



Rizzetta & Company

Wesbridge Community Development District

**Board of Supervisor's Regular
Meeting
September 11, 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.

WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE • 5844 OLD PASCO ROAD • SUITE 100 • WESLEY CHAPEL • FLORIDA •
33544

WWW.WESBRIDGECDD.ORG

September 1, 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, September 11, 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. Consideration of Securiteam’s Proposal for Gate Arms Controller.....Tab 1
 - B. Consideration of First Addendum to Contract for Technology Services.....Tab 2
 - C. Discussion Regarding Towing
- 4. STAFF REPORTS**
 - A. Aquatics Report..... Tab 3
 1. Consideration of Proposal for Aquatic PlantingsTab 4
 - B. Landscape Inspection Manager
 1. Review of Landscape Inspection Report..... Tab 5
 2. Response to Landscape Inspection Report..... Tab 6
 3. 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
 2. Presentation of 2nd Quarter Website Audit..... Tab 10
 3. Presentation of Arbitrage Report for Series 2019 Tab 11
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors Meeting held on August 14, 2023.....Tab 12
 - B. Consideration of Operation & Maintenance Expenditures for July 2023 Tab 13
- 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



A Security & Technology Company

13745 N. Nebraska Ave
 Tampa, FL 33613
 Phone: 813.909.7775

Estimate

Billing Address
Wesbridge CDD C/O Rizzetta & Co 3434 Colwell Ave St 200 Tampa, FL 33614

Install Address
Wesbridge CDD 30411 Marquette Ave Wesley Chapel, FL 33545

Rep	P.O. No.	Date	Estimate #
		8/3/2023	5757

Qty	Description
3	Viking F1 Arm
23	Service Labor - 1 hour minimum
	This estimate covers the follow: - 3 new vikings operators arm and their installation / calibration - connect gate operators to doors king controller, check loops connection (As right now is free access into the community) Assumptions: - DoorKing Controller is programmed and configured - Residents have their access code

	Subtotal	\$4,654.76
	Sales Tax (0.0%)	\$0.00
	Total	\$4,654.76
Signature of Acceptance X _____		

Tab 2

FIRST ADDENDUM TO THE CONTRACT FOR PROFESSIONAL TECHNOLOGY SERVICES

This First Addendum to the Contract for Professional Technology Services (this “**Addendum**”), is made and entered into as of the 1st day of October, 2023 (the “**Effective Date**”), by and between **Wesbridge Community Development District**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Pasco County, Florida (the “**District**”), and **Rizzetta & Company, Inc.**, a Florida corporation (the “**Consultant**”).

RECITALS

WHEREAS, the District and Rizzetta Technology Services, LLC. entered into the Contract for Professional Technology Services dated July 26, 2019 (the “**Contract**”), incorporated by reference herein; and

WHEREAS, the District consented to an assignment of the Contract to Rizzetta & Company, Inc. on November 8, 2021; and

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

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

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

The amended **Exhibit B** - Schedule of Fees are hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

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



Rizzetta & Company

2021-07-27 – WJR/RPS

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

ACCEPTED BY:

RIZZETTA & COMPANY, INC.

BY: _____

PRINTED NAME: William J. Rizzetta

TITLE: President

DATE: _____

WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT

BY: _____

PRINTED NAME: _____

TITLE: Chairman/Vice Chairman

DATE: _____

ATTEST:

Vice Chairman/Assistant Secretary
Board of Supervisors

Print Name



Rizzetta & Company

2021-07-27 – WJR/RPS

EXHIBIT B
Schedule of Fees

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

	MONTHLY
Website Compliance and Management:	\$ 100.00
Email (50 GB per user) at \$20.00 per month per account:	
Board Supervisor Account 5 x \$20.00	\$ 100.00
Onsite Staff Account 0 x \$20.00	\$ 00.00
Miscellaneous Account 0 x \$20.00	\$ 00.00
 Total Standard On-Going Services:	 \$ <u>200.00</u>



Tab 3



Wesbridge Community Development District

Waterway Inspection Report

Reason for Inspection:
Quality Assurance

Inspection Date:
8/15/2023

Prepared for:
Wesbridge
Community Development District

Prepared by:
Doug Agnew, Senior Environmental Consultant
Tom Donaghy, Service Manager

www.AdvancedAquatic.com
lakes@advancedaquatic.com
292 S. Military Trail, Deerfield Beach, FL 33442
Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa
1-800-491-9621



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Site Assessments

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Site Assessments

Pond B1

Comments:

Treatment In Progress

Both Filamentous and Planktonic Algae observed and treated.

Recommendation: Metafloc and Summer Slam probiotic treatments to be applied in September.

In addition to Phosphorus binding, this strategy will assist in gradually reducing benthic muck.



Fountain operating properly.

Pond B2

Comments:

Treatment In Progress

Both Filamentous and Planktonic Algae observed and treated.

Recommendation: Metafloc and Summer Slam probiotic treatment to be applied in September.

In addition to Phosphorus binding, this strategy will assist in gradually reducing benthic muck.



Fountain operating properly.

www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa
1-800-491-9621



Site Assessments

Pond SE

Comments:

Treatment In Progress

Algae observed and treated.

Recommendation: Metafloc and Summer Slam probiotic treatment to be applied in September.

In addition to Phosphorus binding, this strategy will assist in gradually reducing benthic muck.



Pond C

Comments:

Treatment In Progress

Torpedograss and Algae observed and treated.

Responding well to the two initial treatments in August.

Will determine in September if Metafloc and Summerslam applications will be beneficial to this pond.



www.AdvancedAquatic.com
lakes@advancedaquatic.com

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Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa
1-800-491-9621



Site Assessments

Pond N

Comments:

Treatment In Progress

Algae observed and treated.

Responding well to the two initial algae and aquatic weed treatments in August.



Pond NW

Comments:

Treatment In Progress

Algae observed and treated.

Responding well to the two initial algae and aquatic weed treatments in August.

Fountain operating properly.



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lakes@advancedaquatic.com

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Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa
1-800-491-9621



Site Assessments

Pond NE

Comments:

Treatment In Progress

Torpedograss and algae observed and treated.

Responding well to the two initial algae and aquatic weed treatments in August.

Healthy growth of native aquatic plant species covering a portion of the pond shoreline.



www.AdvancedAquatic.com
lakes@advancedaquatic.com

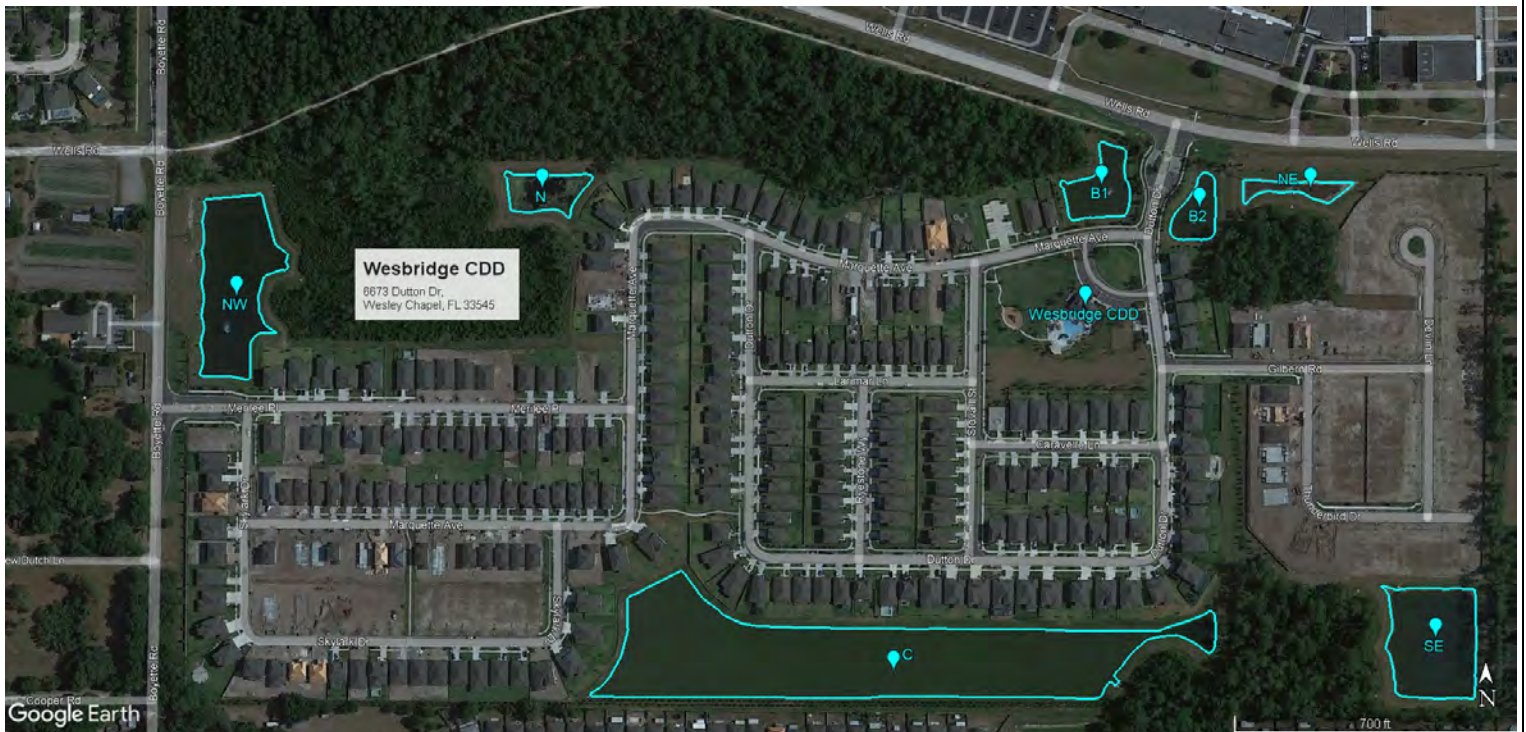
292 S. Military Trail, Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa

1-800-491-9621



Map



www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa
1-800-491-9621

Tab 4



Aquatic Planting Proposal

For

Wesbridge CDD



www.AdvancedAquatic.com

lakes@advancedaquatic.com

292 S. Military Trail – Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa

1-800-491-9621



ADVANCED AQUATIC SERVICES, INC.
-PLANTING PROPOSAL-

August 31, 2023

Wesbridge CDD
C/O Mr. Darryl Adams, CDD Manager,
Rizzetta & Company
5844 Old Pasco Road, Suite 100
Wesley Chapel, Florida 33544

Advanced Aquatic shall perform the work in accordance with the following scope of services: Supply, deliver and install 1,680 fresh bare root plants consisting of Arrowhead (*S. lancifolia*), Pickerelweed, and Spikerush. The Proposed planting installation is located on Ponds B1 and B2 in Wesbridge CDD in Wesley Chapel, Florida.

OTHER CONDITIONS

1. **Advanced Aquatic** shall not be responsible for acts beyond its reasonable control, including, but not limited to, adverse soil and/or water quality, or negligence by others including inappropriate engineering or design.
2. **Advanced Aquatic** shall not be responsible for plant mortality due to acts of nature, i.e. Grass carp, Exotic snails, Muscovy ducks, Turtles, Iguanas, adverse water conditions, hydrology, acts of God, etc.
3. Pricing subject to plant availability.
4. Invoices submitted for work completed shall be paid within 30 days of receipt.
5. Any incidental activity not explicitly mentioned in this proposal is excluded from the scope of work.
6. This proposal shall be valid for 30 days.

NOT INCLUDED:

Watering, sodding or seeding and mulching, aerial photographs, water and/or soil sampling and associated laboratory analysis, surveys, orange barricade fencing, surveying, as-builts, maintenance of traffic, excess soil disposal, erosion controls, dewatering, trash removal, demolitions, location of underground utilities.

CONTRACT FEES:

Advanced Aquatic agrees to perform the services stated above for the sum of: **\$2,100.00**
(NOTE – any increased perimeter coverage will translate into an increased installation cost to the CDD)

***Advanced Aquatic Services will guarantee** an 80% overall survival rate for one year after the initial planting, subsequent on us performing the lake and littoral management services.

****It is normal for a small percentage of new plantings to dislodge due to environmental conditions such as wind, waves, hard substrate, etc. If plants float due to the former mentioned reasons, we will be back in a timely manner to replant them. If uprooting is determined to be from **Muscovy Ducks**, a **replanting fee** will have to be issued.**

Accepted by: _____ Title _____ Date _____

Wesbridge CDD
Planting Proposal
Ponds B1 & B2

B1

325' - 3 rows of plants

B2

235' - 3 rows of plants

Marquette Ave

Dutton Dr

Dutton Dr

Wells Rd



100 ft

Tab 5

WESBRIDGE

LANDSCAPE INSPECTION REPORT



August 22, 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. There are still areas that have not been touched by LMP.

The following are action items for LMP 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)**

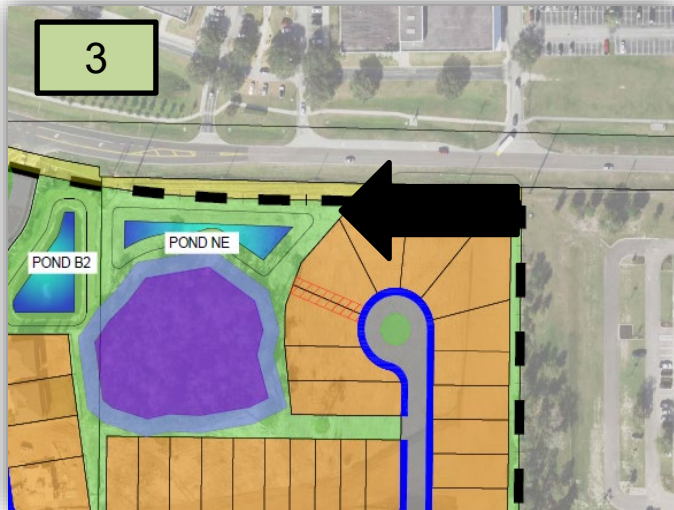


3. During my inspection there was a lot of standing water along the vinyl fence across from the high school where it makes the turn back to the homes. Make sure there is no



Dutton Drive, Devlin Lane, Thunderbird Drive

irrigation leaks.(Pic 3)



4. Eradicate the be weeds in the center common area between the homes on Gilbern Road.(Pic 4)



5. Remove the sucker growth in the same area above from the ornamental grasses and perform a cutback. Eradicate the weeds in the beds.(Pic 5>)

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

7. Trim the Hollie trees in the same area.

8. Make sure crews are mowing behind the house in the common area to the north of 30253 Gilbern Drive. This area goes all the way to Devlin Lane.(Pic 7)



9. Trim the Hollie trees next to 30544 thunderbird drive. Shape them into a rounded triangle.

10. There are still weeds in the circular island on Devlin Lane. Can we use a selective herbicide in this Juniper?

11. Eradicate the weeds in the Parsoni Juniper that goes from Marquette Ave to Dutton Drive.

12. Trim the east Palatka hollies next to 30383 Larimar Lane.



13. Remove any dead plant material from the same bedspace above.

14. Eradicate the bed weeds in the common area space next to 30226 Merilee Place.



Dutton Drive, Devlin Lane, Thunderbird Drive

15. Eradicate the bed weeds in the parsoni juniper at the back entrance on Boyette road. We can use selective herbicides in these bed.

16. Eradicate the bed weeds throughout the bed spaces on Boyette road. (Pic 20, 20a)



Tab 6

WESBRIDGE CDD

RIZZETTA FIELD INSPECTION REPORT RESPONSE

Date Inspection Report Performed – August 22, 2023

Date LMP Received Report - August 22, 2023

LMP Response Date – August 28, 2023

- - Carry Overs
- - Completed
- - LMP Response

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) COMPLETED AS OF 8-25-2023**

2. **Eradicate the bed weeds and make sure soft edging is being performed along the vinyl fence across from the high school.(2,2a) COMPLETED AS OF 8-25-2023**

3. During my inspection there was a lot of standing water along the vinyl fence across from the high school where it makes the turn back to the homes. Make sure there is no irrigation leaks.(Pic 3) **INSPECTION OF THIS AREA REVEALED NO LEAKS**

4. **Eradicate the be weeds in the center common area between the homes on Gilbern Road.(Pic 4) COMPLETED AS OF 8-25-2023**

5. **Remove the sucker growth in the same area above from the ornamental grasses and perform a cutback. Eradicate the weeds in the beds.(Pic 5>) COMPLETED AS OF 8-25-2023**

6. **Remove the tall weeds in the parsoni Juniper in the Devlin Lane center island. COMPLETED AS OF 8-25-2023**

7. Trim the Hollie trees in the same area. SCHEDULED TO BE COMPLETED BY 9-1-2023

8. Make sure crews are mowing behind the house in the common area to the north of 30253 Gilbern Drive. This area goes all the way to Devlin Lane. (Pic 7) COMPLETED AS OF 8-25-2023

9. Trim the Hollie trees next to 30544 thunderbird drive. Shape them into a rounded triangle. **SCHEDULED TO BE COMPLETED BY 9-1-2023**

10. There are still weeds in the circular island on Devlin Lane. Can we use a selective herbicide in this Juniper? **COMPLETED AS OF 8-25-2023 – PULLED AND SPRAYED**

11. Eradicate the weeds in the Parsoni Juniper that goes from Marquette Ave to Dutton Drive. **COMPLETED AS OF 8-25-2023**

12. Trim the east Palatka hollies next to 30383 Larimar Lane. COMPLETED AS OF 8-25-2023

13. Remove any dead plant material from the same bedspace above. **SCHEDULED TO BE COMPLETED BY 9-1-2023**

14. Eradicate the bed weeds in the common area space next to 30226 Merilee Place. **SCHEDULED TO BE COMPLETED BY 9-1-2023**

15. Eradicate the bed weeds in the parsoni juniper at the back entrance on Boyette road. We can use selective herbicides in these bed. **COMPLETED AS OF 8-25-2023**

16. Eradicate the bed weeds throughout the bed spaces on Boyette road. (Pic 20, 20a) COMPLETED AS OF 8-25-2023

Tab 7

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

Clock Type/ #	<i>Hunter ACC</i>		Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date	Confirm Time/ Date	<input checked="" type="checkbox"/> Y	Pgm A							
Rain Sensor	<input checked="" type="checkbox"/> ok / bad	Battery Replaced	<i>20:00</i>				<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
Notes:		Y	Pgm B							
		N	<i>0500</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
			Pgm C							
			Pgm D							

Annals

Zone #	Type	A	B	C	D	Programs	Zone Information	Technician Use Only (Use Standard invoice forms for additional charges)
1	<i>S/MP</i>	<i>40</i>						Labor
2	<i>D</i>	<i>20</i>						Hrs
3	<i>S</i>	<i>30</i>						Rate
4	<i>D</i>	<i>20</i>					<i>Repair (2) Drip Lines</i>	Amount
5	<i>S</i>	<i>20</i>						Supervisor:
6	<i>S</i>	<i>30</i>						Technician:
7	<i>B</i>	<i>10</i>						Total Labor Charges \$
8	<i>D</i>	<i>20</i>					<i>Repair (1) Drip Line</i>	Materials
9	<i>S</i>	<i>10</i>						QTY
10	<i>S/MP</i>	<i>10</i>		<i>10</i>				Unit
11	<i>D</i>	<i>20</i>						Extended
12	<i>B</i>	<i>5</i>						
13	<i>MP</i>	<i>50</i>						
14	<i>D</i>	<i>10</i>						
15	<i>B</i>	<i>5</i>						
16	<i>D</i>	<i>5</i>						
17	<i>B</i>	<i>5</i>						
18	<i>B</i>	<i>5</i>					<i>Repair (1) Broken Bubblers</i>	
19	<i>B</i>	<i>5</i>						
20	<i>B</i>	<i>5</i>					<i>Repair (1) Bubbler</i>	
21								
22								
23								
24								
Season Adjust %								Total Materials \$
Run Time								Total Labor \$
								Grand Total \$

Bill To: *N.C*

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

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

Clock Type/ #	<u>Hunter ACC</u>		Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date	Confirm Time/ Date	<input checked="" type="radio"/> Y <input type="radio"/> N	Pgm A							
Rain Sensor	<input checked="" type="radio"/> OK <input type="radio"/> bad	Battery Replaced	2100		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	

Notes:

Zone #	Type	Programs				Zone Information	Technician Use Only (Use Standard Invoice forms for additional charges)			
		A	B	C	D		Labor	Hrs	Rate	Amount
1	D	15				<u>Repair (1) Drip line</u>	Supervisor:			
2	S	35					Technician:			
3	B	10					Total Labor Charges \$			
4	S	20					Materials			
5	S	20					Drip coupling			
6	S	20				1/2" PVC coupling				
7	B	15				Total Materials \$				
8	S	20				Total Labor \$				
9	D	15				Grand Total \$				
10	S	20								
11	R	40								
12	S	25								
13	D	15								
14										
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16										
17										
18										
19										
20										
21										
22										
23										
24										
Season Adjust %										
Run Time										

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

Bill To: N.C

Property:

Delvin La Nodes

Wesbrige

Date	<i>8-22-23</i>
Technician	<i>Kevin P.</i>
Arrive/ Depart	<i>1</i>

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

Clock Type/ #	<i>Handy Node</i>		Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date	Confirm Time/ Date	<input checked="" type="radio"/> Y	Time/Date Adjust	<input type="radio"/> Y	<input checked="" type="radio"/> N	Pgm A	1			
Rain Sensor	ok	bad	<i>U/S</i>	Battery Replaced	<input checked="" type="radio"/> Y	N				
Notes:			<i>node</i>	<i>20:00</i>	2		/		/	
				Pgm B	1					
					2					
				Pgm C	1					
			<i>node</i>	<i>00:30</i>	2	/		/		/
				Pgm D	1					
					2					

Zone #	Type	Programs				Zone Information	Technician Use Only (Use Standard Invoice forms for additional charges)															
		A	B	C	D		Labor	Hrs	Rate	Amount												
1	<i>D</i>	<i>30</i>				<i>ok</i>																
2	<i>S</i>	<i>15</i>				<i>ok</i>																
3																						
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Run Time																						
Please make additional notes on the reverse side of this report - Use extra report as needed for programming information							<table border="1"> <tr> <td>Total Materials</td> <td>\$</td> <td></td> <td></td> </tr> <tr> <td>Total Labor</td> <td>\$</td> <td></td> <td></td> </tr> <tr> <td>Grand Total</td> <td>\$</td> <td></td> <td></td> </tr> </table>				Total Materials	\$			Total Labor	\$			Grand Total	\$		
Total Materials	\$																					
Total Labor	\$																					
Grand Total	\$																					
Bill To:																						

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

Clock Type/ #	<i>don't xc Hybrid</i>	Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date		Pgm A							
Rain Sensor	<i>ok</i> bad	Pgm B		<i>✓</i>		<i>✓</i>		<i>✓</i>	
Confirm Time/ Date	<input checked="" type="checkbox"/>	Pgm C							
Time/Date Adjust	<input checked="" type="checkbox"/>	Pgm D							
Battery Replaced	Y N								

Notes:

Zone #	Type	Programs				Zone Information	Technician Use Only (Use Standard Invoice forms for additional charges)			
		A	B	C	D		Labor	Hrs	Rate	Amount
1	D	20				<i>Repair (2) Broken drip lines</i>	Total Labor Charges \$			
2	D	20					Supervisor:			
3	B	20					Technician:			
4						Total Labor Charges \$				
5						Materials				
6						Drip coupling				
7						QTY Unit Extended				
8						2				
9						Total Materials \$				
10						Total Labor \$				
11						Grand Total \$				
12						Bill To:				
13						<i>N.C</i>				

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

N.C

Property: *Controller #8 - Next to 6300 Dutton Dr.*
Wesbrige

Date: *8.22.23*
 Technician: *Kevin P.*
 Arrive/ Depart: *1*

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

Clock Type/ #	<i>Hunter XC</i>				Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date		Confirm Time/ Date	<input checked="" type="checkbox"/> Y	Time/Date Adjust	<input checked="" type="checkbox"/> A	<input checked="" type="checkbox"/> N	Pgm A	1				
Rain Sensor	<input checked="" type="checkbox"/> ok	<input type="checkbox"/> bad	Battery Replaced	<input type="checkbox"/> Y	<input type="checkbox"/> N		Pgm B	1				
							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		Labor	Hrs	Rate	Amount		
1	<i>D</i>	<i>30</i>				<i>ok</i>						
2	<i>S</i>	<i>30</i>				<i>ok</i>						
3	<i>S</i>	<i>30</i>				<i>ok</i>						
4												
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14												
15												
16												
17												
18												
19												
20												
21												
22												
23												
24												
Season Adjust %:							Total Materials		\$			
Run Time							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: *Canwell 3 Next to 20507 Gilburn Rd*
Wesbrige

Date: *8-22-23*
 Technician: *Kevin P.*
 Arrive/ Depart: *1*

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

Clock Type/ #	<i>Hunter XC</i>			Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date	Confirm Time/ Date	<input checked="" type="radio"/> Y	Time/Date Adjust	<input checked="" type="radio"/> Y	<input type="radio"/> N	Pgm A	1				
Rain Sensor	<input checked="" type="radio"/> ok	<input type="radio"/> bad	Battery Replaced	<input type="radio"/> Y	<input type="radio"/> N	Pgm B	1				
Notes:						Pgm C	1				
						Pgm D	1				
							2				
							2				
							2				
							2				

Zone #	Type	Programs				Zone Information
		A	B	C	D	
1	<i>S/MP</i>	<i>20</i>				
2	<i>D</i>	<i>20</i>				<i>Repair (1) Broken drip line</i>
3	<i>S/MP</i>	<i>20</i>				
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
21						
22						
23						
24						

Technician Use Only (Use Standard Invoice forms for additional charges)			
Labor	Hrs	Rate	Amount
Supervisor:			
Technician:			
Total Labor Charges			\$
Materials	QTY	Unit	Extended
<i>Drip coupling</i>	<i>1</i>		
Total Materials			\$
Total Labor			\$
Grand Total			\$ <i>N.C</i>

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

Bill To:

Tab 8

Wesbridge CDD
ENGINEER'S REPORT FOR September 11th, 2023 BOARD MEETING

Ongoing Projects Report and Updates:

Pond Repairs – A request for proposals has been circulated to vendors to address pond defects discussed in the engineer's inspection report on 07-19-2023. Proposals will be provided for Board review. The SWFWMD Permit for the ponds associated with this repair isn't due for recertification until 2/17/2026, if the Board desires we can do the permit inspection early at the same time as the final inspection for the upcoming repairs, which would satisfy the permit for 5 years from that inspection date.

Sidewalk Repair – A review of the area was done and request for proposals sent to vendors. Proposals will be provided for Board review.

Tab 9



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** October 16, 2023 at 5:30pm
- **FY 2022-2023 Audit Completion Deadline:** June 30, 2024

**District
Manager's
Report**

September 11

2023

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<u>FINANCIAL SUMMARY</u>	<u>7/31/2023</u>
General Fund Cash & Investment Balance:	\$70,105
Reserve Fund Cash & Investment Balance:	\$46,444
Debt Service Fund & Investment Balance:	<u>\$477,080</u>
Total Cash and Investment Balances:	\$593,629
General Fund Expense Variance: \$15,547	Over Budget

**WESBRIDGE
COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2022**

**WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
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Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Wesbridge Community Development District
Pasco County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Wesbridge Community Development District, Pasco County, Florida ("District") as of and for the fiscal year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2022, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c), but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with Government Auditing Standards, we have also issued our report dated July 27, 2023, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the District's internal control over financial reporting and compliance.

July 27, 2023

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Wesbridge Community Development District, Pasco County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2022. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of (\$2,677,504).
- The change in the District's total net position during the current fiscal period was (\$33,989), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2022, the District's governmental funds reported combined ending fund balances of \$480,100, an increase of \$6,817 in comparison with the prior fiscal year. A portion of the fund balance is restricted for debt service and capital projects, non-spendable for prepaid items, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements distinguish functions of the District that are principally supported by assessments and Developer contributions. The District does not have any business-type activities. The governmental activities of the District include the general government (management), maintenance, and recreation functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Fund Financial Statements (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances for the general fund, debt service fund, and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION SEPTEMBER 30,	
	2022	2021
Current and other assets	\$ 715,494	\$ 707,949
Capital assets, net of depreciation	3,212,217	3,377,042
Total assets	3,927,711	4,084,991
Current liabilities	341,720	342,684
Long-term liabilities	6,263,495	6,385,822
Total liabilities	6,605,215	6,728,506
Net position		
Net investment in capital assets	(3,051,278)	(3,008,780)
Restricted	362,240	353,798
Unrestricted	11,534	11,467
Total net position	\$ (2,677,504)	\$ (2,643,515)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position decreased during the most recent fiscal year. The majority of the decrease is attributed to cost of operations and depreciation expense exceeding ongoing program revenues.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION		
FOR THE FISCAL YEAR END SEPTEMBER 30,		
	2022	2021
Revenues:		
Program revenues		
Charges for services	\$ 664,677	\$ 657,106
Operating grants and contributions	16,458	23
General revenues		
Unrestricted investment earnings	67	3
Miscellaneous income	210	261
Total revenues	<u>681,412</u>	<u>657,393</u>
Expenses:		
General government	88,308	82,760
Maintenance and operations	355,225	328,046
Parks and recreation	13,674	11,041
Interest on long-term debt	258,194	262,255
Total expenses	<u>715,401</u>	<u>684,102</u>
Change in net position	(33,989)	(26,709)
Net position - beginning	<u>(2,643,515)</u>	<u>(2,616,806)</u>
Net position - ending	<u>\$ (2,677,504)</u>	<u>\$ (2,643,515)</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2022 was \$715,401. The costs of the District's activities were funded by program revenues. Program revenues of the District are comprised primarily of assessments and developer contributions for the current and prior fiscal year. In total, expenses, including depreciation, increased from the prior fiscal year. The majority of the increase was the result of an increase in professional services including the landscape maintenance and repairs.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2022 was amended to increase appropriations and use of fund balance by \$20,000. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2022.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2022, the District had \$3,624,279 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$412,062 has been taken, which resulted in a net book value of \$3,212,217. More detailed information about the District's capital assets is presented in the notes of the financial statements.

CAPITAL ASSETS AND DEBT ADMINISTRATION (Continued)

Capital Debt

At September 30, 2022, the District had \$6,335,000 Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Wesbridge Community Development District's Accounting Department at 3434 Colwell Avenue, Suite 200, Tampa Florida, 33614.

FINANCIAL STATEMENTS

**WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2022**

	Governmental Activities
ASSETS	
Cash	\$ 74,749
Prepaid items and deposits	172,179
Restricted assets:	
Investments	468,566
Capital assets:	
Depreciable, net	3,212,217
Total assets	3,927,711
 LIABILITIES	
Accounts payable and accrued expenses	13,042
Accrued interest payable	106,326
Due to Developer	159,609
Unearned revenue	62,743
Non-current liabilities:	
Due within one year	130,000
Due in more than one year	6,133,495
Total liabilities	6,605,215
 NET POSITION	
Net investment in capital assets	(3,051,278)
Restricted for debt service	362,208
Restricted for capital projects	32
Unrestricted	11,534
Total net position	\$ (2,677,504)

See notes to the financial statements

**WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

<u>Functions/Programs</u>	Program Revenues			Net (Expense) Revenue and Changes in Net Position
Expenses	Charges for Services	Operating Grants and Contributions	Governmental Activities	
Primary government:				
Governmental activities:				
General government	\$ 88,308	\$ 88,308	\$ 16,436	\$ 16,436
Maintenance and operations	355,225	187,428	-	(167,797)
Parks and recreation	13,674	-	-	(13,674)
Interest on long-term debt	258,194	388,941	22	130,769
Total governmental activities	715,401	664,677	16,458	(34,266)
General revenues:				
Unrestricted investment earnings				67
Miscellaneous income				210
Total general revenues				277
				Change in net position (33,989)
				Net position - beginning (2,643,515)
				Net position - ending \$ (2,677,504)

See notes to the financial statements

**WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
BALANCE SHEET –
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2022**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
ASSETS				
Cash	\$ 74,749	\$ -	\$ -	\$ 74,749
Investments	-	468,534	32	468,566
Prepaid items and deposits	172,179	-	-	172,179
Total assets	<u>\$ 246,928</u>	<u>\$ 468,534</u>	<u>\$ 32</u>	<u>\$ 715,494</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable and accrued liabilities	\$ 13,042	\$ -	\$ -	\$ 13,042
Unearned revenue	62,743	-	-	62,743
Due to Developer	159,609	-	-	159,609
Total liabilities	<u>235,394</u>	<u>-</u>	<u>-</u>	<u>235,394</u>
Fund balances:				
Nonspendable:				
Prepaid items	8,697	-	-	8,697
Restricted for:				
Debt service	-	468,534	-	468,534
Capital projects	-	-	32	32
Unassigned	2,837	-	-	2,837
Total fund balances	<u>11,534</u>	<u>468,534</u>	<u>32</u>	<u>480,100</u>
Total liabilities and fund balances	<u>\$ 246,928</u>	<u>\$ 468,534</u>	<u>\$ 32</u>	<u>\$ 715,494</u>

See notes to the financial statements

**WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET –
GOVERNMENTAL FUNDS TO THE STATEMENTS OF NET POSITION
SEPTEMBER 30, 2022**

Fund balance - governmental funds	\$	480,100
-----------------------------------	----	---------

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	3,624,279	
Accumulated depreciation	<u>(412,062)</u>	3,212,217

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(106,326)	
Bonds payable, net	<u>(6,263,495)</u>	<u>(6,369,821)</u>
Net position of governmental activities		<u>\$ (2,677,504)</u>

See notes to the financial statements

**WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES –
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Assessments	\$ 275,736	\$ 388,941	\$ -	\$ 664,677
Developer contributions	16,436	-	-	16,436
Interest income	67	22	-	89
Miscellaneous Revenue	210	-	-	210
Total revenues	<u>292,449</u>	<u>388,963</u>	<u>-</u>	<u>681,412</u>
EXPENDITURES				
Current:				
General government	88,308	-	-	88,308
Maintenance and operations	190,400	-	-	190,400
Parks and recreation	13,674	-	-	13,674
Debt service:				
Principal	-	125,000	-	125,000
Interest	-	257,213	-	257,213
Total expenditures	<u>292,382</u>	<u>382,213</u>	<u>-</u>	<u>674,595</u>
Excess (deficiency) of revenues over (under) expenditures	67	6,750	-	6,817
OTHER FINANCING SOURCES (USES)				
Transfer in (out)	-	(10)	10	-
Total other financing sources (uses)	<u>-</u>	<u>(10)</u>	<u>10</u>	<u>-</u>
Net change in fund balances	67	6,740	10	6,817
Fund balances - beginning	<u>11,467</u>	<u>461,794</u>	<u>22</u>	<u>473,283</u>
Fund balances - ending	<u>\$ 11,534</u>	<u>\$ 468,534</u>	<u>\$ 32</u>	<u>\$ 480,100</u>

See notes to the financial statements

**WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

Net change in fund balances - total governmental funds	\$	6,817
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.		125,000
Depreciation of capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.		(164,825)
Amortization of bond discount is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.		(2,673)
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements.		1,692
Change in net position of governmental activities	<u>\$</u>	<u>(33,989)</u>

See notes to the financial statements

**WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Wesbridge Community Development District ("District") was established on August 7, 2018 by Ordinance No. 18-30 of Pasco County, Florida, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides, among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("the Board"), which is composed of five members. The Supervisors are elected on an at large basis by the landowners of the District. The Board of Supervisors of the District exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2022, three of the Board members are affiliated with Pulte Homes Company, LLC ("Developer").

The Board has the responsibility for:

1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. *Program revenues* include: 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments imposed on assessable lands located within the District. Assessments may be levied on property to pay for the operations and maintenance of the District. The fiscal year for which annual assessments may be levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Stormwater management system	25
Landscape and Hardscape	15

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year, the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) A public hearing is conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriations for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2022:

	<u>Amortized Cost</u>	<u>Credit Risk</u>	<u>Maturities</u>
US Bank Money Market	\$ 468,566	Not available	N/A
Total Investments	<u>\$ 468,566</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2022 was as follows:

	Beginning Balance	Additions	Disposals	Ending Balance
<u>Governmental activities</u>				
Capital assets, being depreciated				
Stormwater management system	\$ 2,879,763	\$ -	\$ -	\$ 2,879,763
Landscape and Hardscape	744,516	-	-	744,516
Total capital assets, being depreciated	<u>3,624,279</u>	-	-	<u>3,624,279</u>
Less accumulated depreciation for:				
Stormwater management system	(172,786)	(115,191)	-	(287,977)
Landscape and Hardscape	(74,451)	(49,634)	-	(124,085)
Total accumulated depreciation	<u>(247,237)</u>	<u>(164,825)</u>	-	<u>(412,062)</u>
Total capital assets, being depreciated, net	<u>3,377,042</u>	<u>(164,825)</u>	-	<u>3,212,217</u>
Governmental activities capital assets, net	<u>\$ 3,377,042</u>	<u>\$ (164,825)</u>	<u>\$ -</u>	<u>\$ 3,212,217</u>

Depreciation expense was charged to the maintenance function.

NOTE 6 – LONG TERM LIABILITIES

Series 2019

On July 24, 2019, the District issued \$6,585,000 of Special Assessment Revenue Bonds, Series 2019 consisting of Term Bonds with fixed interest rates ranging from 3.25% - 4.25 % and due dated from November 1, 2024 through November 1, 2049. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing November 1, 2020 through November 1, 2049.

The Series 2019 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Issuer.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2022.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2022 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2019	\$ 6,460,000	\$ -	\$ 125,000	\$ 6,335,000	\$ 130,000
Less: Original issue discount	(74,178)	-	(2,673)	(71,505)	-
Total	<u>\$ 6,385,822</u>	<u>\$ -</u>	<u>\$ 122,327</u>	<u>\$ 6,263,495</u>	<u>\$ 130,000</u>

At September 30, 2022, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2023	\$ 130,000	\$ 253,069	\$ 383,069
2024	135,000	248,762	383,762
2025	140,000	244,293	384,293
2026	145,000	239,390	384,390
2027	150,000	234,044	384,044
2028-2032	830,000	1,082,290	1,912,290
2033-2037	1,010,000	902,026	1,912,026
2038-2042	1,225,000	677,837	1,902,837
2043-2047	1,505,000	391,529	1,896,529
2048-2049	1,065,000	69,169	1,134,169
Total	<u>\$ 6,335,000</u>	<u>\$ 4,342,409</u>	<u>\$ 10,677,409</u>

NOTE 7 – DEVELOPER TRANSACTIONS

The Developer owns a portion of the land within the District and has agreed to fund the operations of the District as outlined in the funding agreement. In connection with that agreement, Developer contributions to the general fund were \$16,436. The District had \$62,743 of unearned revenue from the Developer at September 30, 2022 which will be repaid to the Developer subsequent to year end.

The Developer owns a portion of land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer.

The District and the Developer have executed a reimbursement agreement for streetlighting deposits. Pursuant to the agreement, the Developer will advance funds necessary to pay the deposit and when the amounts are refunded by the provider the Developer will be refunded by the District. The Developer advanced \$159,609 in prior years. The amount has been reported as Due to Developer on the financial statements.

NOTE 8 – CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

NOTE 9 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management services, which include financial and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

NOTE 10 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

**WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR SEPTEMBER 30, 2022**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
REVENUES				
Developer Contribution	\$ -	\$ -	\$ 16,436	\$ 16,436
Assessments	275,303	275,303	275,736	433
Interest Income	-	-	67	67
Miscellaneous Income	-	-	210	210
Total revenues	275,303	275,303	292,449	17,146
EXPENDITURES				
Current:				
General government	105,762	105,762	88,308	17,454
Maintenance and operations	161,141	181,141	190,400	(9,259)
Parks and recreation	8,400	8,400	13,674	(5,274)
Total expenditures	275,303	295,303	292,382	2,921
Excess (deficiency) of revenues over (under) expenditures	-	(20,000)	67	20,067
OTHER FINANCING SOURCES				
Use of fund balance	-	20,000	-	(20,000)
Total other financing sources	-	20,000	-	(20,000)
Net change in fund balances	\$ -	\$ -	67	\$ 67
Fund balance - beginning			11,467	
Fund balance - ending			\$ 11,534	

See notes to required supplementary information

**WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the General Fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2022 was amended to increase appropriations and use of fund balance by \$20,000. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2022.

**WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of district employees compensated at 9/30/2022	0
Number of independent contractors compensated in September 2022	5
Employee compensation for FYE 9/30/2022 (paid/accrued)	Not Applicable
Independent contractor compensation for FYE 9/30/2022	\$11,046.53
Construction projects to begin on or after October 1; (\$65K)	Not Applicable
Budget variance report	See page 21
Ad Valorem taxes;	Not applicable
Millage rate FYE 9/30/2022	Not applicable
Ad valorem taxes collected FYE 9/30/2022	Not applicable
Outstanding Bonds:	Not applicable
Non ad valorem special assessments;	
Special assessment rate for FYE 9/30/2022	40P Operations and maintenance - \$666.19 Platted
	50P Operations and maintenance - \$832.74 Platted
	60P Operations and maintenance - \$999.28 Platted
	40P Debt service - \$939.69 Platted
	50P Debt service - \$1174.61 Platted
	60P Debt service - \$1409.53 Platted
Special assessments collected FYE 9/30/2022	\$664,716.22
Outstanding Bonds:	
Series 2019, due May 1, 2049,	see Note 6 for details



INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
Wesbridge Community Development District
Pasco County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Wesbridge Community Development District, Pasco County, Florida (the "District") as of and for the fiscal year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated July 27, 2023.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

July 27, 2023



**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Wesbridge Community Development District
Pasco County, Florida

We have examined Wesbridge Community Development District, Pasco County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2022. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2022.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Wesbridge Community Development District, Pasco County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

July 27, 2023



**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Wesbridge Community Development District
Pasco County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Wesbridge Community Development District, Pasco County, Florida ("District") as of and for the fiscal year ended September 30, 2022 and have issued our report thereon dated July 27, 2023.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated July 27, 2023, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General of the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Wesbridge Community Development District, Pasco County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Wesbridge Community Development District, Pasco County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

July 27, 2023

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2021.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2022.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2022.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2022. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 23.

Tab 10



Quarterly Compliance Audit Report

Wesbridge

Date: August 2023 - 2nd Quarter

Prepared for: Scott Brizendine

Developer: Rizzetta

Insurance agency:



Preparer:

Jason Morgan - *Campus Suite Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Compliance Audit Overview

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

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

Compliance Criteria

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



ADA Website Accessibility

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



Florida Statute Compliance

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

Audit Process

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

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

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



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

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

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

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



Florida F.S. 189.069 Requirements

Result: **PASSED**

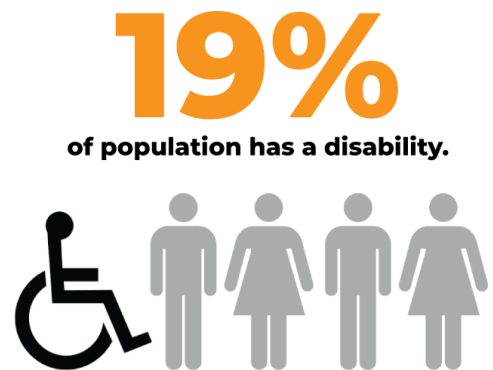
Compliance Criteria

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

Accessibility overview

Everyone deserves equal access.

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



Sight, hearing, physical, cognitive.

The legal and right thing to do

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



ADA Compliance Categories

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



Contrast and colors

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

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



Using semantics to format your HTML pages

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



Text alternatives for non-text content

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

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



Ability to navigate with the keyboard

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

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

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



Easy to navigate and find information

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

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



Properly formatting tables

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

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



Making PDFs accessible

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

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



Making videos accessible

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

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



Making forms accessible

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

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



Alternate versions

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



Feedback for users

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



Other related requirements

No flashing

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

Timers

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

Fly-out menus

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

No pop-ups

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

Web Accessibility Glossary

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

Tab 11

REBATE REPORT
Wesbridge
Community Development District
(Pasco County, Florida)
\$6,585,000 Special Assessment Bonds, Series 2019
(2019 Project)

Dated: August 12, 2019
Delivered: August 12, 2019

Rebate Report to the Computation Date
August 12, 2024
Reflecting Activity To
July 31, 2023



AMTEC

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AMTEC

American Municipal Tax-Exempt Compliance

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Avon, CT 06001
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(F) 860-321-7581

www.amteccorp.com

August 10, 2023

Wesbridge Community Development District
c/o Ms. Shandra Torres
District Compliance Associate
Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

Re: Wesbridge Community Development District (Pasco County, Florida), \$6,585,000 Special Assessment Bonds, Series 2019 (2019 Project)

Dear Ms. Torres:

AMTEC has prepared certain computations relating to the above referenced bond issue (the “Bonds”) at the request of the Wesbridge Community Development District (the “District”).

The scope of our engagement consisted of preparing the computations shown in the attached schedules to determine the Rebatable Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986, as amended (the “Code”), and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebatable Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebatable Arbitrage.

We have scheduled our next Report as of August 12, 2024, the Computation Date. Thank you for this engagement and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

Trong M. Tran
Assistant Vice President

SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the August 12, 2024 Computation Date
Reflecting Activity from August 12, 2019 through July 31, 2023

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition & Construction Fund	0.139956%	2,202.91	(77,031.81)
Capitalized Interest Fund	0.175416%	22.24	(620.59)
Debt Service Reserve Fund	0.027499%	211.85	(36,171.32)
Cost of Issuance Fund	0.157196%	7.51	(233.36)
Totals	0.103543%	\$2,444.51	\$(114,057.08)
Bond Yield	4.209887%		
Rebate Computation Credits			(6,085.15)
Net Rebatable Arbitrage			\$(120,142.23)

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For the purpose of computing Rebatable Arbitrage, investment activity is reflected from August 12, 2019, the date of the closing, through July 31, 2023, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of August 12, 2024.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between August 12, 2019 and July 31, 2023, the District made periodic payments into the Debt Service Fund, that were used, along with the interest earned, to provide the required debt service payments.

Under Section 148(f) (4) (A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12th of the principal and interest payments on the issue for the immediately preceding bond year. We have reviewed the Debt Service Fund and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.

We have reviewed the Debt Service Fund and have determined that the funds deposited have not functioned as a bona fide debt service fund; however, it is assumed the earnings on the fund do not exceed the bond yield and therefore, are not taken into account in determining the Arbitrage Liability.

DEFINITIONS

6. Computation Date

August 12, 2024.

7. Computation Period

The period beginning on August 12, 2019, the date of the closing, through July 31, 2023.

8. Bond Year

Each one-year period (or shorter period from the date of issue) that ends at the close of business on the day in the calendar year that is selected by the issuer. If no day is selected by the issuer before the earlier of the final maturity date of the issue or the date that is five years after the date of issue, each bond year ends at the close of business on the anniversary date of the issuance.

9. Bond Yield

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

10. Taxable Investment Yield

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

11. Issue Price

The price determined on the basis of the initial offering price to the public at which price a substantial amount of the Bonds were sold.

12. Rebtable Arbitrage

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

13. Funds and Accounts

The Funds and Accounts activity used in the compilation of this Report was received from records provided by the District and US Bank, Trustee, as follows:

Account / Fund	Account Number
Revenue Fund	275673000
Capitalized Interest Fund	275673001
Sinking Fund	275673002
Debt Service Reserve Fund	275673003
Prepayment Subaccount	275673004
Acquisition & Construction Fund	275673005
Cost of Issuance Fund	275673006

METHODOLOGY

Bond Yield

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the Bonds.

Investment Yield and Rebate Amount

The methodology used to calculate the Rebateable Arbitrage, as of July 31, 2023, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to August 12, 2024. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on August 12, 2024, is the Rebateable Arbitrage.

Wesbridge Community Development District
(Pasco County, Florida)
\$6,585,000 Special Assessment Bonds, Series 2019
(2019 Project)
Delivered: August 12, 2019

Sources of Funds

Par Amount	\$6,585,000.00
Net Original Issue Discount	-80,192.25
Total	\$6,504,807.75

Uses of Funds

Acquisition & Construction Fund	\$5,922,156.66
Capitalized Interest Fund	57,781.09
Debt Service Reserve Fund	194,162.50
Cost of Issuance Fund	199,007.50
Underwriter's Discount	131,700.00
Total	\$6,504,807.75

PROOF OF ARBITRAGE YIELD

Wesbridge Community Development District
(Pasco County, Florida)
\$6,585,000 Special Assessment Bonds, Series 2019
(2019 Project)

Date	Debt Service	Present Value to 08/12/2019 @ 4.2098866891%
11/01/2019	57,781.09	57,255.24
05/01/2020	131,653.13	127,765.59
11/01/2020	256,653.13	243,939.71
05/01/2021	129,621.88	120,661.16
11/01/2021	254,621.88	232,133.66
05/01/2022	127,590.63	113,923.79
11/01/2022	257,590.63	225,257.33
05/01/2023	125,478.13	107,465.76
11/01/2023	260,478.13	218,487.50
05/01/2024	123,284.38	101,278.35
11/01/2024	263,284.38	211,829.71
05/01/2025	121,009.38	95,352.93
11/01/2025	266,009.38	205,288.77
05/01/2026	118,381.25	89,475.56
11/01/2026	268,381.25	198,667.53
05/01/2027	115,662.50	83,853.37
11/01/2027	270,662.50	192,180.48
05/01/2028	112,853.13	78,478.02
11/01/2028	272,853.13	185,830.32
05/01/2029	109,953.13	73,341.28
11/01/2029	274,953.13	179,619.20
05/01/2030	106,962.50	68,435.10
11/01/2030	276,962.50	173,548.77
05/01/2031	103,562.50	63,555.97
11/01/2031	283,562.50	170,433.84
05/01/2032	99,962.50	58,843.35
11/01/2032	284,962.50	164,286.24
05/01/2033	96,262.50	54,353.04
11/01/2033	291,262.50	161,066.24
05/01/2034	92,362.50	50,022.90
11/01/2034	292,362.50	155,077.25
05/01/2035	88,362.50	45,903.69
11/01/2035	298,362.50	151,801.87
05/01/2036	84,162.50	41,937.71
11/01/2036	304,162.50	148,437.97
05/01/2037	79,762.50	38,123.37
11/01/2037	304,762.50	142,661.68
05/01/2038	75,262.50	34,504.65
11/01/2038	310,262.50	139,309.76
05/01/2039	70,562.50	31,029.83
11/01/2039	315,562.50	135,907.72
05/01/2040	65,662.50	27,696.79
11/01/2040	320,662.50	132,468.73
05/01/2041	60,243.75	24,374.20
11/01/2041	325,243.75	128,878.54
05/01/2042	54,612.50	21,194.20
11/01/2042	329,612.50	125,280.01
05/01/2043	48,768.75	18,154.03
11/01/2043	338,768.75	123,505.96
05/01/2044	42,606.25	15,212.87
11/01/2044	342,606.25	119,808.14
05/01/2045	36,231.25	12,408.74
11/01/2045	351,231.25	117,812.30
05/01/2046	29,537.50	9,703.41
11/01/2046	354,537.50	114,068.61
05/01/2047	22,631.25	7,131.25
11/01/2047	362,631.25	111,911.74

PROOF OF ARBITRAGE YIELD

Wesbridge Community Development District
(Pasco County, Florida)
\$6,585,000 Special Assessment Bonds, Series 2019
(2019 Project)

Date	Debt Service	Present Value to 08/12/2019 @ 4.2098866891%
05/01/2048	15,406.25	4,656.51
11/01/2048	370,406.25	109,646.61
05/01/2049	7,862.50	2,279.45
11/01/2049	377,862.50	107,289.48
	11,635,331.17	6,504,807.75

Proceeds Summary

Delivery date	08/12/2019
Par Value	6,585,000.00
Premium (Discount)	-80,192.25
Target for yield calculation	6,504,807.75

BOND DEBT SERVICE

Wesbridge Community Development District
(Pasco County, Florida)
\$6,585,000 Special Assessment Bonds, Series 2019
(2019 Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
08/12/2019					
11/01/2019			57,781.09	57,781.09	57,781.09
05/01/2020			131,653.13	131,653.13	
11/01/2020	125,000	3.250%	131,653.13	256,653.13	388,306.26
05/01/2021			129,621.88	129,621.88	
11/01/2021	125,000	3.250%	129,621.88	254,621.88	384,243.76
05/01/2022			127,590.63	127,590.63	
11/01/2022	130,000	3.250%	127,590.63	257,590.63	385,181.26
05/01/2023			125,478.13	125,478.13	
11/01/2023	135,000	3.250%	125,478.13	260,478.13	385,956.26
05/01/2024			123,284.38	123,284.38	
11/01/2024	140,000	3.250%	123,284.38	263,284.38	386,568.76
05/01/2025			121,009.38	121,009.38	
11/01/2025	145,000	3.625%	121,009.38	266,009.38	387,018.76
05/01/2026			118,381.25	118,381.25	
11/01/2026	150,000	3.625%	118,381.25	268,381.25	386,762.50
05/01/2027			115,662.50	115,662.50	
11/01/2027	155,000	3.625%	115,662.50	270,662.50	386,325.00
05/01/2028			112,853.13	112,853.13	
11/01/2028	160,000	3.625%	112,853.13	272,853.13	385,706.26
05/01/2029			109,953.13	109,953.13	
11/01/2029	165,000	3.625%	109,953.13	274,953.13	384,906.26
05/01/2030			106,962.50	106,962.50	
11/01/2030	170,000	4.000%	106,962.50	276,962.50	383,925.00
05/01/2031			103,562.50	103,562.50	
11/01/2031	180,000	4.000%	103,562.50	283,562.50	387,125.00
05/01/2032			99,962.50	99,962.50	
11/01/2032	185,000	4.000%	99,962.50	284,962.50	384,925.00
05/01/2033			96,262.50	96,262.50	
11/01/2033	195,000	4.000%	96,262.50	291,262.50	387,525.00
05/01/2034			92,362.50	92,362.50	
11/01/2034	200,000	4.000%	92,362.50	292,362.50	384,725.00
05/01/2035			88,362.50	88,362.50	
11/01/2035	210,000	4.000%	88,362.50	298,362.50	386,725.00
05/01/2036			84,162.50	84,162.50	
11/01/2036	220,000	4.000%	84,162.50	304,162.50	388,325.00
05/01/2037			79,762.50	79,762.50	
11/01/2037	225,000	4.000%	79,762.50	304,762.50	384,525.00
05/01/2038			75,262.50	75,262.50	
11/01/2038	235,000	4.000%	75,262.50	310,262.50	385,525.00
05/01/2039			70,562.50	70,562.50	
11/01/2039	245,000	4.000%	70,562.50	315,562.50	386,125.00
05/01/2040			65,662.50	65,662.50	
11/01/2040	255,000	4.250%	65,662.50	320,662.50	386,325.00
05/01/2041			60,243.75	60,243.75	
11/01/2041	265,000	4.250%	60,243.75	325,243.75	385,487.50
05/01/2042			54,612.50	54,612.50	
11/01/2042	275,000	4.250%	54,612.50	329,612.50	384,225.00
05/01/2043			48,768.75	48,768.75	
11/01/2043	290,000	4.250%	48,768.75	338,768.75	387,537.50
05/01/2044			42,606.25	42,606.25	
11/01/2044	300,000	4.250%	42,606.25	342,606.25	385,212.50
05/01/2045			36,231.25	36,231.25	
11/01/2045	315,000	4.250%	36,231.25	351,231.25	387,462.50
05/01/2046			29,537.50	29,537.50	
11/01/2046	325,000	4.250%	29,537.50	354,537.50	384,075.00
05/01/2047			22,631.25	22,631.25	
11/01/2047	340,000	4.250%	22,631.25	362,631.25	385,262.50

BOND DEBT SERVICE

Wesbridge Community Development District
(Pasco County, Florida)
\$6,585,000 Special Assessment Bonds, Series 2019
(2019 Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
05/01/2048			15,406.25	15,406.25	
11/01/2048	355,000	4.250%	15,406.25	370,406.25	385,812.50
05/01/2049			7,862.50	7,862.50	
11/01/2049	370,000	4.250%	7,862.50	377,862.50	385,725.00
	6,585,000		5,050,331.17	11,635,331.17	11,635,331.17

Wesbridge Community Development District
(Pasco County, Florida)
\$6,585,000 Special Assessment Bonds, Series 2019
(2019 Project)
Acquisition & Construction Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.209887%)
08/12/19	Beg Bal	-5,922,156.66	-7,293,694.66
08/15/19		3,587,033.15	4,416,236.24
09/04/19		-21.28	-26.14
10/02/19		-28.73	-35.18
11/04/19		-24.74	-30.18
12/03/19		-23.94	-29.11
01/03/20		-24.74	-29.98
02/04/20		-24.67	-29.78
03/03/20		-20.42	-24.57
04/02/20		-9.20	-11.03
04/10/20		2,337,498.39	2,800,639.23
05/04/20		-1.59	-1.90
06/02/20		-1.64	-1.95
07/02/20		-0.95	-1.13
08/04/20		-0.90	-1.06
09/02/20		-0.82	-0.97
10/02/20		-0.80	-0.94
11/03/20		-0.82	-0.96
12/02/20		-0.80	-0.93
01/05/21		-0.82	-0.95
02/02/21		-0.82	-0.95
03/02/21		-0.74	-0.85
04/02/21		-0.82	-0.94
05/04/21		-0.80	-0.92
06/02/21		-0.82	-0.94
07/02/21		-0.80	-0.91
08/03/21		-0.82	-0.93
09/02/21		-0.82	-0.93
10/04/21		-0.80	-0.90
11/02/21		-0.82	-0.92
12/02/21		-0.80	-0.90
01/04/22		-0.82	-0.91
02/02/22		-0.82	-0.91
03/02/22		-0.74	-0.82
04/04/22		-0.82	-0.90
05/03/22		-0.80	-0.88
06/02/22		-0.82	-0.90
07/05/22		-0.80	-0.87
08/02/22		-0.82	-0.89
09/02/22		-0.82	-0.89
10/04/22		-0.80	-0.86
11/02/22		-0.82	-0.88
12/02/22		-0.80	-0.86
01/04/23		-0.82	-0.88
02/02/23		-0.82	-0.87
03/02/23		-0.74	-0.79
04/04/23		-0.82	-0.87
05/02/23		-0.80	-0.84

Wesbridge Community Development District
(Pasco County, Florida)
\$6,585,000 Special Assessment Bonds, Series 2019
(2019 Project)
Acquisition & Construction Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.209887%)
06/02/23		-0.82	-0.86
07/05/23		-0.80	-0.84
07/31/23	MMkt Bal	39.05	40.77

08/12/24	TOTALS:	2,202.91	-77,031.81

ISSUE DATE:	08/12/19	REBATABLE ARBITRAGE:	-77,031.81
COMP DATE:	08/12/24	NET INCOME:	2,202.91
BOND YIELD:	4.209887%	TAX INV YIELD:	0.139956%

Wesbridge Community Development District
(Pasco County, Florida)
\$6,585,000 Special Assessment Bonds, Series 2019
(2019 Project)
Capitalized Interest Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.209887%)
08/12/19	Beg Bal	-57,781.09	-71,162.86
11/01/19		57,781.09	70,515.22
11/30/19		22.24	27.05

08/12/24	TOTALS:	22.24	-620.59

ISSUE DATE:	08/12/19	REBATABLE ARBITRAGE:	-620.59
COMP DATE:	08/12/24	NET INCOME:	22.24
BOND YIELD:	4.209887%	TAX INV YIELD:	0.175416%

Wesbridge Community Development District
(Pasco County, Florida)
\$6,585,000 Special Assessment Bonds, Series 2019
(2019 Project)
Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.209887%)
08/12/19	Beg Bal	-194,162.50	-239,129.44
09/04/19		21.28	26.14
10/02/19		28.73	35.18
11/04/19		24.74	30.18
12/03/19		23.94	29.11
01/03/20		24.74	29.98
02/04/20		24.67	29.78
03/03/20		20.42	24.57
04/02/20		9.20	11.03
05/04/20		1.59	1.90
06/02/20		1.64	1.95
07/02/20		0.95	1.13
08/04/20		0.90	1.06
09/02/20		0.82	0.97
10/02/20		0.80	0.94
11/03/20		0.82	0.96
12/02/20		0.80	0.93
01/05/21		0.82	0.95
02/02/21		0.82	0.95
03/02/21		0.74	0.85
04/02/21		0.82	0.94
05/04/21		0.80	0.92
06/02/21		0.82	0.94
07/02/21		0.80	0.91
08/03/21		0.82	0.93
09/02/21		0.82	0.93
10/04/21		0.80	0.90
11/02/21		0.82	0.92
12/02/21		0.80	0.90
01/04/22		0.82	0.91
02/02/22		0.82	0.91
03/02/22		0.74	0.82
04/04/22		0.82	0.90
05/03/22		0.80	0.88
06/02/22		0.82	0.90
07/05/22		0.80	0.87
08/02/22		0.82	0.89
09/02/22		0.82	0.89
10/04/22		0.80	0.86
11/02/22		0.82	0.88
12/02/22		0.80	0.86
01/04/23		0.82	0.88
02/02/23		0.82	0.87
03/02/23		0.74	0.79
04/04/23		0.82	0.87
05/02/23		0.80	0.84
06/02/23		0.82	0.86
07/05/23		0.80	0.84

Wesbridge Community Development District
(Pasco County, Florida)
\$6,585,000 Special Assessment Bonds, Series 2019
(2019 Project)
Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.209887%)
07/31/23	MMkt Bal	194,162.50	202,703.86
07/31/23	MMkt Acc	0.83	0.87

08/12/24	TOTALS:	211.85	-36,171.32

ISSUE DATE:	08/12/19	REBATABLE ARBITRAGE:	-36,171.32
COMP DATE:	08/12/24	NET INCOME:	211.85
BOND YIELD:	4.209887%	TAX INV YIELD:	0.027499%

Wesbridge Community Development District
(Pasco County, Florida)
\$6,585,000 Special Assessment Bonds, Series 2019
(2019 Project)
Cost of Issuance Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.209887%)
08/12/19	Beg Bal	-199,007.50	-245,096.51
08/12/19		55,000.00	67,737.69
08/12/19		45,000.00	55,421.75
08/12/19		42,500.00	52,342.76
08/12/19		6,000.00	7,389.57
08/12/19		1,250.00	1,539.49
08/13/19		35,000.00	43,100.81
08/16/19		6,065.63	7,466.94
08/19/19		5,775.00	7,106.70
08/19/19		-6,065.63	-7,464.35
10/03/19		282.85	346.31
03/03/20		8,207.16	9,875.48

08/12/24	TOTALS:	7.51	-233.36

ISSUE DATE:	08/12/19	REBATABLE ARBITRAGE:	-233.36
COMP DATE:	08/12/24	NET INCOME:	7.51
BOND YIELD:	4.209887%	TAX INV YIELD:	0.157196%

Wesbridge Community Development District
(Pasco County, Florida)
\$6,585,000 Special Assessment Bonds, Series 2019
(2019 Project)
Rebate Computation Credits

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.209887%)
08/12/20		-1,760.00	-2,079.15
08/12/21		-1,780.00	-2,016.98
08/12/22		-1,830.00	-1,989.02

08/12/24	TOTALS:	-5,370.00	-6,085.15

ISSUE DATE: 08/12/19 REBATABLE ARBITRAGE: -6,085.15
COMP DATE: 08/12/24
BOND YIELD: 4.209887%

Tab 12

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, August 14, 2023, at 6:04 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
Austin Story	Board Supervisor, Assistant Secretary
Bob Schnaydman	Board Supervisor, Assistant Secretary

Also present:

Daryl Adams	District Manager, Rizzetta & Company, Inc.
Jerry Whited	DE, BDI engineering
Bill Conrad	Representative, LMP
Kevin Pajala	Representative, LMP
Doug Agnew	Representative, Advance Aquatics

Audience	Present
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FIRST ORDER OF BUSINESS **Call to Order and Roll Call**

Mr. Adams called the meeting to order and performed roll call confirming a quorum for the meeting at approximately 6:04 p.m.

SECOND ORDER OF BUSINESS **Audience Comments**

Audience comments were entertained.

THIRD ORDER OF BUSINESS **Public Hearing on Fiscal Year
2023/2024 Final Budget**

On a motion from Mr. Brun, seconded by Mr. Schnaydman, with all in favor, the Board of Supervisors opened the public hearing on fiscal year 2023/2024 final budget, for Wesbridge Community Development District.

44 Mr. Adams presented the budget, and a brief discussion was held regarding
45 various line items. There were no public comments put forward.
46

On a motion from Mr. Story, seconded by Mr. Schnaydman, with all in favor, the Board of Supervisors closed the public hearing on fiscal year 2023/2024 final budget, for Wesbridge Community Development District.

47
48 **1. Consideration of Resolution 2023-06, Adopting Fiscal Year 2023/2024 Final**
49 **Budget**
50

On a motion from Mr. Brun, seconded by Mr. Schnaydman, with all in favor, the Board of Supervisors approved Resolution 2023-06, adopting fiscal year 2023/2024 final budget totaling \$798,404.06, exclusive of collection costs (\$350,078.40-O&M, \$60,200-Reserve, and \$388328,66-Debt Service), for Wesbridge Community Development District.

51 **FOURTH ORDER OF BUSINESS** **Public Hearing on Fiscal Year**
52 **2023/2024 Assessments**
53
54

On a motion from Mr. Schnaydman, seconded by Mr. Izquierdo, with all in favor, the Board of Supervisors opened the public hearing on fiscal year 2023/2024 assessments, for Wesbridge Community Development District.

55 Mr. Adams reviewed the assessments levels necessary to fund the fiscal year
56 2023/2024 budget. There were no public comments put forward.
57
58

On a motion from Mr. Schnaydman, seconded by Mr. Izquierdo, with all in favor, the Board of Supervisors closed the public hearing on fiscal year 2023/2024 assessments, for Wesbridge Community Development District.

59 **1. Consideration of Resolution 2023-07, Levying O & M Assessments for**
60 **Fiscal Year 2023/2024**
61
62

On a motion from Mr. Izquierdo, seconded by Mr. Story, with all in favor, the Board of Supervisors approved Resolution 2023-07, levying assessments to fund the O & M & Reserve budgets and certifying the assessment roll, for Wesbridge Community Development District.

63 **FIFTH ORDER OF BUSINESS** **Consideration of Resolution 2023-08,**
64 **Setting the Meeting Schedule for**
65 **Fiscal Year 2023/2024**
66
67

68 Mr. Adams presented Resolution 2023-08, noting the meeting dates based on the
69 current schedule of meeting on the third Monday of each month at 6:00 p.m. at the office
70 of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel,
71 Florida 33544.

72

On a motion from Mr. Story, seconded by Mr. Brun, with all in favor, the Board of Supervisors approved Resolution 2023-08, setting the meeting schedule for fiscal year 2023/2024, as discussed, for Wesbridge Community Development District.

73

74

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2023-09,
Re-Designating a Secretary**

75

76

77

Mr. Adams stated that Management would like to see Scoot Brizendine appointed as Secretary.

78

79

On a motion from Mr. Brun, seconded by Mr. Izquierdo, with all in favor, the Board of Supervisors approved Resolution 2023-09, naming Scott Brizendine as Secretary, for Wesbridge Community Development District.

80

81

SEVENTH ORDER OF BUSINESS

Staff Reports

82

83

A. Aquatics Report

84

Mr. Agnew stated that the transition between vendors went well. He spoke regarding issues with Ponds B1 and B2 and a need for further review of the fountain. Proposals for planting will be provided for next month's agenda.

85

86

87

88

A brief discussion was held regarding the lack of services in July, with the following action being taken:

89

90

On a motion from Mr. Schnaydman seconded by Mr. Brun, with all in favor, the Board of Supervisors approved withholding payment from Remson Aquatics for July services, for Wesbridge Community Development District.

91

92

B. Landscape Inspection Report

93

1. Review of Landscape Inspection Report

94

The Board reviewed the Landscape Inspection Services Report and a brief discussion ensued. Mr. Brun stated that LMP needs to show improvement immediately and asked that a so-day performance notice be sent.

95

96

97

98

Mr. Conrad stated that he would be taking over as account manager and sought clarification regarding ownership of certain areas and maintenance responsibility. A request was made to have District Engineer investigate and provide the answer.

99

100

101

102

103

C. District Counsel

104

Not present.

105

106

107

D. District Engineer

Mr. Whited stated that the inspection and subsequent follow-up work has been completed pursuant to the Series 2019 bonds.

Mr. Whited was asked to obtain proposals for plants for all four ponds.

E. District Manager

Mr. Adams reminded the Board that their next meeting is scheduled for Monday, September 11, 2023, at 6:00 p.m. at the offices of Rizzetta & Company located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544.

The Board reviewed the District Manager's Report and financial statements.

Mr. Adams stated that he has been receiving complaints about the towing policy and a brief discussion ensued. It was noted that the handicapped parking sign will be installed this week and District Counsel is working on the letter for 813 Towing.

Mr. Adams stated that he was in receipt of a letter of resignation from Mr. Story.

On a motion from Mr. Brun, seconded by Mr. Schnaydman, with 3 in favor and 2 against (Mr. Brun and Mr. Schnaydman), the Board of Supervisors accepted the resignation of Austin Story as Board Supervisor serving in seat 2 with a term of 11/2020 to 11/2024 (effective immediately following the adjournment of this meeting), for Wesbridge Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Regular Meeting held on July 10, 2023

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 July 10, 2023, as presented, for Wesbridge Community Development District.

NINTH ORDER OF BUSINESS

Ratification of Operation & Maintenance Expenditures for June 2023

On a motion from Mr. Schnaydman, seconded by Mr. Story, with all in favor, the Board of Supervisors ratified the O&M Expenditures for June 2023 in the amount of \$26,985.57 (as discussed) for Wesbridge Community Development District.

142 **TENTH ORDER OF BUSINESS** **Supervisor Requests and Audience**
143 **Comments**
144

145 Members of the audience spoke regarding investment options and proposal prices.
146 Mr. Brun would like to see a presentation from both companies at the October
147 meeting,
148

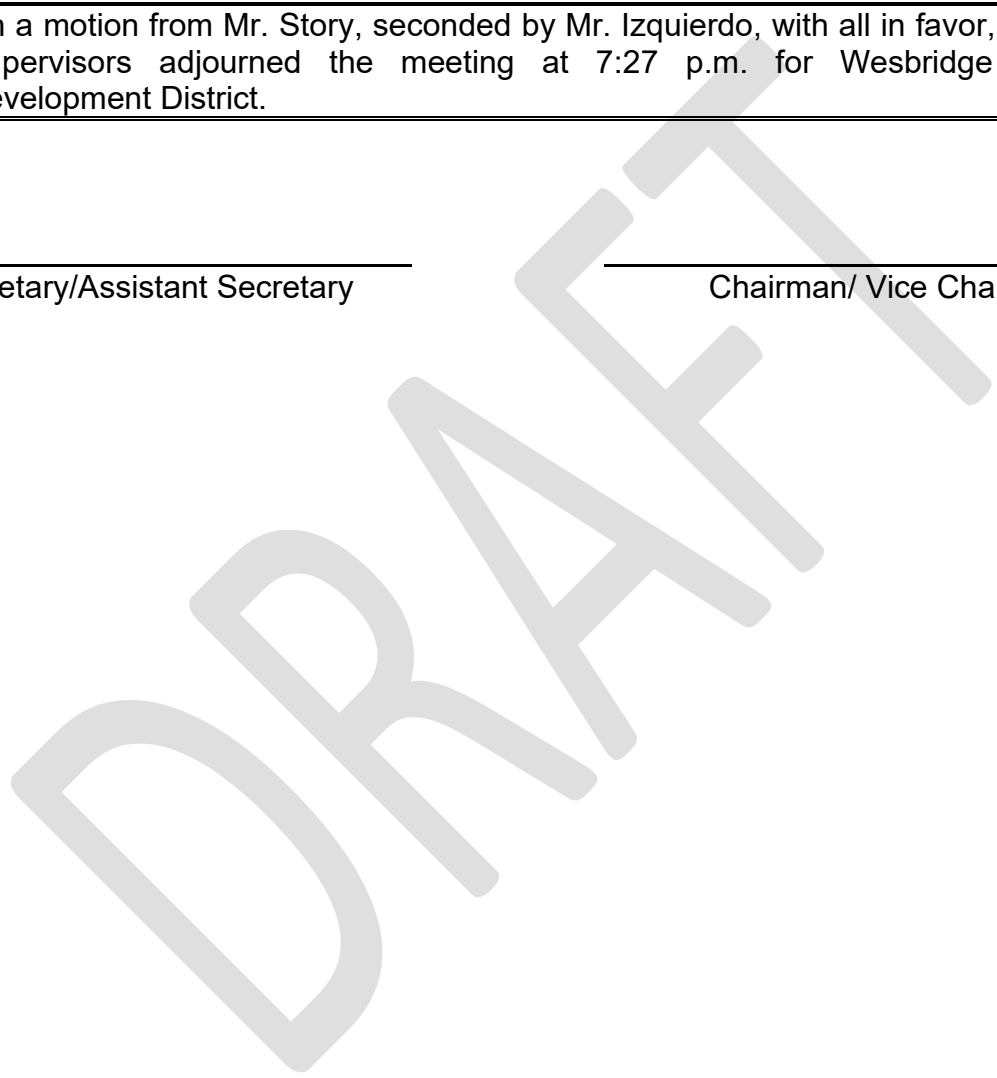
149 **ELEVENTH ORDER OF BUSINESS** **Adjournment**
150

On a motion from Mr. Story, seconded by Mr. Izquierdo, with all in favor, the Board of Supervisors adjourned the meeting at 7:27 p.m. for Wesbridge Community Development District.

151
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154
155

Secretary/Assistant Secretary

Chairman/ Vice Chairman



Tab 13

Wesbridge Community Development District

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

Operations and Maintenance Expenditures July 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from July 1, 2023 through July 31, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$25,138.09**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Wesbridge Community Development District
 Paid Operation & Maintenance Expenditures
 July 1, 2023 Through July 31, 2023

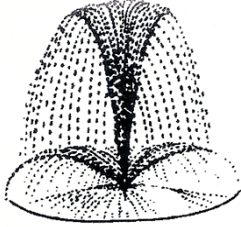
<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Architectural Fountains, Inc	100165	07012335QN	Quarterly Lake Fountain Service 07/23	\$ 125.00
Austin John Story	100166	AS071023	Board of Supervisors Meeting 07/10/23	\$ 200.00
Bob Schnaydman	100167	BS071023	Board of Supervisors Meeting 07/10/23	\$ 200.00
Burr & Forman, LLP	100161	1395992	Legal Services 05/23	\$ 825.00
Charter Communications	ACH	1303841062123	5678 Dutton Drive - Internet & Phone - 07/23	\$ 149.97
Charter Communications	ACH	1307909070923	6612 Boyette Road - Internet - 07/23	\$ 99.99
DoorKing, Inc.	ACH	2045604	Gate Services 06/23	\$ 51.95
DoorKing, Inc.	ACH	2047770	Cell System Services 06/23	\$ 51.95
Egis Insurance Advisors, LLC	100163	18572	Policy #100122361 10/01/2022-10/01/2023 Florida Insurance Alliance - Package -	\$ 132.00
Eladio Izquierdo	100168	EI071023	Board of Supervisors Meeting 07/10/23	\$ 200.00
Fountain Design Group, Inc.	100169	30582A	Quarterly Fountain Cleaning Service 07/23	\$ 345.00
Grau & Associates, P.A.	100175	24526	Audit Service FY 2021/2022	\$ 3,200.00
Landscape Maintenance Professionals, Inc.	100173	176892	Monthly Landscaping 07/23	\$ 5,431.33

Wesbridge Community Development District
 Paid Operation & Maintenance Expenditures
 July 1, 2023 Through July 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Landscape Maintenance Professionals, Inc.	100173	177065	Fertilizer Application 06/23	\$ 1,113.50
Landscape Maintenance Professionals, Inc.	100173	177293	Irrigation Repairs 07/23	\$ 489.00
Landscape Maintenance Professionals, Inc.	100173	177294	Irrigation Repairs 07/23	\$ 389.00
Landscape Maintenance Professionals, Inc.	100173	177295	Irrigation Repairs 07/23	\$ 826.56
Landscape Maintenance Professionals, Inc.	100173	177296	Irrigation Repairs 07/23	\$ 231.00
Leslie J Green	100170	LG071023	Board of Supervisors Meeting 07/10/23	\$ 200.00
Pasco County Utilities	100174	18793866	6697 Dutton Irrigation Drive 07/23	\$ 249.75
Pasco County Utilities	100174	18793868	6554 Ryestone Way 07/23	\$ 45.00
Pasco County Utilities	100174	18794229	30032 Marquette Ave 07/23	\$ 42.75
Pasco County Utilities	100174	18794230	29966 Marquette Place 07/23	\$ 1.50
Pasco County Utilities	100174	18794248	6612 Boyette Road 07/23	\$ 183.75
Raymond G Brun	100171	RB071023	Board of Supervisors Meeting 07/10/23	\$ 200.00
Rizzetta & Company, Inc.	100160	INV0000081347	District Management Services 07/23	\$ 4,981.59
Rizzetta & Company, Inc.	100164	INV0000081985	Mass Mailing 07/23	\$ 443.02
Romaner Graphics	100172	21731	Roadway Sign Repair 06/23	\$ 180.00

Wesbridge Community Development District
Paid Operation & Maintenance Expenditures
 July 1, 2023 Through July 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Southern Automated Access Services, LLC	100162	13024	Gate Repair 06/23	\$ 131.25
Withlacoochee River Electric Cooperative, Inc.	ACH	2078246 07/23	Public Lighting 07/23	\$ 3,703.19
Withlacoochee River Electric Cooperative, Inc.	ACH	2087102 07/23	5678 Dutton Drive 07/23	\$ 494.66
Withlacoochee River Electric Cooperative, Inc.	ACH	2127372 07/23	6612 Boyette Road 07/23	<u>\$ 220.38</u>
Report Total				<u>\$ 25,138.09</u>



Architectural Fountains, Inc

- Commercial ● Residential
- Floating Fountains ● Aeration Systems

2010 28th Street North • St. Petersburg, FL 33713
 Toll Free 800-323-6068 • Phone (727) 323-6068 • Fax: (727) 323-1480

SOLD TO: Wesbridge CDD

Customer: Wesbridge CDD
Address: 3434 Colwell Avenue, Suite 200
City: Tampa,
State, Zip FL 33614
Phone: 813 994 1001

Invoice Number: 07012335QN
Contract/P.O. # 2ND QUARTER
Job Name: WESBRIDGE

DATE: 7/1/2023

DESCRIPTION

Item 1.	QUARTERLY (APRIL, MAY, JUNE) LAKE FOUNTAIN SERVICE COMPLETED 5/26/23
Item 2.	
Item 3.	
Item 4.	
Item 5.	
Item 6.	

Items	Price Each	Quantity	Ext. Price
1.	\$125.00	1	\$125.00
2.			
3.			
4.			
5.			
6.			

Subtotal	\$125.00
Labor	X
Deposit Received	X
Total Due	\$125.00

PAYMENT DUE UPON RECEIPT OF INVOICE
 1.5 % Service Charge After 30 Days.

Thank You for Your Business

WESBRIDGE CDD
SUPERVISOR PAY REQUEST

Meeting Date: July 10, 2023

<u>Name of Board Supervisor</u>	<u>Check if paid</u>	
Raymond Brun	✓	RB071023
Eladio Izquierdo	✓	EI071023
Austin Story	✓	AS071023
Leslie Green	✓	LG071023
Bob Schanydman	✓	BS071023

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	6:01 PM
Meeting End Time:	7:32 PM
Total Meeting Time:	1:31

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

OM Signature: *de-t; 11*



results matter

RECEIVED
JUN 20 2022

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 Jun 2023
Invoice # 1395992
Bill Atty: S. Steady
As of 05/31/23

0032649 WESBRIDGE CDD
0000001 General CDD

BILL SUMMARY THROUGH MAY 31, 2023

Professional Services	\$825.00
TOTAL DUE THIS BILL	\$825.00
Previous Balance Due	\$2,212.50
TOTAL BALANCE DUE	\$3,037.50

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: WFBIUS6S

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 BFReceivables@burr.com

BURR & FORMAN LLP

0032649 WESBRIDGE CDD
0000001 General CDD

16 Jun 2023
Invoice # 1395992
Page 2

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

16 Jun 2023
Invoice # 1395992
Bill Atty: S. Steady
As of 05/31/23

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>
05/08/23	Call with Darryl to discuss easement.	SIS	0.20	\$75.00
05/10/23	Review ads and prepared notices for increase in O&M Assessments; compare to last year's and make sure numbers are correct; email approval to Dawn; draft description of a District Easement and forward to Darryl for his review.	SIS	2.00	\$750.00
		Total Services	2.20	\$825.00
	Total Services and Disbursements			\$825.00
	Previous Balance Due			<u>\$2,212.50</u>
	TOTAL NOW DUE			<u>\$3,037.50</u>

SUMMARY OF SERVICES

<u>Name</u>	<u>Rate</u>	<u>Hours</u>	<u>Amount</u>
Scott I. Steady	\$375.00	2.20	\$825.00
TOTALS		2.20	\$825.00

BURR & FORMAN LLP

0032649 WESBRIDGE CDD
0000001 General CDD

16 Jun 2023
Invoice # 1395992
Page 3

PREVIOUS BALANCE DETAIL

Date	Invoice	Balance
04/20/2023	1383344	\$637.50
05/16/2023	1389371	<u>\$1,575.00</u>
Total Previous Balance		\$2,212.50

June 21, 2023
 Invoice Number: 1303841062123
 Account Number: **8337 13 001 1303841**

Auto Pay Notice

Service At: 5678 DUTTON DR
 WESLEY CHAPEL FL 33545

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

NEWS AND INFORMATION

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.

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](tel:1-855-339-9673) to get started.



Summary *Service from 06/21/23 through 07/20/23 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 07/07/23</i>	
Total Due by Auto Pay	\$149.97

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 06222023 NNNNNNNN 01 009752 0036

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

June 21, 2023

WESTBRIDGE CDD

Invoice Number: 1303841062123
 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: 1303841062123
 Account Number: 8337 13 001 1303841

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

8337 1300 NO RP 21 06222023 NNNNNNNN 01 009752 0036

Charge Details

Previous Balance		149.97
EFT Payment	06/07	-149.97
Remaining Balance		\$0.00

Payments received after 06/21/23 will appear on your next bill.

Service from 06/21/23 through 07/20/23

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**.





July 9, 2023

Invoice Number: 1307909070923

Account Number: **8337 13 001 1307909**

Service At: 6612 BOYETTE RD
WESLEY CHAPEL FL 33545

Contact Us

Visit us at SpectrumBusiness.net

Or, call us at 1-866-519-1263

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.

Summary

*Service from 07/09/23 through 08/08/23
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 07/26/23	\$99.99



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



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8337 1300 NO RP 09 07102023 NNNNNYNN 01 993091

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

July 9, 2023

Wesbridge CDD

Invoice Number: 1307909070923

Account Number: 8337 13 001 1307909

Service At: 6612 BOYETTE RD
WESLEY CHAPEL FL 33545

Total Due by 07/26/23	\$99.99
Amount you are enclosing	\$

Please Remit Payment To:

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833713001130790900099994

Wesbridge CDD
 Invoice Number: 1307909070923
 Account Number: 8337 13 001 1307909

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

8337 1300 NO RP 09 07102023 NNNNNYNN 01 993091

Charge Details

Previous Balance		99.99
One-time EFT Payment	06/20	-99.99
Remaining Balance		\$0.00

Payments received after 07/09/23 will appear on your next bill.

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

Spectrum Business™ Internet

Spectrum Business	129.99
Internet	
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 07/26/23 **\$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.

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.

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 #
2045604
STATEMENT DATE
June 20, 2023

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

User ID:	dmeleon
Period Starts:	May 20, 2023
Period Ends:	June 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
5/20/2023	Credit: Autopay	(\$51.95)
5/20/2023	Credit: Autopay	(\$2.00)

Cell Systems

From	To	Name	Phone	MC	Min	Transfer	Amount
5/20/2023	6/19/2023	WesBridge	813 652 9978	7775	134	4	\$53.95

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

RECEIVED
06/20/23

[Back](#)

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

DKS Cellular Subscription

STATEMENT

STATEMENT #
2047770
STATEMENT DATE
June 23, 2023

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

User ID:	WesbridgePh2
Period Starts:	May 23, 2023
Period Ends:	June 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
5/23/2023	Credit: Autopay	(\$51.95)
5/23/2023	Credit: Autopay	(\$2.00)

Cell Systems

From	To	Name	Phone	MC	Min	Transfer	Amount
5/23/2023	6/22/2023	Wesbridge Ph. 2 Entry	813 576 9664	9999	135	2	\$53.95

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



INVOICE

Customer	Wesbridge Community Development District
Acct #	883
Date	06/30/2023
Customer Service	Kristina Rudez
Page	1 of 1

Wesbridge Community Development District
 c/o Rizzetta & Company
 3434 Colwell Ave., Ste 200
 Tampa, FL 33614

Payment Information	
Invoice Summary	\$ 132.00
Payment Amount	
Payment for:	Invoice#18572
100122361	

Thank You

Please detach and return with payment



Customer: Wesbridge Community Development District

Invoice	Effective	Transaction	Description	Amount
18572	07/01/2023	Policy change	Policy #100122361 10/01/2022-10/01/2023 Florida Insurance Alliance Package - Lower Deductible Due Date: 6/30/2023	132.00

Total

\$ 132.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:
 Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349

Remit Payment To: Egis Insurance Advisors P.O. Box 748555 Atlanta, GA 30374-8555	(321)233-9939 sclimer@egisadvisors.com	Date
		06/30/2023

FOUNTAIN DESIGN GROUP, INC.
 7628 NW 6TH AVENUE
 BOCA RATON, FL 33487
 561-994-3939
 7628 NW 6TH AVENUE

Invoice

Date	Invoice #
7/13/2023	30582A

Bill To
WESBRIDGE CDD 5844 OLD PASCO ROAD, STE. 100 WESLEY CHAPEL, FL. 33544

Ship To
WESBRIDGE COMMUNITY 6723 DUTTON DRIVE WESLEY CHAPEL, FL 33545

P.O. No.	Terms	Rep	Ship Date	Ship Via	FOB	Project
	Due on receipt	SC	7/13/2023		RM	
Qty	Description			Rate	Amount	
	QUARTERLY FOUNTAIN CLEANING SERVICE			345.00	345.00	
	SALES TAX			7.00%	0.00	
					Balance Due	\$345.00

Grau and Associates

951 W. Yamato Road, Suite 280
Boca Raton, FL 33431-
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

*Wesbridge Community Development District
9428 Camden Field Parkway
Riverview, FL 33578*

Invoice No. 24526
Date 07/03/2023

SERVICE	AMOUNT
Audit FYE 09/30/2022	\$ <u>3,200.00</u>
Current Amount Due	\$ <u><u>3,200.00</u></u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
3,200.00	0.00	0.00	0.00	0.00	3,200.00

Payment due upon receipt.



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

Invoice

Date	Invoice #
7/1/2023	176892

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 July 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	7/31/2023	Balance Due	\$5,431.33



Invoice

Corporate Office
 PO Box 267
 Seffner, FL 33583

813-757-6500
 813-757-6501

Date	Invoice #
6/30/2023	177065

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
Bahia fertilizer	1	500.00	500.00
Ornamental fertilizer	1	600.00	600.00
Palm fertilizer	1	13.50	13.50
June 2023		Total	\$1,113.50
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
	Net 30	7/30/2023	Balance Due
			\$0.00
			\$1,113.50



Invoice

Corporate Office
 PO Box 267
 Seffner, FL 33583

813-757-6500
 813-757-6501

Date	Invoice #
7/19/2023	177293

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

Property Information

Estimate #
83493

Work Order #

PO / PA #

Description	Qty	Rate	Amount
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.			
Controller # 1 at Wells Rd. next to entrance		Total	\$489.00
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
	Net 30	8/18/2023	Balance Due
			\$0.00
			\$489.00



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.			

TERMS AND CONDITIONS:

TOTAL \$489.00

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: Wesbridge | DATE 7/18/23

Location

Emergency? _____

Work Ordered By: Tavir B.

Field Contact if any: _____

Phone _____ FSR/PROPOSAL # 83493

Description of Work to be performed:
According to the Proposal

Materials needed :

Foreman: Tavir B.
Manager _____
Date Completed _____
Total Man Hours _____
Inspected by _____
Date _____

Special Tools Needed:



Invoice

Corporate Office
 PO Box 267
 Seffner, FL 33583

813-757-6500
 813-757-6501

Date	Invoice #
7/19/2023	177294

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

Property Information

Estimate #
83491

Work Order #

PO / PA #

Description	Qty	Rate	Amount
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.			
Controller # 3 next to 30507 Gilbern Rd.	Total		\$389.00
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
	Net 30	8/18/2023	\$0.00
Balance Due			\$389.00



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

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: Wasbridge

DATE 7/18/23

Location

Emergency?

Work Ordered By: Javier Bellido

Field Contact if any:

Phone _____

FSR/PROPOSAL # 83491

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:



Invoice

Corporate Office
 PO Box 267
 Seffner, FL 33583

813-757-6500
 813-757-6501

Date	Invoice #
7/19/2023	177295

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

Property Information

Estimate #
83553

Work Order #

PO / PA #

Description	Qty	Rate	Amount
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.			
Controller # 8 - next to 6300 Dutton Dr.		Total	\$826.56
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
	Net 30	8/18/2023	Balance Due
			\$0.00
			\$826.56



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.			

TERMS AND CONDITIONS:

TOTAL

\$826.56

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OWNER / AGENT *Darryl Adams*

DATE 6-30-23

Irrigation Service/Proposal Request

Property: <u>Westridge</u>	DATE <u>7 / 18 / 23</u>
Location	

Emergency? _____

Work Ordered By: _____

Field Contact if any: _____

Phone _____ FSR/PROPOSAL # 83553

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

Foreman: <u>Javier B. Javier M.</u>	Special Tools Needed:
Manager	
Date Completed	
Total Man Hours	
Inspected by	
Date	



Invoice

Corporate Office
 PO Box 267
 Seffner, FL 33583

813-757-6500
 813-757-6501

Date	Invoice #
7/19/2023	177296

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

Property Information

Estimate #
83546

Work Order #

PO / PA #

Description	Qty	Rate	Amount
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.			
Dutton Dr. controller in front of school.		Total	\$231.00
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
	Net 30	8/18/2023	Balance Due
			\$0.00
			\$231.00



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

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>Button Br. (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>
Manager
Date Completed
Total Man Hours
Inspected by
Date

Special Tools Needed:



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

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 COMMUNITY DEVELOPMENT DISTRICT

Service Address: **6697 DUTTON IRRIGATION DR**
 Bill Number: 18793866
 Billing Date: 7/20/2023
 Billing Period: 6/9/2023 to 7/11/2023

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	6/9/2023	15304	7/11/2023	15637	32	333

Usage History

Transactions

Water

July 2023	333
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

Previous Bill	231.75
Payment 06/29/23	-231.75 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	333 Thousand Gals X \$0.75
Total Current Transactions	249.75
TOTAL BALANCE DUE	\$249.75

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.

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 # 1024395
 Customer # 01391962

Balance Forward 0.00
 Current Transactions 249.75

Total Balance Due	\$249.75
Due Date	8/7/2023

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

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



PASCO COUNTY UTILITIES
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 P.O. BOX 2139
 NEW PORT RICHEY, FL 34656-2139

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 COMMUNITY DEVELOPMENT DISTRICT

Service Address: **6554 RYESTONE WAY**
 Bill Number: 18793868
 Billing Date: 7/20/2023
 Billing Period: 6/9/2023 to 7/11/2023

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	6/9/2023	7012	7/11/2023	7072	32	60

Usage History

Transactions

Usage History		Transactions	
Water			
July 2023	60	Previous Bill	46.50
June 2023	62	Payment 06/29/23	-46.50 CR
May 2023	72	Balance Forward	0.00
April 2023	96	Current Transactions	
March 2023	87	Reclaimed	
February 2023	92	Reclaimed	60 Thousand Gals X \$0.75 45.00
January 2023	77	Total Current Transactions	45.00
December 2022	97	TOTAL BALANCE DUE	\$45.00
November 2022	98		
October 2022	86		
September 2022	108		
August 2022	145		

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 # 1024400
 Customer # 01391962

Balance Forward 0.00
 Current Transactions 45.00

Total Balance Due	\$45.00
Due Date	8/7/2023

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

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



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 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: **30032 MARQUETTE AVENUE**

Bill Number: 18794229

Billing Date: 7/20/2023

Billing Period: 6/9/2023 to 7/11/2023

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	6/9/2023	1378	7/11/2023	1435	32	57

Usage History

Transactions

Water

July 2023	57
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

Previous Bill	39.75
Payment 06/29/23	-39.75 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	57 Thousand Gals X \$0.75
Total Current Transactions	42.75
TOTAL BALANCE DUE	\$42.75

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.

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 # 1077180
 Customer # 01415679

Balance Forward 0.00
 Current Transactions 42.75

Total Balance Due	\$42.75
Due Date	8/7/2023

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
 TAMPA FL 33614

PASCO COUNTY UTILITIES
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 P.O. BOX 2139
 NEW PORT RICHEY, FL 34656-2139



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 DADE CITY (352) 521-4285

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

1 1 1
 11-70060

WESBRIDGE CDD

Service Address: **29966 MARQUETTE PLACE**

Bill Number: 18794230

Billing Date: 7/20/2023

Billing Period: 6/9/2023 to 7/11/2023

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/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	200201673	6/9/2023	402	7/11/2023	404	32	2

Usage History

Transactions

Water

Month	Usage
July 2023	2
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

Previous Bill	2.25
Payment 06/29/23	-2.25 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	2 Thousand Gals X \$0.75
Total Current Transactions	1.50
TOTAL BALANCE DUE	\$1.50

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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 1.50

Total Balance Due \$1.50
Due Date 8/7/2023

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
 TAMPA FL 33614

PASCO COUNTY UTILITIES
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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: 18794248

Billing Date: 7/20/2023

Billing Period: 6/9/2023 to 7/11/2023

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/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	200204608	6/9/2023	7825	7/11/2023	8070	32	245

Usage History

Transactions

Water

July 2023	245
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

Previous Bill	156.00
Payment 06/29/23	-156.00 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	245 Thousand Gals X \$0.75
Total Current Transactions	183.75
TOTAL BALANCE DUE	\$183.75

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.

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 183.75

Total Balance Due	\$183.75
Due Date	8/7/2023

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
 TAMPA FL 33614

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

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

Invoice

Date	Invoice #
7/1/2023	INV0000081347

Bill To:

Wesbridge CDD 3434 Colwell Avenue Suite 200 Tampa FL 33626

Services for the month of	Terms	Client Number
July	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
		Subtotal	\$4,981.59
		Total	\$4,981.59

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

Invoice

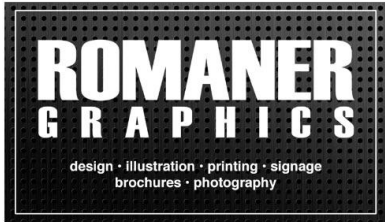
Date	Invoice #
7/19/2023	INV0000081985

Bill To:

Wesbridge CDD 3434 Colwell Avenue Suite 200 Tampa FL 33626

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

Description	Qty	Rate	Amount
Mass Mailing - Budget Notice	1.00	\$443.02	\$443.02
Subtotal			\$443.02
Total			\$443.02



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

INVOICE # 21731

TO: _____
 COMPANY NAME: Wesbridge
 DATE: 6/21/23

Reinstall 15 MPH/Curve sign.	_____
Replace lap splice kit and breakaway stub.	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
TOTAL:	<u>\$180.00</u>

ROMANER
 GRAPHICS
 Thank You,



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
6/20/2023	13024

Bill To
Wesbridge CDD

			Job Name	Terms
			WELLS RD	Due on receipt
Quantity	Description	Rate	Serviced	Amount
1.25	<p>Report that gates are broken.</p> <p>Found the exit gate held open by a misaligned photo eye. Adjusted eye and gates resumed normal operation. These are poorly installed and the least reliable photo eyes available. I recommend replacing them with better product in both lanes.</p> <p>The tele entry was hit by a vehicle. I was able to get the circuit board to work again. I had to bend back the side of the housing and secure with a self tapping screw. The housing should be replaced.</p> <p>The pedestal base is severely rusted and an anchor has come loose. Recommend replacing and monitoring irrigation in this area.</p> <p>I will provide quotes.</p> <p>Hourly Tech Charge Sales Tax</p>	<p>105.00 7.00%</p>		<p>131.25 0.00</p>
<p>Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days</p>			Total	\$131.25
<p>Southern Automated Access Services, Inc. is not responsible for any of the following: Damages caused by vandalism, lightning/power surges or other natural causes such as water/flood, etc. Damages to drive gates or pedestrian gates caused by others. Gate closures on pedestrians, animals, and/or vehicles. Delayed or prevented access through drive gates or pedestrian gates for any vehicles, persons or animals including emergency vehicles or personnel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p>			Payments/Credits	\$0.00
			Balance Due	\$131.25





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 **07/10/2023**
Amount Due **3,703.19**
Current Charges Due **07/31/2023**

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
--------	------	---------

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 07/21/2023.



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: 07/10/2023

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	07/21/2023
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 **07/10/2023**
Amount Due **494.66**
Current Charges Due **07/31/2023**

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				
06/05	65791	07/05	70994				5203

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Ju1 2023	30	173
Jun 2023	33	173
Ju1 2022	33	183

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 537.99
Payment 537.99CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 5,203 KWH @ 0.05017 261.03
Fuel Adjustment 5,203 KWH @ 0.03500 182.11
FL Gross Receipts Tax 12.36

Total Current Charges 494.66
Total Due E.F.T. 494.66



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 07/21/2023.



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: 07/10/2023

District: OP05

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

Electronic Funds Transfer on or after	07/21/2023
TOTAL CHARGES DUE	494.66
DO NOT PAY	

000208710200004946600004946602



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 **07/10/2023**
Amount Due **220.38**
Current Charges Due **07/31/2023**

District Office Serving You
One Pasco Center

See Reverse Side For More Information

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

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
06/05	76436	07/05	78499				2063

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Ju1 2023	30	69
Jun 2023	33	69
Ju1 2022	33	34

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 240.38
Payment 240.38CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 2,063 KWH @ 0.05017 103.50
Fuel Adjustment 2,063 KWH @ 0.03500 72.21
FL Gross Receipts Tax 5.51

Total Current Charges 220.38
Total Due E.F.T. 220.38



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 07/21/2023.



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: 07/10/2023

District: OP05

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

Electronic Funds Transfer on or after	07/21/2023
TOTAL CHARGES DUE	220.38
DO NOT PAY	

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