 11, 2023 at 6:00pm
- **FY 2021-2022 Audit Completion Deadline:** June 30, 2023

**District
Manager's
Report**

August 14

2023

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<u>FINANCIAL SUMMARY</u>	<u>6/30/2023</u>
General Fund Cash & Investment Balance:	\$95,240
Reserve Fund Cash & Investment Balance:	\$46,372
Debt Service Fund & Investment Balance:	<u>\$477,078</u>
Total Cash and Investment Balances:	\$618,690
General Fund Expense Variance: \$9,628	Over Budget

Wesbridge Community Development District

Balance Sheet

As of 06/30/2023

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Capital Project Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets							
Cash In Bank	92,231	8,560	9,823	0	110,614	0	0
Investments	3,009	37,812	467,255	38	508,114	0	0
Refundable Deposits	162,751	0	0	0	162,752	0	0
Fixed Assets	0	0	0	0	0	3,624,279	0
Amount Available in Debt Service	0	0	0	0	0	0	477,078
Amount To Be Provided Debt Service	0	0	0	0	0	0	5,727,922
Total Assets	257,991	46,372	477,078	38	781,480	3,624,279	6,205,000
Liabilities							
Accounts Payable	1,088	0	0	0	1,088	0	0
Accrued Expenses	2,150	0	0	0	2,150	0	0
Due To Other	62,743	0	0	0	62,743	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	0	6,205,000
Deposits Payable	159,610	0	0	0	159,610	0	0
Total Liabilities	225,591	0	0	0	225,591	0	6,205,000
Fund Equity & Other Credits							
Beginning Fund Balance	(25,796)	37,329	468,534	31	480,097	0	0
Investment In General Fixed Assets	0	0	0	0	0	3,624,279	0
Net Change in Fund Balance	58,196	9,043	8,544	7	75,792	0	0
Total Fund Equity & Other Credits	32,400	46,372	477,078	38	555,889	3,624,279	0
Total Liabilities & Fund Equity	257,991	46,372	477,078	38	781,480	3,624,279	6,205,000

See Notes to Unaudited Financial Statements

Wesbridge Community Development District

Statement of Revenues and Expenditures

As of 06/30/2023

(In Whole Numbers)

	Year Ending	Through	Year To Date	
	09/30/2023	06/30/2023	06/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	8	(8)
Special Assessments				
Tax Roll	283,592	283,592	286,124	(2,532)
Other Misc. Revenues				
Miscellaneous Revenue	0	0	360	(360)
Total Revenues	283,592	283,592	286,492	(2,900)
Expenditures				
Legislative				
Supervisor Fees	12,000	9,000	8,600	400
Total Legislative	12,000	9,000	8,600	400
Financial & Administrative				
Administrative Services	4,917	3,688	3,688	0
District Management	21,962	16,471	16,471	0
District Engineer	8,000	6,000	13,033	(7,032)
Disclosure Report	5,000	5,000	5,000	0
Trustees Fees	5,000	3,750	3,704	46
Assessment Roll	5,304	5,304	5,304	0
Financial & Revenue Collections	3,933	2,950	2,950	0
Tax Collector/Property Appraiser Fees	150	0	150	(150)
Accounting Services	19,667	14,750	14,750	0
Auditing Services	5,000	5,000	0	5,000
Arbitrage Rebate Calculation	500	375	0	375
Public Officials Liability Insurance	2,977	2,977	2,667	310
Legal Advertising	5,000	3,750	635	3,116
Dues, Licenses & Fees	175	131	175	(44)
Website Hosting, Maintenance, Backup & Email	1,200	900	1,575	(675)
ADA Website Compliance	1,600	1,600	1,538	63
Total Financial & Administrative	90,385	72,647	71,639	1,008
Legal Counsel				
District Counsel	9,000	6,750	9,412	(2,663)
Total Legal Counsel	9,000	6,750	9,412	(2,663)
Electric Utility Services				
Utility Services	8,500	6,375	6,947	(571)
Utility - Street Lights	45,000	33,750	33,484	266

See Notes to Unaudited Financial Statements

Wesbridge Community Development District

Statement of Revenues and Expenditures

As of 06/30/2023

(In Whole Numbers)

	Year Ending	Through	Year To Date	
	09/30/2023	06/30/2023	06/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Total Electric Utility Services	53,500	40,125	40,431	(305)
Water-Sewer Combination Services				
Utility Services	7,000	5,250	5,130	120
Total Water-Sewer Combination Services	7,000	5,250	5,130	120
Stormwater Control				
Aquatic Maintenance	5,500	4,125	3,680	445
Total Stormwater Control	5,500	4,125	3,680	445
Other Physical Environment				
Property Insurance	3,821	3,821	3,634	187
General Liability Insurance	3,638	3,638	3,259	379
Landscape Maintenance	60,000	45,000	42,872	2,128
Irrigation Maintenance & Repair	4,500	3,375	4,369	(994)
Landscape Replacement Plants, Shrubs, Trees	4,300	3,225	1,055	2,170
Landscape Inspection Services	0	0	5,400	(5,400)
Landscape - Annuals/Flowers	2,700	2,025	4,926	(2,901)
Holiday Decorations	2,000	2,000	2,000	0
Landscape - Mulch	6,500	4,875	0	4,875
Gate Cameras	1,008	756	939	(183)
Total Other Physical Environment	88,467	68,715	68,454	261
Parks & Recreation				
Telephone, Internet, Cable	3,240	2,430	2,099	330
Gate Maintenance & Repair	5,000	3,750	17,462	(13,711)
Pressure Washing	2,000	1,500	0	1,500
Fountain Service Repair & Maintenance	2,000	1,500	1,160	340
Total Parks & Recreation	12,240	9,180	20,721	(11,541)
Contingency				
Miscellaneous Contingency	5,500	4,125	1,478	2,647
Total Contingency	5,500	4,125	1,478	2,647
Total Expenditures	283,592	219,917	229,545	(9,628)
Total Excess of Revenues Over(Under) Expenditures	0	63,675	56,947	6,728
Total Other Financing Sources(Uses)				
Prior Year AP Credit				
Prior Year A/P Credits	0	0	1,250	(1,250)
Total Other Financing Sources(Uses)	0	0	1,250	(1,250)

See Notes to Unaudited Financial Statements

282 General Fund

Wesbridge Community Development District

Statement of Revenues and Expenditures

As of 06/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023 <u>Annual Budget</u>	Through 06/30/2023 <u>YTD Budget</u>	Year To Date 06/30/2023 <u>YTD Actual</u>	<u>YTD Variance</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>(25,796)</u>	<u>25,796</u>
Total Fund Balance, End of Period	<u>0</u>	<u>63,675</u>	<u>32,400</u>	<u>31,274</u>

See Notes to Unaudited Financial Statements

Wesbridge Community Development District

Statement of Revenues and Expenditures

As of 06/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 06/30/2023	Year To Date 06/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	483	(483)
Special Assessments				
Tax Roll	11,460	11,460	11,460	0
Total Revenues	<u>11,460</u>	<u>11,460</u>	<u>11,943</u>	<u>(483)</u>
Expenditures				
Contingency				
Capital Reserve	11,460	11,460	2,900	8,560
Total Contingency	11,460	11,460	2,900	8,560
Total Expenditures	<u>11,460</u>	<u>11,460</u>	<u>2,900</u>	<u>8,560</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>9,043</u>	<u>(9,043)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>37,329</u>	<u>(37,329)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>46,372</u>	<u>(46,372)</u>

Wesbridge Community Development District

Statement of Revenues and Expenditures

As of 06/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 06/30/2023	Year To Date 06/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	14	(14)
Special Assessments				
Tax Roll	388,326	388,326	391,607	(3,281)
Total Revenues	<u>388,326</u>	<u>388,326</u>	<u>391,621</u>	<u>(3,295)</u>
Expenditures				
Debt Service				
Interest	253,326	253,326	253,069	257
Principal	135,000	135,000	130,000	5,000
Total Debt Service	<u>388,326</u>	<u>388,326</u>	<u>383,069</u>	<u>5,257</u>
Total Expenditures	<u>388,326</u>	<u>388,326</u>	<u>383,069</u>	<u>5,257</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>8,552</u>	<u>(8,552)</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(7)	7
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>(7)</u>	<u>7</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>468,533</u>	<u>(468,533)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>477,078</u>	<u>(477,078)</u>

Wesbridge Community Development District

Statement of Revenues and Expenditures

As of 06/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 06/30/2023	Year To Date 06/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	7	(7)
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>7</u>	<u>(7)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>31</u>	<u>(31)</u>
Total Fund Balance, End of Period	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>38</u></u>	<u><u>(38)</u></u>

Wesbridge CDD
Investment Summary
June 30, 2023

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>June 30, 2023</u>
The Bank of Tampa	Money Market Account	\$ 3,009
	Total General Fund Investments	\$ 3,009
The Bank of Tampa ICS Capital Reserve Nex Bank	Money Market Account	\$ 37,812
	Total Reserve Fund Investments	\$ 37,812
US Bank Series 2019 Revenue	US Bank Money Market 5 - Ct	\$ 273,093
US Bank Series 2019 Reserve	US Bank Money Market 5 - Ct	194,162
	Total Debt Service Fund Investments	\$ 467,255
US Bank Series 2019 Construction	US Bank Money Market 5 - Ct	\$ 38
	Total Capital Projects Fund Investments	\$ 38

**Wesbridge Community Development District
Summary A/P Ledger
From 06/1/2023 to 06/30/2023**

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
282, 2334	282 General Fund	06/16/2023	Burr & Forman, LLP	1395992	Legal Services 05/23	825.00
	282 General Fund	06/30/2023	Egis Insurance Advisors, LLC	18572	Policy #100122361 10/01/2022-10/01/2023 Florida Insurance Alliance - Package - Lower Deductible Gate Repair 06/23	132.00
	282 General Fund	06/20/2023	Southern Automated Access Services, LLC	13024		131.25
	Sum for 282, 2334					1,088.25
	Sum for 282					1,088.25
	Sum Total					1,088.25

Wesbridge Community Development District
Notes to Unaudited Financial Statements
June 30, 2023

Balance Sheet

1. Trust statement activity has been recorded through 06/30/2023.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Tab 10

MINUTES OF MEETING

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

WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the Wesbridge Community Development District was held on **Monday, July 10, 2023, at 6:01 p.m.** at the office of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544.

Present and constituting a quorum were:

Raymond Brun	Board Supervisor, Chairman
Eladio Izquierdo	Board Supervisor, Vice Chairman
Leslie Green	Board Supervisor, Assistant Secretary
Austin Story	Board Supervisor, Assistant Secretary
Bob Schnaydman	Board Supervisor, Assistant Secretary

Also present:

Daryl Adams	District Manager, Rizzetta & Company, Inc.
Sean Craft	Regional DM, Rizzetta & Company, Inc.
Jason Liggett	Landscape Inspect. Manager, Rizzetta & Co.
Kevin Pajaro	Representative, LMP
Scott Carlson	Representative, LMP
Carlos Miranda	Representative, LMP
Doug Agnew	Representative, Advance Aquatics

Audience	Present
----------	----------------

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Mr. Craft called the meeting to order and performed roll call confirming a quorum for the meeting at approximately 6:01 p.m.

SECOND ORDER OF BUSINESS

Audience Comments

Audience comments were entertained regarding financial information and the possibility of working with Rizzetta.

THIRD ORDER OF BUSINESS

Consideration of Proposals for Aquatic Maintenance

Discussion was held regarding the three proposals received and concerns with the service being provided by Remson Aquatics.

49

On a motion from Mr. Brun, seconded by Mr. Izquierdo, with all in favor, the Board of Supervisors approved sending a 30-day termination notice to Remson Aquatics and hiring Advanced Aquatics for aquatic management, as soon as possible, for Wesbridge Community Development District.

50

FOURTH ORDER OF BUSINESS

51

Staff Reports

52

53

A. Aquatics Report

54

The Board reviewed the report from Remson Aquatics.

55

56

B. Landscape Inspection Report

57

1. Review of Landscape Inspection Report

58

The Board reviewed the Landscape Inspection Services Report and a brief discussion ensued. Representatives from LMP responded to questions about items noted in the report.

59

60

61

62

2. Consideration of Revised Proposal for Irrigation Repairs

63

It was noted that the proposal was not available for today's meeting.

64

65

C. District Counsel

66

Not present.

67

68

D. District Engineer

69

Not present.

70

71

E. District Manager

72

The Board reviewed the District Manager's Report and financial statements from Mr. Adams. They asked about the status of the bank analysis.

73

74

75

Mr. Adams reminded the Board that their next meeting is scheduled for Monday, August 14, 2023, at 6:00 p.m. at the offices of Rizzetta & Company located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544.

76

77

78

79

FIFTH ORDER OF BUSINESS

80

**Consideration of Minutes of the Board
of Supervisors' Regular Meeting held
on June 12, 2023**

81

82

83

On a motion from Mr. Brun, seconded by Mr. Izquierdo, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors' Regular Meeting held on June 12, 2023, for Wesbridge Community Development District.

84

85

86

87 **SIXTH ORDER OF BUSINESS**

**Ratification of Operation &
Maintenance Expenditures for May
2023**

88
89
90
91 The Board asked Management to research a couple of charges for accuracy.
92

On a motion from Mr. Brun, seconded by Mr. Schnaydman, with all in favor, the Board of Supervisors ratified the O&M Expenditures for May 2023 in the amount of \$22,189.11 (as discussed) for Wesbridge Community Development District.

93
94 **SEVENTH ORDER OF BUSINESS**

**Supervisor Requests and Audience
Comments**

95
96 A member of the audience asked for clarification on towing policies.
97

98
99 Mr. Izquierdo asked Management to get a revised parking sign,
100

101 Mr. Brun asked that a discussion of Digital Signage be added to the next agenda.
102 He also asked that District Counsel report back to the Board regarding the process
103 for the CDD to own the HOA pool.
104

105 **EIGHTH ORDER OF BUSINESS**

Adjournment

106
On a motion from Mr. Schnaydman, seconded by Mr. Story, with all in favor, the Board of Supervisors adjourned the meeting at 7:32 p.m. for Wesbridge Community Development District.

107
108
109
110
111 _____
Secretary/Assistant Secretary

Chairman/ Vice Chairman

Exhibit A

Proposal

FROM: Jerrys mobile detailing /Pressure Washing
Inc
2103 w Rio vista Ave
Tampa FL,33603
Phone No. 813-390-9578

PROPOSAL SUBMITTED TO Wesbridge

Name: Darryl Adams
Phone: _____ Date: 6-30-2023
Street: _____
City: Wesley chapel
State: Fl Zip: 33545

I propose to furnish all materials and perform all labor necessary to complete the following:

Pressure washing to removing black mold and algae.

Cost to clean 2,543.76 feet of PVC fence @ \$.72 cents ft total \$ 1,830.00

Pressure wash 2,543 ft concrete wall using up to a 15 percent chemical to clean and remove the algae.

We provide a 4-step process as the leading Industry-standard That sets us above all other companies.

- 1ST High Pressure Wash / Scrubbing.
- 2ND High Pressure Rinse.
- 3RD Chemical Rinse to Prolong Algae Regrowth.
- 4TH High Volume Air dryer to eliminate accumulated water in low or uneven sidewalks when needed. As needed.

We are not responsible for streaked paint older than 2 years, Oxidation gutters Oxidation of Pvc fences, plants planted, pots, Glass windows, Trees, Flower beds of any kind, wheeled items, Sunrooms, Screens, Burnt Grass, fishponds, Canopies of any kind, discolored from run off on colored tiles or walls, dirty driveways, curbs, sidewalks, faded rain gutters or stained, Old or faded fences painted or old, Landscaping, clogged drains in Fountains broken pumps in ponds or pools, water falls or fountains, Grills, rotten wood, or sun damage plastics or material, Hard water stains on glass. We have an eye for detail and try to avoid damage, we will pay for our neglect or accidental mishaps on our part but something that is old Sun damage, or stained from mold or dying yards it will not be our responsibility any questions or concerns please contact us

We are also not responsible for loss or broken tiles or shingles due to age of Roofs or poor workmanship or crakes in the walls on exterior walls do to age of buildings or chipped paint. Not

responsible for cracked or broken sidewalks or curbs due to age. Not responsible for stains left on blacktop roadways, Cracked Stucco or missing Pvc or fence boards. All measures are & will be taken to ensure the quality of or service. All buildings & Landscaping, curbs, sidewalks will be washed with fresh water.

All of the work is to be completed in a substantial and workmanlike manner for the sum of \$1,830.00 entire amount of the contract \$ 1,830.00 is to be paid within 10 days after completion or a 15% fee will be added.

Amount due \$ 1,830.00

JMD Pressure Washing will beat any written Proposal within the said scope of work to be performed by 10%.

Any alterations or deviation from the above specifications involving extra cost of material or labor will be executed upon written order for same, and will become an extra charge over the sum mentioned in this contract. All agreements must be made in writing.

Authorized Signature _____

ACCEPTANCE

You are hereby authorized to furnish all materials and labor required to complete the work mentioned in the above proposal for _____. _____ agrees to pay the amount mentioned in said proposal and according to the terms thereof.

Jerry Richardson
Signature _____

6-30-2023
Date _____

Tab 11

Wesbridge Community Development District

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

Operations and Maintenance Expenditures June 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2023 through June 30, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$26,985.57**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Wesbridge Community Development District
Paid Operation & Maintenance Expenditures

June 1, 2023 Through June 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Austin John Story	100152	AS061223	Board of Supervisors Meeting 06/12/23	\$ 200.00
Bob Schnaydman	100153	BS061223	Board of Supervisors Meeting 06/12/23	\$ 200.00
Brletic Dvorak, Inc.	100147	1118	Engineering Services 05/23	\$ 1,575.00
Burr & Forman, LLP	100148	1383344	Legal Services 03/23	\$ 637.50
Burr & Forman, LLP	100148	1389371	Legal Services 04/23	\$ 1,575.00
Charter Communications	ACH	1303841052123	5678 Dutton Drive - Internet & Phone - 06/23	\$ 149.97
Charter Communications	ACH	1307909060923	6612 Boyette Road - Internet - 06/23	\$ 99.99
DoorKing, Inc.	ACH	2027063	Gate Services 05/23	\$ 51.95
DoorKing, Inc.	ACH	2029186	Cell System Services 05/23	\$ 51.95
Eladio Izquierdo	100154	EI061223	Board of Supervisors Meeting 06/12/23	\$ 200.00
Landscape Maintenance Professionals, Inc.	100155	176212	Monthly Landscaping 06/23	\$ 5,431.33
Landscape Maintenance Professionals, Inc.	100155	176419	Fertilizer Application 05/23	\$ 720.00
Landscape Maintenance Professionals, Inc.	100155	176420	Pest Control Services 05/23	\$ 150.00

Wesbridge Community Development District
Paid Operation & Maintenance Expenditures
 June 1, 2023 Through June 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Leslie J Green	100156	LG061223	Board of Supervisors Meeting 06/12/23	\$ 200.00
Pasco County Property Appraiser	100146	050223 - 282	Non-Ad Valorem Annual Fees 06/23	\$ 150.00
Pasco County Utilities	100145	18456235	6697 Dutton Irrigation Drive 05/23	\$ 324.75
Pasco County Utilities	100145	18456236	6554 Ryestone Way 05/23	\$ 54.00
Pasco County Utilities	100145	18456597	30032 Marquette Ave 05/23	\$ 18.75
Pasco County Utilities	100145	18456598	29966 Marquette Place 05/23	\$ 5.25
Pasco County Utilities	100145	18456616	6612 Boyette Road 05/23	\$ 60.75
Pasco County Utilities	100151	18610815	6697 Dutton Irrigation Drive 06/23	\$ 231.75
Pasco County Utilities	100151	18610816	6554 Ryestone Way 06/23	\$ 46.50
Pasco County Utilities	100151	18611177	30032 Marquette Ave 06/23	\$ 39.75
Pasco County Utilities	100151	18611178	29966 Marquette Place 06/23	\$ 2.25
Pasco County Utilities	100151	18611196	6612 Boyette Road 06/23	\$ 156.00
Raymond G Brun	100157	RB061223	Board of Supervisors Meeting 06/12/23	\$ 200.00
Remson Aquatics LLC	100149	115878	Lake Maintenance 03/23	\$ 395.00
Remson Aquatics LLC	100158	116157	Lake Maintenance 06/23	\$ 395.00
Rizzetta & Company, Inc.	100144	INV0000080672	District Management Services 06/23	\$ 7,981.59

Wesbridge Community Development District
Paid Operation & Maintenance Expenditures
 June 1, 2023 Through June 30, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Romaner Graphics	100159	21619	ADA Mat Installation 06/23	\$ 850.00
Securiteam, Inc.	100150	16937	Quarterly Gate Maintenance 06/23	\$ 349.98
Withlacoochee River Electric Cooperative, Inc.	ACH	2078246 06/23	Public Lighting 06/23	\$ 3,703.19
Withlacoochee River Electric Cooperative, Inc.	ACH	2087102 06/23	5678 Dutton Drive 06/23	\$ 537.99
Withlacoochee River Electric Cooperative, Inc.	ACH	2127372 06/23	6612 Boyette Road 06/23	<u>\$ 240.38</u>
Report Total				<u>\$ 26,985.57</u>

**WESBRIDGE CDD
SUPERVISOR PAY REQUEST**

Meeting Date: June 12, 2023

<u>Name of Board Supervisor</u>	<u>Check if paid</u>	
Raymond Brun	Yes	RB061223
Eladio Izquierdo	Yes	EI061223
Austin Story	Yes	AS061223
Leslie Green	Yes	LG061223
Bob Schanydman	Yes	BS061223

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	6:00pm
Meeting End Time:	8:17pm
Total Meeting Time:	2.17

Time Over (3) Hours:

Total at \$175 per Hour:

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	\$0.00

Business Mileage Round Trip	
IRS Rate per Mile	\$0.655
Mileage to Charge	\$0.00

DM Signature: 

Brletic Dvorak Inc

536 4th Ave South Unit 4
Saint Petersburg, FL 33701 US
+1 8133611466
sbrletic@bdiengineers.com



INVOICE

BILL TO
Wesbridge CDD
c/o Rizzetta & Company
3434 Colwell Avenue
Suite 200
Tampa, Florida 33614
United States

INVOICE 1118
DATE 06/02/2023
TERMS Net 30
DUE DATE 07/02/2023

PROJECT NAME
Wesbridge CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Project Manager	[May 1 – June 2]	5:00	200.00	1,000.00
Senior Inspector	[May 8 – May 22]	5:00	115.00	575.00

BALANCE DUE **\$1,575.00**

RECEIVED
06/04/23



Wesbridge COMMUNITY DEVELOPMENT DISTRICT
May-23

	<u>HOURS</u>	<u>RATE</u>	<u>PERSON</u>	<u>TOTAL</u>
<u>CDD Activities</u>				
Board Meeting Prep, Attendance, Follow up Engineer's Reports/Invoicing	4.00	\$200	S. Brletic	\$800.00
Missing Crosswalks/Curb Ramps - Site Visit, Scope of Work, Bid Solicitation		\$200	S. Brletic	\$0.00
	2.00	\$115	J. Whited	\$230.00
Road Cracking Inspection - Site Visit, Reporting	1.00	\$200	S. Brletic	\$200.00
	3.00	\$115	J. Whited	\$345.00
INVOICE TOTAL	10.00			\$1,575.00



results matter

RECEIVED
APR 24 2023
BY:

REMITTANCE ADDRESS
Post Office Box 830719
Birmingham, Alabama 35283-0719
Main: (205) 251-3000
<https://www.BURR.com/payment/>
Tax ID #63-0322727

WESBRIDGE CDD
c/o RIZETTA & COMPANY
3434 COLWELL AVENUE, STE 200
TAMPA, FL 33614-8390

20 Apr 2023
Invoice # 1383344
Bill Atty: S. Steady
As of 03/31/23

0032649 WESBRIDGE CDD
0000001 General CDD

BILL SUMMARY THROUGH MARCH 31, 2023

Professional Services	\$637.50
TOTAL DUE THIS BILL	\$637.50

WIRING/ACH INSTRUCTIONS:

Account Name: Burr & Forman LLP
420 North 20th Street, Suite 3400
Birmingham, Alabama 35203

Bank Name: Wells Fargo Bank
420 Montgomery Street
San Francisco, CA 94104

Wire Routing Transit Number: 121000248
ACH Routing Transit Number: 062000080
Account Number: 2000686788359
SWIFT Code: WFBUS6S

PLEASE EMAIL REMITTANCE ADVICE TO:
AccountsReceivable@burr.com

REMITTANCE COPY

PLEASE INCLUDE THE INVOICE NUMBER or CLIENT ID WITH YOUR PAYMENT

For your convenience, pay online at <https://www.Burr.com/payment> (Bank Draft or Credit Card)

Please direct inquiries to Ereina Guzman at eguzman@burr.com or BFRReceivables@burr.com

BURR & FORMAN LLP

0032649 WESBRIDGE CDD
0000001 General CDD

20 Apr 2023
Invoice # 1383344
Page 2

WESBRIDGE CDD
c/o RIZETTA & COMPANY
3434 COLWELL AVENUE, STE 200
TAMPA, FL 33614-8390

20 Apr 2023
Invoice # 1383344
Bill Atty: S. Steady
As of 03/31/23

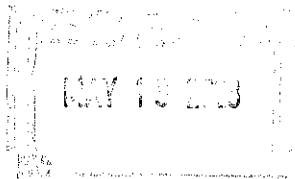
EMPLOYER I.D. #63-0322727

0032649 WESBRIDGE CDD
0000001 General CDD

<u>Date</u>	<u>Description</u>	<u>Tkpr</u>	<u>Hours</u>	<u>Value</u>
03/13/23	Call with Darryl to discuss status of towing and easements; attend Board meeting.	SIS	1.20	\$450.00
03/23/23	Review proposals for landscaping; work on contract for vendor.	SIS	0.50	\$187.50
	Total Services		1.70	\$637.50
	Total Services and Disbursements			<u>\$637.50</u>
	TOTAL NOW DUE			<u>\$637.50</u>

SUMMARY OF SERVICES

<u>Name</u>	<u>Rate</u>	<u>Hours</u>	<u>Amount</u>
Scott I. Steady	\$375.00	1.70	<u>\$637.50</u>
TOTALS		1.70	<u>\$637.50</u>



REMITTANCE ADDRESS
Post Office Box 830719
Birmingham, Alabama 35283-0719
Main: (205) 251-3000
<https://www.BURR.com/payment/>
Tax ID #63-0322727

WESBRIDGE CDD
c/o RIZETTA & COMPANY
3434 COLWELL AVENUE, STE 200
TAMPA, FL 33614-8390

16 May 2023
Invoice # 1389371
Bill Atty: S. Steady
As of 04/30/23

0032649 WESBRIDGE CDD
0000001 General CDD

BILL SUMMARY THROUGH APRIL 30, 2023

Professional Services	<u>\$1,575.00</u>
TOTAL DUE THIS BILL	\$1,575.00
Previous Balance Due	<u>\$637.50</u>
TOTAL BALANCE DUE	\$2,212.50

WIRING/ACH INSTRUCTIONS:

Account Name: Burr & Forman LLP
420 North 20th Street, Suite 3400
Birmingham, Alabama 35203

Bank Name: Wells Fargo Bank
420 Montgomery Street
San Francisco, CA 94104

Wire Routing Transit Number: 121000248
ACH Routing Transit Number: 062000080
Account Number: 2000686788359
SWIFT Code: WFBUS6S

PLEASE EMAIL REMITTANCE ADVICE TO:
AccountsReivable@burr.com

REMITTANCE COPY

PLEASE INCLUDE THE INVOICE NUMBER or CLIENT ID WITH YOUR PAYMENT

For your convenience, pay online at <https://www.Burr.com/payment> (Bank Draft or Credit Card)

Please direct inquiries to Ereina Guzman at eguzman@burr.com or BFReceivables@burr.com

BURR & FORMAN LLP

0032649 WESBRIDGE CDD
0000001 General CDD

16 May 2023
Invoice # 1389371
Page 2

WESBRIDGE CDD
c/o RIZETTA & COMPANY
3434 COLWELL AVENUE, STE 200
TAMPA, FL 33614-8390

16 May 2023
Invoice # 1389371
Bill Atty: S. Steady
As of 04/30/23

EMPLOYER I.D. #63-0322727

0032649 WESBRIDGE CDD
0000001 General CDD

Date	Description	Tkpr	Hours	Value
04/03/23	Draft memo regarding public financing and gates and email to Darryl.	SIS	0.80	\$300.00
04/05/23	Finalize memo on access and email to Darryl.	SIS	0.20	\$75.00
04/10/23	Review email from District Engineer regarding HOA language on sidewalk responsibility; call with District Engineer to discuss sidewalks; call from Jason regarding landscape bid.	SIS	0.50	\$187.50
04/13/23	Email to Jason Liggett regarding status of landscaping bids.	SIS	0.20	\$75.00
04/27/23	Work on Wesbridge landscape contract; review bid sheet for prices; revise cancellation clause and indemnity provision; attach schedules.	SIS	1.00	\$375.00
04/28/23	Call with Jason to confirm a couple of items; finalize draft and incorporate exhibits; email to Jason and Darryl for execution of landscape contract.	SIS	1.50	\$562.50
		Total Services	4.20	\$1,575.00

BURR & FORMAN LLP

0032649 WESBRIDGE CDD
0000001 General CDD

16 May 2023
Invoice # 1389371
Page 3

Total Services and Disbursements	\$1,575.00
Previous Balance Due	<u>\$637.50</u>
TOTAL NOW DUE	<u>\$2,212.50</u>

SUMMARY OF SERVICES

<u>Name</u>	<u>Rate</u>	<u>Hours</u>	<u>Amount</u>
Scott I. Steady	\$375.00	<u>4.20</u>	<u>\$1,575.00</u>
TOTALS		4.20	\$1,575.00

BURR & FORMAN LLP

0032649 WESBRIDGE CDD
0000001 General CDD

16 May 2023
Invoice # 1389371
Page 4

PREVIOUS BALANCE DETAIL

Date	Invoice	Balance
04/20/2023	1383344	\$637.50
Total Previous Balance		\$637.50

May 21, 2023
Invoice Number: 1303841052123
Account Number: **8337 13 001 1303841**
Security Code:
Service At: 5678 DUTTON DR
WESLEY CHAPEL FL 33545

Auto Pay Notice

NEWS AND INFORMATION

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at 1-866-519-1263

Summary *Service from 05/21/23 through 06/20/23
details on following pages*

Previous Balance	149.97
Payments Received -Thank You!	-149.97
Remaining Balance	\$0.00
Spectrum Business™ Internet	109.98
Spectrum Business™ Voice	39.99
Current Charges	\$149.97
<i>YOUR AUTO PAY WILL BE PROCESSED 06/07/23</i>	
Total Due by Auto Pay	\$149.97

NOTE. Taxes, Fees and Charges listed in the Summary only apply to Spectrum Business TV and Spectrum Business Internet and are detailed on the following page. Taxes, Fees and Charges for Spectrum Business Voice are detailed in the Billing Information section.

IMPORTANT NOTICE ABOUT YOUR ACCOUNT: Effective 05/04/2023, updates were made to our billing system. As a result of this update, you have received a new account number which can be found in the upper left corner of your monthly billing statement.

As a Spectrum Business customer, your account number enables you to pay online, view recent activity, sign up for paperless billing, and much more. If you are an existing user, your login credentials remain the same, and no action is required on your part.

If you are not an existing user, you may go to www.SpectrumBusiness.net/ and create a username.

Please keep your new account number accessible for future reference. If you have automatic bill payment set up or online banking, don't forget to update this information with your financial institution to ensure payment processing.

For more information, visit www.SpectrumBusiness.net/support/category/my-account or call **1-800-314-7195**.

NEW! Save big on mobile when you buy one mobile unlimited line and get a second line **FREE** for a year! Call **1-855-339-9673** to get started.

Thank you for choosing Spectrum Business.
We appreciate your prompt payment and value you as a customer.

Auto Pay. Thank you for signing up for auto pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8337 1300 NO RP 21 05222023 NNNNNNNN 01 009616 0036

WESTBRIDGE CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

May 21, 2023

WESTBRIDGE CDD

Invoice Number: 1303841052123
Account Number: 8337 13 001 1303841
Service At: 5678 DUTTON DR
WESLEY CHAPEL FL 33545

Total Due by Auto Pay **\$149.97**



CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186



833713001130384100149971





WESTBRIDGE CDD
 Invoice Number: 1303841052123
 Account Number: 8337 13 001 1303841
 Security Code:

Contact Us
 Visit us at SpectrumBusiness.net
 Or, call us at 1-866-519-1263

8337 1300 NO RP 21 05222023 NNNNNNNN 01 009616 0036

Charge Details

Previous Balance		149.97
EFT Payment	05/07	-149.97
Remaining Balance		\$0.00

Payments received after 05/21/23 will appear on your next bill.

Service from 05/21/23 through 06/20/23

Spectrum Business™ Internet

Spectrum Business Internet	129.99
Promotional Discount	-40.00
Web Hosting	0.00
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 1	19.99
	\$109.98

Spectrum Business™ Internet Total **\$109.98**

Spectrum Business™ Voice

Phone number (813) 388-5518

Spectrum Business Voice	39.99
Voice Mail	0.00
	\$39.99

For additional call details,
 please visit SpectrumBusiness.net

Spectrum Business™ Voice Total **\$39.99**

Current Charges \$149.97
Total Due by Auto Pay \$149.97

Billing Information

Tax and Fees - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

Spectrum Terms and Conditions of Service - In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

Terms & Conditions - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

Notice - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

Authorization to Convert your Check to an Electronic Funds Transfer Debit - If your check is returned, you expressly authorize your bank account to be electronically debited for the amount of the check plus any applicable fees. The use of a check for payment is your acknowledgment and acceptance of this policy and its terms and conditions.

The following taxes, fees and surcharges are included in the price of the applicable service - . FEES AND CHARGES: E911 Fee \$0.40, Federal USF \$2.07, Florida CST \$3.50, Sales Tax \$0.04, TRS Surcharge \$0.10.

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

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



Continued on the next page...

Local Spectrum Store: 6013 Wesley Grove Blvd, Ste 108C, Wesley Chapel FL 33544 Store Hours: Mon thru Sat - 10:00am to 8:00pm; Sun - 12:00pm to 5:00pm



For questions or concerns, please call **1-866-519-1263**.



June 9, 2023
Invoice Number: 1307909060923
Account Number: **8337 13 001 1307909**
Security Code: **8681**
Service At: 6612 BOYETTE RD
WESLEY CHAPEL FL 33545

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at 1-866-519-1263

Summary *Service from 06/09/23 through 07/08/23
details on following pages*

Previous Balance	99.99
Payments Received -Thank You!	-99.99
Remaining Balance	\$0.00
Spectrum Business™ Internet	99.99
Current Charges	\$99.99
Total Due by 06/26/23	\$99.99

NEWS AND INFORMATION

NEW! Stay connected in more places and save when you buy one voice line and get a mobile unlimited line **FREE** for 1 year! Call [1-888-845-5149](tel:1-888-845-5149) to get started.



Thank you for choosing Spectrum Business.
We appreciate your prompt payment and value you as a customer.

June 9, 2023

Wesbridge CDD

Invoice Number: 1307909060923
Account Number: 8337 13 001 1307909
Service At: 6612 BOYETTE RD
WESLEY CHAPEL FL 33545

Total Due by 06/26/23	\$99.99
Amount you are enclosing	\$

Please Remit Payment To:

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

Wesbridge CDD
 Invoice Number: 1307909060923
 Account Number: 8337 13 001 1307909
 Security Code: 8681

Contact Us
 Visit us at SpectrumBusiness.net
 Or, call us at 1-866-519-1263

8337 1300 NO RP 09 06102023 NNNNNYNN 01 991560

Charge Details

Previous Balance		99.99
One-time EFT Payment	05/17	-99.99
Remaining Balance		\$0.00

Payments received after 06/09/23 will appear on your next bill.

Service from 06/09/23 through 07/08/23

Spectrum Business™ Internet

Spectrum Business Internet	129.99
Promotional Discount	-30.00
Spectrum WiFi	0.00
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
	\$99.99
Spectrum Business™ Internet Total	\$99.99
Current Charges	\$99.99
Total Due by 06/26/23	\$99.99

Billing Information

Tax and Fees - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

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Local Spectrum Store: 6013 Wesley Grove Blvd, Ste 108C, Wesley Chapel FL 33544 Store Hours: Mon thru Sat - 10:00am to 8:00pm; Sun - 12:00pm to 5:00pm

Simplify your life with Auto Pay!

Spend less time paying your bill and more time doing what you love.

- It's Easy - No more checks, stamps or trips to the post office
- It's Secure - Powerful technology keeps your information safe
- It's Flexible - Use your checking, savings, debit or credit card
- It's FREE - And helps save time, postage and the environment

Set up easy, automatic bill payments with **Auto Pay!**
 Visit: spectrumbusiness.net/payment
 (My Account login required)



Notice - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

Authorization to Convert your Check to an Electronic Funds Transfer Debit - If your check is returned, you expressly authorize your bank account to be electronically debited for the amount of the check plus any applicable fees. The use of a check for payment is your acknowledgment and acceptance of this policy and its terms and conditions.

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

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

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

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



Payment Options

Pay Online - Visit us at SpectrumBusiness.net/payment to get started today! Your account number and security code are needed to register.

Pay by Phone - Make a payment free of charge using our automated payment option at 1-866-519-1263; and authorize payment directly from your bank account or credit card.

For questions or concerns, please call **1-866-519-1263**.



[Back](#)

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

DKS Cellular Subscription

STATEMENT

STATEMENT #

2027063

STATEMENT DATE

May 20, 2023

SUBSCRIBER

Darryl Adams
Wesbridge CDD
3434 Colwell Ave, Suite
200
Tampa, FL 33614

User ID: **dmeloon**

Period Starts: April 20, 2023
Period Ends: May 19, 2023

Previous Balance: \$53.95 **Note: All \$ amounts are in US Dollars.**
Payment Received: (\$53.95)
New Charges: \$53.95
Total Amount Due: \$53.95 USD

Payments

Date	Details	Amount
4/20/2023	Credit: Autopay	(\$51.95)
4/20/2023	Credit: Autopay	(\$2.00)

Cell Systems

From	To	Name	Phone	MC	Min	Transfer	Amount
4/20/2023	5/19/2023	WesBridge	813 652 9978	7775	131	12	\$53.95

Summary	Total Amount Due
This amount will be charged to your credit card or echeck.	\$53.95 USD

RECEIVED
05/20/23

[Back](#)

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

DKS Cellular Subscription

STATEMENT

STATEMENT #
2029186
STATEMENT DATE
May 23, 2023

SUBSCRIBER
Darryl Adams Wesbridge CDD 3434 Colwell Ave, Suite 200 Suite 200 Tampa, FL 33614

User ID:	WesbridgePh2
Period Starts:	April 23, 2023
Period Ends:	May 22, 2023

Previous Balance:	\$53.95	Note: All \$ amounts are in US
	Dollars.	
Payment Received:	(\$53.95)	
New Charges:	\$53.95	
Total Amount Due:	\$53.95 USD	

Payments

Date	Details	Amount
4/23/2023	Credit: Autopay	(\$51.95)
4/23/2023	Credit: Autopay	(\$2.00)

Cell Systems

From	To	Name	Phone	MC	Min	Transfer	Amount
4/23/2023	5/22/2023	Wesbridge Ph. 2 Entry	813 576 9664	9999	120	9	\$53.95

Summary	Total Amount Due
This amount will be charged to your credit card or echeck.	\$53.95 USD

RECEIVED
05/23/23



Corporate Office
 PO Box 267
 Seffner, FL 33583
 813-757-6500
 813-757-6501


Invoice

Date	Invoice #
6/1/2023	176212

Bill To:
Wesbridge Community Development District c/o Rizzetta & Company, Inc. 3434 Colwell Ave, Suite 200 Tampa, FL 33614

Property Information

Services for the month of June 2023

Description	Qty	Rate	Amount
Monthly Ground Maintenance Effective date 5/1/2023	1	5,431.33	5,431.33
			

			Total	\$5,431.33
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits	\$0.00
	Net 30	7/1/2023	Balance Due	\$5,431.33



Invoice

Date	Invoice #
5/31/2023	176419

Corporate Office
 PO Box 267
 Seffner, FL 33583

813-757-6500
 813-757-6501

Bill To:
Wesbridge Community Development District c/o Rizzetta & Company, Inc. 3434 Colwell Ave, Suite 200 Tampa, FL 33614

Property Information

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
St Augustine fertilizer	1	720.00	720.00

RECEIVED
 06/05/23

May 2023	Total	\$720.00
----------	-------	----------

Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits	\$0.00
	Net 30	6/30/2023	Balance Due	\$720.00



Invoice

Date	Invoice #
5/31/2023	176420

Corporate Office
 PO Box 267
 Seffner, FL 33583
 813-757-6500
 813-757-6501


Bill To:
Wesbridge Community Development District c/o Rizzetta & Company, Inc. 3434 Colwell Ave, Suite 200 Tampa, FL 33614

Property Information

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Pest control services	1	150.00	150.00
			

May 2023	Total	\$150.00
----------	-------	----------

Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	<i>Terms</i>	<i>Due Date</i>	Payments/Credits	\$0.00
	Net 30	6/30/2023	Balance Due	\$150.00

Application Record



Property		Sprayer operator 1	Joe Bond	Date	5/10/23
Wesbridge		License #	JE 203834	Time In	7:30
Address		Sprayer operator 2	Ricardo Burgose	Time Out	3:00
		License #	JE252127	Lunch	
		Incomplete		Truck #	
		Completed			
Property	Active Ingredients	Application Rate	Total Used	EPA #	Method
		0		0	
		0		0	
		0		0	
Avid 0.15 EC	Abamectin 2%	0.24 oz	250g 20oz	100-896	JD9
		0		0	
		0		0	
Triple Crown T&O	Zeta-Cypermethrin, Bifenthrin, Imidacloprid	.8 oz Turf - .23 oz Om	350g 144oz	279-3456	wand/jets
Dispatch	Alkoxylated polyols, Glucoethers	.73 oz	350 13/oz	N/A	
Celcius Extra	Thiencarbazone Methyl, Iodosulfuron Methy, Halosulfuron M	.17 oz		432-1614	

Disease/pest or weed target treatment

Turf insects	✓ all turf including amenities center
Fakahatchee mites	✓ all ornamental grasses
Spot treat weeds with backpack in well irrigated turf only.	

Observations

Manager signature: _____

Operator signature _____

Application Record



Property		Sprayer operator 1	<i>Pieruch</i>	Date	<i>5-30-25</i>
<i>Wesbrige</i>		License #	<i>LF337247</i>	Time In	
Address		Sprayer operator 2	<i>Orist</i>	Time Out	
#N/A		License #		Lunch	
		Incomplete		Truck #	
		Completed			
Products Used	Active Ingredients	Application Rate	Total Used	EPA #	Method
<i>20-0-10</i>			<i>17 bags</i>		

Disease/pest or weed target treatment

Charbosc, Cornalin Area and entrance

Observations

Manager signature: _____ Operator signature: *[Signature]*

Application Record



Property		Sprayer operator 1	Crist	Date	5/30/23
Estancias		License #		Time In	7:15 AM
Address		Sprayer operator 2	Ricard	Time Out	10:30 AM
#N/A		License #	JE75127	Lunch	
		Incomplete		Truck #	
		Completed			
Products Used	Active Ingredients	Application Rate	Total Used	EPA #	Method
Triple crown			16oz		
Dispatch			16oz		

Disease/pest or weed target treatment

Chancey RD, Laguna LN, San Vito Dr

Observations

Manager signature: _____

Operator signature



Mike Wells

Property Appraiser

Proudly Serving Pasco County, Florida

Mr. Scott Brizendine
Rizzetta & Company, Inc.

May 2, 2023

Dear Mr. Brizendine:

Listed below is the Non-Ad Valorem Calendar for Bexley Wesley Chapel, Concord Station, Connerton West, Connerton East, Copperspring, Country Walk, Del Webb Bexley, Hidden Creek North, Lake Padgett Estates ISD, Lakeside, Long Lake Reserve, Meadow Pointe III, Meadow Pointe IV, Mitchell Ranch, Riverwood Estates, Seven Oaks, Summit View, Talavera, The Groves, The Preserve at Wilderness Lake, The Verandahs, Water's Edge, **Wesbridge**, Wiregrass, Wiregrass II, and Deerbrook Development Districts.

Non-Ad Valorem Calendar

- Annual Fees Due (\$150 each district) * June 1, 2023
- Preliminary Certification and Certificate deadline date July 21, 2023
- Final Certification and Certificate deadline date September 22, 2023

Please note: All CDD payments must be postmarked by **June 1st** in order to have the CDD information included on the TRIM Notice. Payments postmarked after June 1st will be returned and the CDD will **NOT** be included on the notice. Please send all payments to PO Box 401, Dade City, FL 33526-0401.

***Note: This notification will serve as your invoice for payment.**

Enclosed for your use is the "Certificate to Non-Ad Valorem Assessment Roll" DR-408A form. All future correspondence will be sent via email rather than USPS mail.

If you have any questions, please contact Gayle Pavek at extension 4493 or you may reach her at gpavek@pascopa.com.

Respectfully,

Mike Wells
Pasco County Property Appraiser
352-521-4437
mwells@pascopa.com
MW/gp

RECEIVED
06/05/23

PLEASE MAIL ALL CORRESPONDENCE TO: PASCO COUNTY PROPERTY APPRAISER - PO BOX 401, DADE CITY, FLORIDA 33526-0401

WEST PASCO GOVERNMENT CENTER
NEW PORT RICHEY
TELEPHONE: 727-847-8151
FAX: 727-847-8013

EAST PASCO GOVERNMENT CENTER
14236 6TH STREET, SUITE 101
DADE CITY, FL 33523-3408
TELEPHONE: 352-521-4433
FAX: 352-521-4411

CENTRAL PASCO PROFESSIONAL CENTER
LAND O' LAKES
TELEPHONE: 813-929-2780
FAX: 813-929-2784



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MAY 19 2023

3068 1 1
 11-70060

WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT

Service Address: **6697 DUTTON IRRIGATION DR**

Bill Number: 18456235

Billing Date: 5/17/2023

Billing Period: 4/10/2023 to 5/11/2023

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

New Water, Sewer, Reclaim rates, fees and charges took effect Oct. 1, 2022.
 Please visit bit.ly/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Reclaim	18750990	4/10/2023	14562	5/11/2023	14995	31	433

Usage History

Month	Usage
May 2023	433
April 2023	312
March 2023	346
February 2023	320
January 2023	788
December 2022	779
November 2022	342
October 2022	249
September 2022	309
August 2022	397
July 2022	449
June 2022	454

Transactions

Previous Bill	234.00
Payment 05/05/23	-234.00 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	433 Thousand Gals X \$0.75
Total Current Transactions	324.75
TOTAL BALANCE DUE	\$324.75

Annual Water Quality Report: The 2022 Consumer Confidence Report is currently available online at bit.ly/PascoRegionalCCR. To request a paper copy, please call (813) 929-2733.



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasympay.pascocountyfl.net

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

Account #	1024395
Customer #	01391962
Balance Forward	0.00
Current Transactions	324.75

Total Balance Due	\$324.75
Due Date	6/5/2023

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

Round-Up Donations to Charity	
Amount Enclosed	

Check this box to participate in Round-Up.

WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT
 3434 COLWELL AVENUE STE 200
 TAMPA FL 33614

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013919621102439501845623540000324755



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WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT

Service Address: **6554 RYESTONE WAY**

Bill Number: 18456236

Billing Date: 5/17/2023

Billing Period: 4/10/2023 to 5/11/2023

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

New Water, Sewer, Reclaim rates, fees and charges took effect Oct. 1, 2022.
 Please visit bit.ly/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	190364259	4/10/2023	6878	5/11/2023	6950	31	72

Usage History
 Water

May 2023	72
April 2023	96
March 2023	87
February 2023	92
January 2023	77
December 2022	97
November 2022	98
October 2022	86
September 2022	108
August 2022	145
July 2022	137
June 2022	107

Transactions

Previous Bill	72.00
Payment 05/05/23	-72.00 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	72 Thousand Gals X \$0.75 = 54.00
Total Current Transactions	54.00
TOTAL BALANCE DUE	\$54.00

Annual Water Quality Report: The 2022 Consumer Confidence Report is currently available online at bit.ly/PascoRegionalCCR. To request a paper copy, please call (813) 929-2733.



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Account #	1024400
Customer #	01391962
Balance Forward	0.00
Current Transactions	54.00

Total Balance Due	\$54.00
Due Date	6/5/2023

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

Round-Up Donations to Charity

Amount Enclosed

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WESBRIDGE COMMUNITY DEVELOPMENT
 DISTRICT
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WESBRIDGE CDD

Service Address: **30032 MARQUETTE AVENUE**

Bill Number: 18456597

Billing Date: 5/17/2023

Billing Period: 4/10/2023 to 5/11/2023

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

New Water, Sewer, Reclaim rates, fees and charges took effect Oct. 1, 2022.
 Please visit bit.ly/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	200201676	4/10/2023	1300	5/11/2023	1325	31	25

Usage History

Water

May 2023	25
April 2023	63
March 2023	66
February 2023	66
January 2023	65
December 2022	75
November 2022	67
October 2022	59
September 2022	60
August 2022	62
July 2022	71
June 2022	3

Transactions

Previous Bill	47.25
Payment 05/05/23	-47.25 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	25 Thousand Gals X \$0.75 18.75
Total Current Transactions	18.75
TOTAL BALANCE DUE	\$18.75

Annual Water Quality Report: The 2022 Consumer Confidence Report is currently available online at bit.ly/PascoRegionalCCR. To request a paper copy, please call (813) 929-2733.

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Account #	1077180
Customer #	01415679
Balance Forward	0.00
Current Transactions	18.75

Total Balance Due	\$18.75
Due Date	6/5/2023

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

Round-Up Donations to Charity

Amount Enclosed

Check this box to participate in Round-Up.

WESBRIDGE CDD
 3434 COLWELL AVENUE Ste200
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WESBRIDGE CDD

Service Address: **29966 MARQUETTE PLACE**

Bill Number: 18456598

Billing Date: 5/17/2023

Billing Period: 4/10/2023 to 5/11/2023

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

New Water, Sewer, Reclaim rates, fees and charges took effect Oct. 1, 2022.
 Please visit bit.ly/pcirates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	200201673	4/10/2023	392	5/11/2023	399	31	7

Usage History

Water

May 2023	7
April 2023	7
March 2023	9
February 2023	12
January 2023	11
December 2022	13
November 2022	12
October 2022	10
September 2022	12
August 2022	12
July 2022	13
June 2022	15

Transactions

Previous Bill	5.25
Payment 05/05/23	-5.25 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	7 Thousand Gals X \$0.75 5.25
Total Current Transactions	5.25
TOTAL BALANCE DUE	\$5.25

Annual Water Quality Report: The 2022 Consumer Confidence Report is currently available online at bit.ly/PascoRegionalCCR. To request a paper copy, please call (813) 929-2733.



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Account # 1077185
 Customer # 01415679
 Balance Forward 0.00
 Current Transactions 5.25

Total Balance Due	\$5.25
Due Date	6/5/2023

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

Round-Up Donations to Charity	
Amount Enclosed	

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3076 1 1
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WESBRIDGE CDD

Service Address: **6612 BOYETTE ROAD**

Bill Number: 18456616

Billing Date: 5/17/2023

Billing Period: 4/10/2023 to 5/11/2023

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

New Water, Sewer, Reclaim rates, fees and charges took effect Oct. 1, 2022.
 Please visit bit.ly/pcirates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	200204608	4/10/2023	7536	5/11/2023	7617	31	81

Usage History
 Water

May 2023	81
April 2023	101
March 2023	155
February 2023	174
January 2023	130
December 2022	172
November 2022	179
October 2022	171
September 2022	231
August 2022	313
July 2022	318
June 2022	276

Transactions

Previous Bill	75.75
Payment 05/05/23	-75.75 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	81 Thousand Gals X \$0.75
Total Current Transactions	60.75
TOTAL BALANCE DUE	\$60.75

Annual Water Quality Report: The 2022 Consumer Confidence Report is currently available online at bit.ly/PascoRegionalCCR. To request a paper copy, please call (813) 929-2733.

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Account #	1083945
Customer #	01415679
Balance Forward	0.00
Current Transactions	60.75

Total Balance Due	\$60.75
Due Date	6/5/2023

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

Round-Up Donations to Charity

Amount Enclosed

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WESBRIDGE CDD
 3434 COLWELL AVENUE Ste200
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WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT

Service Address: **6697 DUTTON IRRIGATION DR**
 Bill Number: 18610815
 Billing Date: 6/19/2023
 Billing Period: 5/11/2023 to 6/9/2023

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

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2022.
 Please visit bit.ly/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	18750990	5/11/2023	14995	6/9/2023	15304	29	309

Usage History

Water

June 2023	309
May 2023	433
April 2023	312
March 2023	346
February 2023	320
January 2023	788
December 2022	779
November 2022	342
October 2022	249
September 2022	309
August 2022	397
July 2022	449

Transactions

Previous Bill	324.75
Payment 06/09/23	-324.75 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	309 Thousand Gals X \$0.75 231.75
Total Current Transactions	231.75
TOTAL BALANCE DUE	\$231.75

Annual Water Quality Report: The 2022 Consumer Confidence Report is available online at bit.ly/PascoRegionalCCR. To request a paper copy, please call (813) 929-2733.

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Account # 1024395
 Customer # 01391962
 Balance Forward 0.00
 Current Transactions 231.75

Total Balance Due	\$231.75
Due Date	7/6/2023

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

Round-Up Donations to Charity	
Amount Enclosed	2 3 1 . 7 5

Check this box to participate in Round-Up.

WESBRIDGE COMMUNITY DEVELOPMENT
 DISTRICT
 3434 COLWELL AVENUE STE 200
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WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT

Service Address: **6554 RYESTONE WAY**

Bill Number: 18610816

Billing Date: 6/19/2023

Billing Period: 5/11/2023 to 6/9/2023

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

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2022.
 Please visit bit.ly/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	190364259	5/11/2023	6950	6/9/2023	7012	29	62

Usage History

Water

June 2023	62
May 2023	72
April 2023	96
March 2023	87
February 2023	92
January 2023	77
December 2022	97
November 2022	98
October 2022	86
September 2022	108
August 2022	145
July 2022	137

Transactions

Previous Bill	54.00
Payment 06/09/23	-54.00 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	62 Thousand Gals X \$0.75
Total Current Transactions	46.50
TOTAL BALANCE DUE	\$46.50

Annual Water Quality Report: The 2022 Consumer Confidence Report is available online at bit.ly/PascoRegionalCCR. To request a paper copy, please call (813) 929-2733.

Please return this portion with payment



TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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Account # 1024400
 Customer # 01391962
 Balance Forward 0.00
 Current Transactions 46.50

Total Balance Due	\$46.50
Due Date	7/6/2023

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

Round-Up Donations to Charity	
Amount Enclosed	46.50

Check this box to participate in Round-Up.

WESBRIDGE COMMUNITY DEVELOPMENT
 DISTRICT
 3434 COLWELL AVENUE STE 200

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WESBRIDGE CDD

Service Address: **30032 MARQUETTE AVENUE**

Bill Number: 18611177

Billing Date: 6/19/2023

Billing Period: 5/11/2023 to 6/9/2023

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

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2022.
 Please visit bit.ly/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	200201676	5/11/2023	1325	6/9/2023	1378	29	53

Usage History

Water

June 2023	53
May 2023	25
April 2023	63
March 2023	66
February 2023	66
January 2023	65
December 2022	75
November 2022	67
October 2022	59
September 2022	60
August 2022	62
July 2022	71

Transactions

Previous Bill	18.75
Payment 06/09/23	-18.75 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	53 Thousand Gals X \$0.75
Total Current Transactions	39.75
TOTAL BALANCE DUE	\$39.75

Annual Water Quality Report: The 2022 Consumer Confidence Report is available online at bit.ly/PascoRegionalCCR. To request a paper copy, please call (813) 929-2733.

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Account # 1077180
 Customer # 01415679

Balance Forward 0.00
 Current Transactions 39.75

Total Balance Due	\$39.75
Due Date	7/6/2023

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

Round-Up Donations to Charity	
Amount Enclosed	39.75

Check this box to participate in Round-Up.

WESBRIDGE CDD
 3434 COLWELL AVENUE Ste200
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WESBRIDGE CDD

Service Address: **29966 MARQUETTE PLACE**

Bill Number: 18611178

Billing Date: 6/19/2023

Billing Period: 5/11/2023 to 6/9/2023

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

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2022.
 Please visit bit.ly/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	200201673	5/11/2023	399	6/9/2023	402	29	3

Usage History

Water

June 2023	3
May 2023	7
April 2023	7
March 2023	9
February 2023	12
January 2023	11
December 2022	13
November 2022	12
October 2022	10
September 2022	12
August 2022	12
July 2022	13

Transactions

Previous Bill	5.25
Payment 06/09/23	-5.25 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	3 Thousand Gals X \$0.75
	2.25
Total Current Transactions	2.25
TOTAL BALANCE DUE	\$2.25

Annual Water Quality Report: The 2022 Consumer Confidence Report is available online at bit.ly/PascoRegionalCCR. To request a paper copy, please call (813) 929-2733.



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasympay.pascocountyfl.net

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

Account # 1077185
 Customer # 01415679

Balance Forward 0.00
 Current Transactions 2.25

Total Balance Due	\$2.25
Due Date	7/6/2023

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

Round-Up Donations to Charity	
Amount Enclosed	2 . 2 5

Check this box to participate in Round-Up.

WESBRIDGE CDD
 3434 COLWELL AVENUE Ste200
 TAMPA FL 33614

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



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

LAND O' LAKES (813) 235-6012
 NEW PORT RICHEY (727) 847-8131
 DADE CITY (352) 521-4285

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

1 1 1
 11-70060

WESBRIDGE CDD

Service Address: **6612 BOYETTE ROAD**

Bill Number: 18611196

Billing Date: 6/19/2023

Billing Period: 5/11/2023 to 6/9/2023

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

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2022.
 Please visit bit.ly/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	200204608	5/11/2023	7617	6/9/2023	7825	29	208

Usage History

Water

June 2023	208
May 2023	81
April 2023	101
March 2023	155
February 2023	174
January 2023	130
December 2022	172
November 2022	179
October 2022	171
September 2022	231
August 2022	313
July 2022	318

Transactions

Previous Bill	60.75
Payment 06/09/23	-60.75 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	208 Thousand Gals X \$0.75
Total Current Transactions	156.00
TOTAL BALANCE DUE	\$156.00

Annual Water Quality Report: The 2022 Consumer Confidence Report is available online at bit.ly/PascoRegionalCCR. To request a paper copy, please call (813) 929-2733.

Please return this portion with payment



TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account # 1083945
 Customer # 01415679

Balance Forward 0.00
 Current Transactions 156.00

Total Balance Due	\$156.00
Due Date	7/6/2023

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

Round-Up Donations to Charity	
Amount Enclosed	156.00

Check this box to participate in Round-Up.

WESBRIDGE CDD
 3434 COLWELL AVENUE Ste200
 TAMPA FL 33614

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

Remson Aquatics
11207 Remson Lane
Riverview, FL 33579 US
(813) 671-2851
kar@remsonaquatics.com
www.remsonaquatics.com

INVOICE

BILL TO
Wesbridge CDD
12750 Citrus Park Lane, Ste
115
Tampa, FL 33625

INVOICE # 115878
DATE 03/06/2023
DUE DATE 04/05/2023
TERMS Net 30

ACTIVITY	QTY	RATE	AMOUNT
Mar Srv March Lake Maintenance	1	395.00	395.00

BALANCE DUE **\$395.00**

Remson Aquatics
11207 Remson Lane
Riverview, FL 33579 US
(813) 671-2851
kar@remsonaquatics.com
www.remsonaquatics.com

INVOICE

BILL TO
Wesbridge CDD
12750 Citrus Park Lane, Ste
115
Tampa, FL 33625

INVOICE # 116157
DATE 06/05/2023
DUE DATE 07/05/2023
TERMS Net 30

ACTIVITY	QTY	RATE	AMOUNT
June Srv June Lake Maintenance	1	395.00	395.00

BALANCE DUE

\$395.00

RECEIVED
06/05/23

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

Invoice

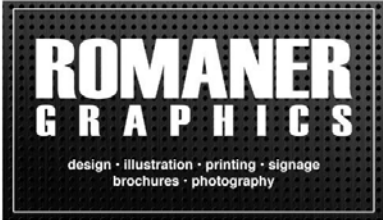
Date	Invoice #
6/1/2023	INV0000080672

Bill To:

Wesbridge CDD 3434 Colwell Avenue Suite 200 Tampa FL 33626

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

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,638.92	\$1,638.92
Administrative Services	1.00	\$409.75	\$409.75
Email Accounts, Admin & Maintenance	5.00	\$15.00	\$75.00
Financial & Revenue Collections	1.00	\$327.75	\$327.75
Landscape Consulting Services	1.00	\$600.00	\$600.00
Management Services	1.00	\$1,830.17	\$1,830.17
Website Compliance & Management	1.00	\$100.00	\$100.00
Landscape & Irrigation RFP	1.00	\$3,000.00	\$3,000.00
Subtotal			\$7,981.59
Total			\$7,981.59



20108 Pond Spring Way
Tampa, FL 33647
813-991-6069
romanergraphics@gmail.com

INVOICE # 21619

TO: _____
COMPANY NAME: Wesbridge
DATE: 4/19/23

One ADA mat on each side of sidewalk	_____
2'x5' red, on Dutton Dr.	_____
2 @ \$425.00	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
TOTAL:	<u>\$850.00</u>

RECEIVED 06/06/23
ROMANER GRAPHICS
Thank You,

Securiteam Inc.
 13745 N. Nebraska Ave.
 Tampa, FL 33613
 Phone: 813-909-7775
 Fax: 888-596-8464

Invoice



Bill To
Wesbridge CDD C/O Rizzetta & Co 5844 Old Pasco Road Suite 100 Wesley Chapel, FL 33544

Installation Address
Wesbridge 6723 Dutton Drive Wesley Chapel, FL 33545

P.O. No.	Date	Invoice #	Due Date	Acct #
	06/01/2023	16937	07/01/2023	

Qty	Description
3	Gate Maintenance Program
	Billed Quarterly
	Your quarterly invoice are billed as follows: 07/01- 09/31: Invoice sent 06/01 10/01-12/31: Invoice sent 09/01 01/01- 03/31:Invoice sent 12/01 04/01-06/30: Invoice sent 03/01

	Subtotal	\$349.98
	Sales Tax (0.0%)	\$0.00
	Total	\$349.98
	Balance Due	\$349.98



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

Account Number **2078246** Cycle 05
Meter Number
Customer Number 20048885
Customer Name WESBRIDGE COMMUNITY DEVELOPMENT DIST

Bill Date **06/08/2023**
Amount Due **3,703.19**
Current Charges Due **06/28/2023**

District Office Serving You
One Pasco Center

Service Address PUBLIC LIGHTING
Service Classification Public Lighting

See Reverse Side For More Information

ELECTRIC SERVICE

From Date	Reading	To Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
-----------	---------	---------	---------	------------	--------------	-----------	----------

Comparative Usage Information

Period	Days	Per Day
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BILLS ARE DUE WHEN RENDERED
A 1.5 percent, but not less than \$5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance 3,703.19
Payment 3,703.19CR
Balance Forward 0.00



2 0 0 4 8 8 8 5

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 844-209-7166. This number is WREC's Secure Pay-By-Phone system.

Light Energy Charge 44.37
Light Support Charge 78.03
Light Maintenance Charge 843.03
Light Fixture Charge 1,023.57
Light Fuel Adj 3,978 KWH @ 0.03500 139.23
Poles(QTY 153) 1,568.25
FL Gross Receipts Tax 6.71

Total Current Charges 3,703.19
Total Due E.F.T. 3,703.19

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

DO NOT PAY
Total amount will be electronically transferred on or after 06/23/2023.



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

Please **Detach and Return** This Portion With Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 06/08/2023

District: OP05

Use above space for address change ONLY.

2078246 OP05
WESBRIDGE COMMUNITY DEVELOPMENT DIST
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after	06/23/2023
TOTAL CHARGES DUE	3,703.19
DO NOT PAY	

000207824600037031900037031902



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

Account Number **2087102** Cycle 05
Meter Number 33112382
Customer Number 20048885
Customer Name WESBRIDGE COMMUNITY DEVELOPMENT DIST

Bill Date **06/08/2023**
Amount Due **537.99**
Current Charges Due **06/28/2023**

District Office Serving You
One Pasco Center

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

See Reverse Side For More Information

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
05/03	60092	06/05	65791				5699

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Jun 2023	33	173
May 2023	29	161
Jun 2022	30	166

BILLS ARE DUE WHEN RENDERED
A 1.5 percent, but not less than \$5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance 449.15
Payment 449.15CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 5,699 KWH @ 0.05017 285.92
Fuel Adjustment 5,699 KWH @ 0.03500 199.47
FL Gross Receipts Tax 13.44

Total Current Charges 537.99
Total Due E.F.T. 537.99



2 0 0 4 8 8 8 5

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 844-209-7166. This number is WREC's Secure Pay-By-Phone system.

DO NOT PAY

Total amount will be electronically transferred on or after 06/23/2023.



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

Please **Detach and Return** This Portion With Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 06/08/2023

District: OP05

2087102 OP05
WESBRIDGE COMMUNITY DEVELOPMENT DIST
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after	06/23/2023
TOTAL CHARGES DUE	537.99
DO NOT PAY	

000208710200005379900005379908



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

Account Number **2127372** Cycle 05
Meter Number 93181791
Customer Number 20048885
Customer Name WESBRIDGE COMMUNITY DEVELOPMENT DIST

Bill Date **06/08/2023**
Amount Due **240.38**
Current Charges Due **06/28/2023**

District Office Serving You
One Pasco Center

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

See Reverse Side For More Information

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
05/03	74144	06/05	76436				2292

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Jun 2023	33	69
May 2023	29	69
Jun 2022	30	65

BILLS ARE DUE WHEN RENDERED
A 1.5 percent, but not less than \$5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance 215.74
Payment 215.74CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 2,292 KWH @ 0.05017 114.99
Fuel Adjustment 2,292 KWH @ 0.03500 80.22
FL Gross Receipts Tax 6.01

Total Current Charges 240.38
Total Due E.F.T. 240.38



2 0 0 4 8 8 8 5

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 844-209-7166. This number is WREC's Secure Pay-By-Phone system.

DO NOT PAY
Total amount will be electronically transferred on or after 06/23/2023.



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

Please **Detach and Return** This Portion With Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 06/08/2023

District: OP05

2127372 OP05
WESBRIDGE COMMUNITY DEVELOPMENT DIST
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after	06/23/2023
TOTAL CHARGES DUE	240.38
DO NOT PAY	

000212737200002403800002403808