



Rizzetta & Company

Wesbridge Community Development District

**Board of Supervisor's Regular
Meeting
November 20, 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 Bob Schnaydman Scott Petersen	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.

November 13, 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, November 20, 2023 at 5:30 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. Discussion on Transferring Bond Accounts
 - B. Consideration of First Addendum to Contract for Technology Services
(Previously tabled) Tab 1
 - C. Consideration of Resolution 2024-01; Amended Budget Tab 2
 - D. Discussion on Website Enhancements *(Previously tabled)*
- 4. STAFF REPORTS**
 - A. Aquatics Report
 1. Review of Aquatics Report Tab 3
 - B. Landscape Inspection Manager
 1. Review of Landscape Inspection Report..... Tab 4
 2. Response to Landscape Inspection Report **(Under Separate Cover)**
 3. Review of Irrigation Report **(Under Separate Cover)**
 - C. District Counsel
 - D. District Engineer
 1. Review of District Engineer Report..... Tab 5
 - E. District Manager
 1. Presentation of District Manager Report and
Monthly Financial Statement..... Tab 6
 2. Presentation of the 3rd Quarter Website Audit Tab 7
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors
Meeting held on October 16, 2023 Tab 8
 - B. Consideration of Operation & Maintenance Expenditures
for September 2023 Tab 9
- 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

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



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 \$10.00 per month per account:	
Board Supervisor Account 5 x \$10.00	\$ 50.00
Onsite Staff Account 0 x \$10.00	\$ 00.00
Miscellaneous Account 0 x \$10.00	\$ 00.00
Total Standard On-Going Services:	\$ <u>150.00</u>



Tab 2

RESOLUTION 2024-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WESBRIDGE COMMUNITY DEVELOPMENT DISTRICT AMENDING ITS BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the “**Board**”) of the Wesbridge Community Development District (the “**District**”) previously adopted its budget for fiscal year 2022-2023;

WHEREAS, the Board desires to reallocate funds budgeted to reflect appropriated revenues and expenses approved during the fiscal year;

WHEREAS, the District is empowered by section 189.016, Florida Statutes to adjust the budget based on actual revenues and expenses; and

WHEREAS, the District Manager has submitted a proposed amended budget to reflect appropriated revenues and expenses approved during the fiscal year 2022-2023 (the “**Amended Budget**”), attached hereto as **Exhibit A** and incorporated as a material part of this Resolution by this reference.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

1. **Recitals.** The foregoing recitals are hereby incorporated as the findings of fact of the Board.
2. **Amended Budget.** The Board hereby finds and determines as follows:
 - a. That the Board has reviewed the Amended Budget, a copy of which is on file with the office of the District Manager and at the District’s Records Office.
 - b. The Amended Budget is hereby adopted and shall accordingly amend the previously adopted budget for fiscal year 2022-2023.
 - c. That the Amended Budget shall be maintained in the office of the District Manager and at the District’s Records Office and identified as the “Amended Budget for the Wesbridge Community Development District for the Fiscal Year Beginning October 1, 2022 and Ending September 30, 2023”.
 - d. The Amended Budget shall be posted by the District Manager on the District’s official website within 5 days after adoption and remain on the website for at least 2 years.
3. **Severability.** If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.
4. **Conflicts.** This Resolution is intended to supplement the original resolution adopting the budget for fiscal year 2022-2023, which remains in full force and effect. This Resolution and the original

resolution shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

5. **Effective Date.** This Resolution shall become effective upon its adoption.

Passed and adopted on November 20, 2023.

Attest:

**Wesbridge
Community Development District**

Name: _____
Secretary/Assistant

Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: FY 2022-2023 Amended Budget

Exhibit A

**Amended Budget
Wesbridge Community Development District
General Fund
Fiscal Year 2022/2023**

Chart of Accounts Classification	Budget for 2022/2023
REVENUES	
Special Assessments	
Tax Roll	\$ 283,592
TOTAL REVENUES	\$ 283,592
TOTAL REVENUES AND BALANCE FORWARD	\$ 283,592
EXPENDITURES - ADMINISTRATIVE	
Legislative	
Supervisor Fees	\$ 12,000
Financial & Administrative	
Administrative Services	\$ 4,917
District Management	\$ 21,962
District Engineer	\$ 8,000
Disclosure Report	\$ 5,000
Trustees Fees	\$ 5,000
Tax Collector /Property Appraiser Fees	\$ 150
Financial & Revenue Collections	\$ 3,933
Assessment Roll	\$ 5,304
Accounting Services	\$ 19,667
Auditing Services	\$ 5,000
Arbitrage Rebate Calculation	\$ 500
Public Officials Liability Insurance	\$ 2,977
Legal Advertising	\$ 5,000
Dues, Licenses & Fees	\$ 175
ADA Website Compliance	\$ 1,600
Website Hosting, Maintenance, Backup & Email	\$ 1,200
Legal Counsel	
District Counsel	\$ 9,000
Administrative Subtotal	\$ 111,385

EXPENDITURES - FIELD OPERATIONS	
Electric Utility Services	
Utility Services	\$ 8,500
Street Lights	\$ 45,000
Water-Sewer Combination Services	
Utility Services-Reclaimed Water	\$ 7,000
Stormwater Control	
Aquatic Maintenance	\$ 5,500
Other Physical Environment	
General Liability Insurance	\$ 3,638
Property Insurance	\$ 3,821
Landscape Maintenance	\$ 60,000
Irrigation Repairs & Maintenance	\$ 4,500
Landscape Replacement Plants, Shrubs, Trees	\$ 4,300
Landscape - Mulch	\$ 6,500
Landscape- Annuals	\$ 2,700
Holiday Decorations	\$ 2,000
Gate- Cameras & Remotes	\$ 1,008
Parks & Recreation	
Fountain Maintenance & Repairs	\$ 2,000
Gate- Maintenance & Repairs	\$ 5,000
Telephone & Internet	\$ 3,240
Pressure Washing	\$ 2,000
Contingency	
Miscellaneous Repairs	\$ 5,500
Field Operations Subtotal	\$ 172,207
TOTAL EXPENDITURES	\$ 283,592

**Amended Budget
Wesbridge Community Development District
Reserve Fund
Fiscal Year 2022/2023**

Chart of Accounts Classification	Budget for 2022/2023	Amended Budget for 2022/2023	Budget Increase (Decrease) vs 2021/2022
REVENUES			
Interest Earnings			
Interest Earnings	\$ -	\$ -	\$ -
Special Assessments			
Tax Roll	\$ 11,460	\$ 11,460	\$ -
Balance Forward from Prior Year	\$ -	\$ 11,500	\$ 11,500
TOTAL REVENUES AND BALANCE FORWARD	\$ 11,460	\$ 22,960	\$ 11,500
EXPENDITURES			
Contingency			
Capital Reserves	\$ 11,460	\$ 11,460	\$ -
Capital Outlay	\$ -	\$ 11,500	\$ 11,500
TOTAL EXPENDITURES	\$ 11,460	\$ 22,960	\$ 11,500

Tab 3



Wesbridge Community Development District

Waterway Inspection Report

Reason for Inspection:

Quality Assurance

Inspection Date:

10/24/2023

Prepared for:

Wesbridge
Community Development District

Prepared by:

Stephen Roehm, Lead Aquatic Tech & Asst. Service Manager
Doug Agnew, Senior Environmental Consultant

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

Pennywort and algae observed and treated.



Pond B2

Comments:

Treatment In Progress

Algae and Pennywort observed and treated.



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Site Assessments

Pond SE

Comments:

Treatment In Progress

Algae and Duckweed observed and treated.



Pond C

Comments:

Treatment In Progress

Algae and Duckweed observed and treated. Large quantities of trash are being discarded into this pond. Invested 3 hours in early October picking up trash. Trash is present around the edges of the pond once again. On the far side of the pond it appears that someone punched out a hole in the fence possibly using this to walk through the community.



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Site Assessments

Pond N

Comments:

Treatment In Progress

Algae and Duckweed treated in October.



Pond NW

Comments:

Site Looks Good

Applied pre-emergent aquatic herbicide to exposed shoreline areas.



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Site Assessments

Pond NE

Comments:

Treatment In Progress

Algae and Duckweed treated in October. Treated invasive grasses continue to decompose. Pre-emergent aquatic herbicide was applied to exposed shoreline areas.



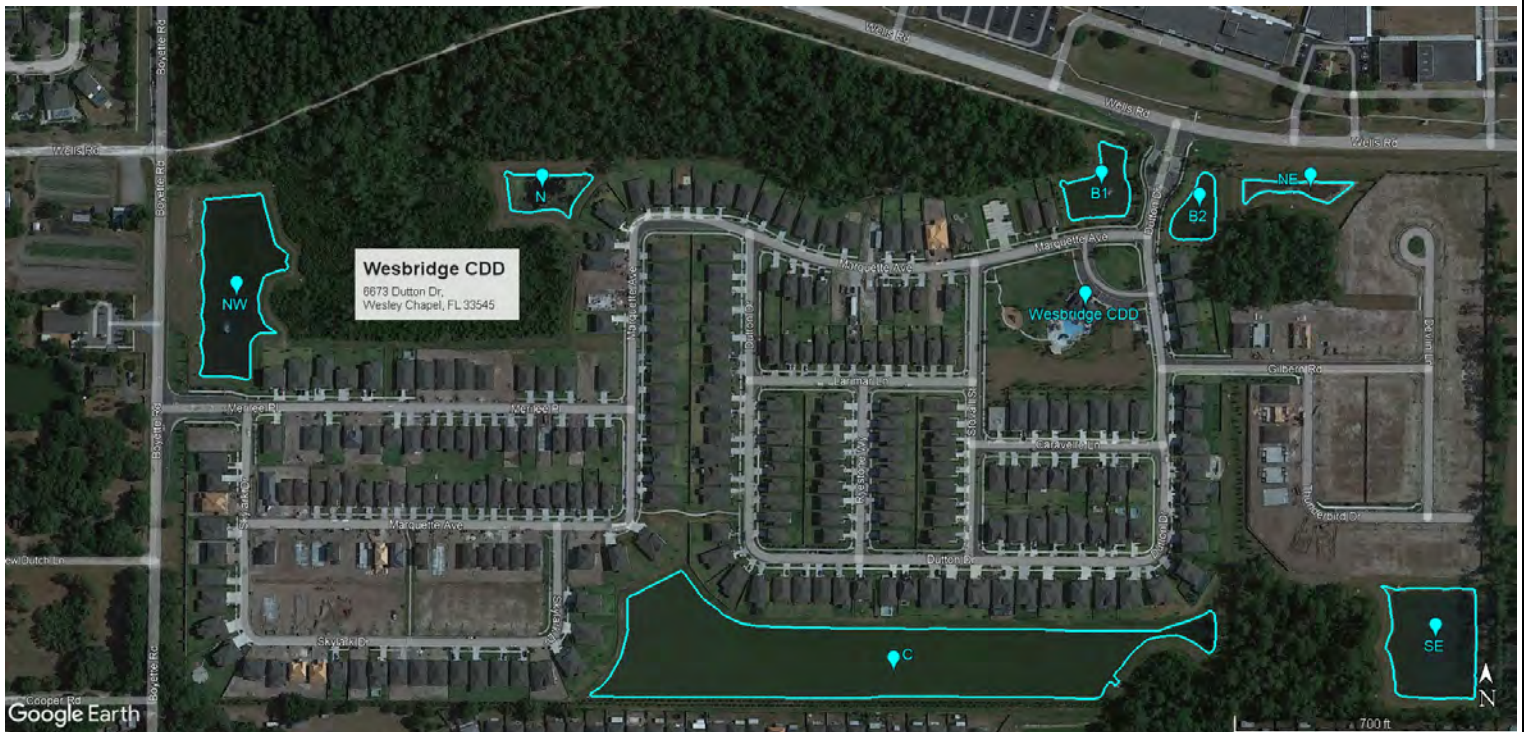
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Map



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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

WESBRIDGE

LANDSCAPE INSPECTION REPORT



October 26, 2023
Rizzetta & Company
Jason Liggett- Landscape Specialist



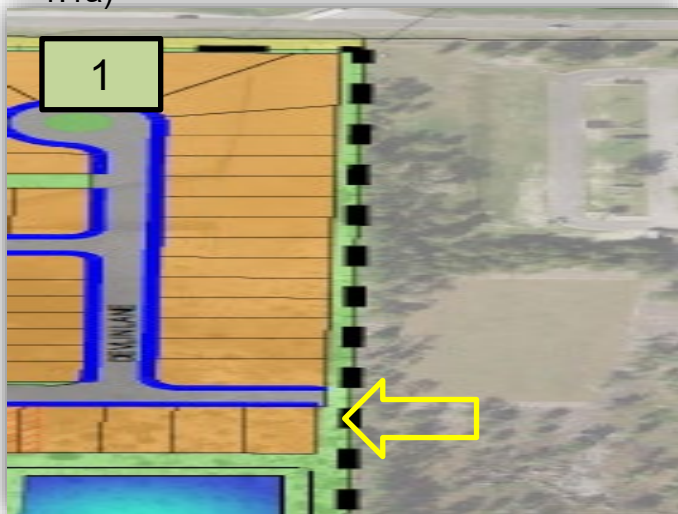
Rizzetta & Company
Professionals in Community Management

General Updates, Recent & Upcoming Maintenance Events

- ❖ Continue to improve detail throughout the community. The community has improved.

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

1. LMP to lift the oak trees off the district owned fence on the far east side of the property.(Pic 1.1a)



2. LMP to clean up the bed spaces in the center cut through on Gilbern Road. Make sure the beds are being soft edged and kept as beds.(2,2a)

3. . Cut back the grasses at the end of the cut through on Gilbern road.Remove the black Ties from the pine trees. (Pic 3 Next Page)

4. Remove the tree that is crossing over the mowing path on the east side of pond c and dispose of in the woods. (Pic 4 Next Page)



3



4



9. Note to the board that we are going into Biweekly services starting November 1st.

5. Dead head the bird of paradise in the cut through that goes from Dutton Drive to Marquette Ave.
6. Eradicate the bed weeds next to 6624 Ryestone way and 6629 Stovall Street. These areas need to be put on the detail schedule.
7. Have we completed the October fertilization of Shrubs, Groundcovers and Trees with Complete Fertilizer at a rate of 4-6 lbs N/1000?
8. Saint Augustine to receive an application of a Complete Fertilizer + Pre-M in the month of November make sure this is scheduled and completed.



Tab 5

Wesbridge CDD
ENGINEER'S REPORT FOR November 20th, 2023 BOARD MEETING

Ongoing Projects Report and Updates:

Pond Repairs – We received proposals for pond repairs broken down by location and with a reconciled total line below for the 5 locations.

Vendor	Location 1	Location 2	Location 3	Location 4	Location 5	Total Amount
CLS Environmental Services	\$ 2,715.88	\$2,972.92	\$3,804.52	\$3,483.02	\$3,799.09	\$ 16,775.43
Crosscreek Environmental Inc.	\$ 425.00	\$1,820.00	\$1,910.00	\$ 650.00	\$1,910.00	\$ 6,715.00
Finn Outdoor	\$ 800.00	\$1,750.00	\$2,700.00	\$ 650.00	\$2,700.00	\$ 8,600.00

Sidewalk Repair – We will be working with the vendor approved to complete the pond repairs to replace the single damaged sidewalk panel in an effort to bundle and reduce costs. We received multiple proposals for the sidewalk repair but because of the minimum mobilization charges from concrete repair vendors, the expense to complete the small project is substantial without bundling.

Road Reserve Survey – A report on roadway repair and replacement reserve fund budgeting estimates will be provided to the Board for consideration at the November 20th meeting. BDi is currently working to get estimated unit pricing. The report will be circulated to the Board ahead of the meeting for consideration.

Tab 6



UPCOMING DATES TO REMEMBER

- **Next Meeting:** December 18, 2023 at 5:30pm
- **FY 2022-2023 Audit Completion Deadline:** June 30, 2024
- **Next Election (Seats):** Term 11/22 – 11/24 (Seat 1-Bob); Term 11/22-11/24 (Seat 2-Vacant); Term 11/18-11/22 (Seat 3-Ray)

District
Manager's
Report

November 20

2023

W
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E

<u>FINANCIAL SUMMARY</u>	<u>09/30/2023</u>
General Fund Cash & Investment Balance:	\$16,296
Reserve Fund Cash & Investment Balance:	\$46,587
Debt Service Fund Investment Balance:	<u>\$478,236</u>
Total Cash and Investment Balances:	\$541,119
General Fund Expense Variance: \$14,138	Over Budget



Rizzetta & Company

Wesbridge Community Development District

**Financial Statements
(Unaudited)**

September 30, 2023

Prepared by: Rizzetta & Company, Inc.

Wesbridgecdd.org
rizzetta.com

Wesbridge Community Development District

Balance Sheet

As of 09/30/2023

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Capital Project Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets							
Cash In Bank	13,275	8,560	0	0	21,835	0	0
Investments	3,021	38,027	478,236	837	520,121	0	0
Prepaid Expenses	11,753	0	0	0	11,753	0	0
Refundable Deposits	162,751	0	0	0	162,751	0	0
Fixed Assets	0	0	0	0	0	3,624,279	0
Amount Available in Debt Service	0	0	0	0	0	0	478,236
Amount To Be Provided Debt Service	0	0	0	0	0	0	5,726,764
Total Assets	190,800	46,587	478,236	837	716,460	3,624,279	6,205,000
Liabilities							
Accounts Payable	2,319	0	0	0	2,319	0	0
Accrued Expenses	1,900	0	0	0	1,900	0	0
Due To Other	54,407	0	0	0	54,407	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	0	6,205,000
Deposits Payable	159,609	0	0	0	159,609	0	0
Total Liabilities	218,235	0	0	0	218,235	0	6,205,000
Fund Equity & Other Credits							
Beginning Fund Balance	(25,796)	37,329	468,534	31	480,097	0	0
Investment In General Fixed Assets	0	0	0	0	0	3,624,279	0
Net Change in Fund Balance	(1,638)	9,258	9,702	806	18,128	0	0
Total Fund Equity & Other Credits	(27,434)	46,587	478,236	837	498,225	3,624,279	0
Total Liabilities & Fund Equity	190,800	46,587	478,236	837	716,460	3,624,279	6,205,000

See Notes to Unaudited Financial Statements

Wesbridge Community Development District

Statement of Revenues and Expenditures

As of 09/30/2023

(In Whole Numbers)

	Year Ending	Through	Year To Date	
	09/30/2023	09/30/2023	09/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	20	(20)
Special Assessments				
Tax Roll	283,592	283,592	286,124	(2,532)
Off Roll	0	0	8,337	(8,337)
Other Misc. Revenues				
Miscellaneous Revenue	0	0	360	(360)
Total Revenues	283,592	283,592	294,841	(11,249)
Expenditures				
Legislative				
Supervisor Fees	12,000	12,000	11,400	600
Total Legislative	12,000	12,000	11,400	600
Financial & Administrative				
Administrative Services	4,917	4,917	4,917	0
District Management	21,962	21,962	21,962	0
District Engineer	8,000	8,000	15,223	(7,223)
Disclosure Report	5,000	5,000	5,000	0
Trustees Fees	5,000	5,000	3,704	1,296
Assessment Roll	5,304	5,304	5,304	0
Financial & Revenue Collections	3,933	3,933	3,933	0
Tax Collector/Property Appraiser Fees	150	150	150	0
Accounting Services	19,667	19,667	19,667	0
Auditing Services	5,000	5,000	3,200	1,800
Arbitrage Rebate Calculation	500	500	450	50
Public Officials Liability Insurance	2,977	2,977	2,667	310
Legal Advertising	5,000	5,000	2,261	2,740
Miscellaneous Mailings	0	0	443	(444)
Dues, Licenses & Fees	175	175	175	0
Website Hosting, Maintenance, Backup & Email	1,200	1,200	2,100	(900)
ADA Website Compliance	1,600	1,600	1,538	63
Total Financial & Administrative	90,385	90,385	92,693	(2,308)
Legal Counsel				
District Counsel	9,000	9,000	10,005	(1,005)
Total Legal Counsel	9,000	9,000	10,005	(1,005)
Electric Utility Services				
Utility Services	8,500	8,500	9,222	(722)

See Notes to Unaudited Financial Statements

Wesbridge Community Development District

Statement of Revenues and Expenditures

As of 09/30/2023

(In Whole Numbers)

	Year Ending	Through	Year To Date	
	09/30/2023	09/30/2023	09/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Utility - Street Lights	45,000	45,000	44,635	365
Total Electric Utility Services	53,500	53,500	53,857	(357)
Water-Sewer Combination Services				
Utility Services	7,000	7,000	6,907	93
Total Water-Sewer Combination Services	7,000	7,000	6,907	93
Stormwater Control				
Aquatic Maintenance	5,500	5,500	5,522	(22)
Total Stormwater Control	5,500	5,500	5,522	(22)
Other Physical Environment				
Property Insurance	3,821	3,821	3,634	187
General Liability Insurance	3,638	3,638	3,259	379
Landscape Maintenance	60,000	60,000	62,943	(2,943)
Irrigation Maintenance & Repair	4,500	4,500	6,304	(1,804)
Landscape Replacement Plants, Shrubs, Trees	4,300	4,300	1,055	3,245
Landscape Inspection Services	0	0	7,200	(7,200)
Landscape - Annuals/Flowers	2,700	2,700	4,926	(2,226)
Holiday Decorations	2,000	2,000	2,000	0
Landscape - Mulch	6,500	6,500	0	6,500
Gate Cameras	1,008	1,008	1,231	(223)
Total Other Physical Environment	88,467	88,467	92,552	(4,085)
Parks & Recreation				
Telephone, Internet, Cable	3,240	3,240	3,100	141
Gate Maintenance & Repair	5,000	5,000	18,406	(13,407)
Pressure Washing	2,000	2,000	0	2,000
Fountain Service Repair & Maintenance	2,000	2,000	1,630	370
Total Parks & Recreation	12,240	12,240	23,136	(10,896)
Contingency				
Miscellaneous Contingency	5,500	5,500	1,658	3,842
Total Contingency	5,500	5,500	1,658	3,842
Total Expenditures	283,592	283,592	297,729	(14,138)
Total Excess of Revenues Over(Under) Expenditures	0	0	(2,888)	2,888
Total Other Financing Sources(Uses)				
Prior Year AP Credit				
Prior Year A/P Credits	0	0	1,250	(1,250)

See Notes to Unaudited Financial Statements

Wesbridge Community Development District

Statement of Revenues and Expenditures

As of 09/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 09/30/2023	Year To Date 09/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Total Other Financing Sources(Uses)	0	0	1,250	(1,250)
Fund Balance, Beginning of Period	0	0	(25,796)	25,796
Total Fund Balance, End of Period	0	0	(27,434)	27,434

Wesbridge Community Development District

Statement of Revenues and Expenditures

As of 09/30/2023

(In Whole Numbers)

	Year Ending	Through	Year To Date	
	09/30/2023	09/30/2023	09/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	698	(698)
Special Assessments				
Tax Roll	11,460	11,460	11,460	0
Total Revenues	<u>11,460</u>	<u>11,460</u>	<u>12,158</u>	<u>(698)</u>
Expenditures				
Contingency				
Capital Reserve	11,460	11,460	2,900	8,560
Total Contingency	<u>11,460</u>	<u>11,460</u>	<u>2,900</u>	<u>8,560</u>
Total Expenditures	<u>11,460</u>	<u>11,460</u>	<u>2,900</u>	<u>8,560</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>9,258</u>	<u>(9,258)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>37,329</u>	<u>(37,329)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>46,587</u>	<u>(46,587)</u>

Wesbridge Community Development District

Statement of Revenues and Expenditures

As of 09/30/2023

(In Whole Numbers)

	Year Ending	Through	Year To Date	
	09/30/2023	09/30/2023	09/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	1,970	(1,970)
Special Assessments				
Tax Roll	388,326	388,326	391,607	(3,281)
Total Revenues	388,326	388,326	393,577	(5,251)
Expenditures				
Debt Service				
Interest	253,326	253,326	253,069	256
Principal	135,000	135,000	130,000	5,000
Total Debt Service	388,326	388,326	383,069	5,256
Total Expenditures	388,326	388,326	383,069	5,256
Total Excess of Revenues Over(Under) Expenditures	0	0	10,508	(10,508)
Total Other Financing Sources(Uses)				
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(805)	805
Total Other Financing Sources(Uses)	0	0	(805)	805
Fund Balance, Beginning of Period	0	0	468,533	(468,533)
Total Fund Balance, End of Period	0	0	478,236	(478,236)

Wesbridge Community Development District

Statement of Revenues and Expenditures

As of 09/30/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 09/30/2023	Year To Date 09/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	806	(806)
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>806</u>	<u>(806)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>31</u>	<u>(31)</u>
Total Fund Balance, End of Period	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>837</u></u>	<u><u>(837)</u></u>

Wesbridge CDD
Investment Summary
September 30, 2023

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>September 30, 2023</u>
The Bank of Tampa	Money Market Account	\$ 3,021
	Total General Fund Investments	\$ 3,021
The Bank of Tampa ICS Capital Reserve Nex Bank	Money Market Account	\$ 38,027
	Total Reserve Fund Investments	\$ 38,027
US Bank Series 2019 Revenue	US Bank Money Market 5 - Ct	\$ 284,074
US Bank Series 2019 Reserve	US Bank Money Market 5 - Ct	194,163
	Total Debt Service Fund Investments	\$ 478,236
US Bank Series 2019 Construction	US Bank Money Market 5 - Ct	\$ 837
	Total Capital Projects Fund Investments	\$ 837

**Wesbridge Community Development District
Summary A/P Ledger
From 09/1/2023 to 09/30/2023**

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
282, 2334	282 General Fund	09/29/2023	Brletic Dvorak, Inc.	1222	Engineering Services 09/23	565.00
	282 General Fund	09/30/2023	Landscape Maintenance Professionals, Inc.	179086	Pest Control Services 09/23	150.00
	282 General Fund	09/30/2023	Landscape Maintenance Professionals, Inc.	179085	Fertilizer Application 09/23	988.50
	282 General Fund	09/11/2023	Pasco County Utilities	19106634	29966 Marquette Place 09/23	3.00
	282 General Fund	09/11/2023	Pasco County Utilities	19106632	30032 Marquette Ave 09/23	48.00
	282 General Fund	09/11/2023	Pasco County Utilities	19106272	6554 Ryestone Way 09/23	41.25
	282 General Fund	09/11/2023	Pasco County Utilities	19106652	6612 Boyette Road 09/23	136.50
	282 General Fund	09/11/2023	Pasco County Utilities	19106271	6697 Dutton Irrigation Drive 09/23	387.00
	Sum for 282, 2334					2,319.25
	Sum for 282					2,319.25
	Sum Total					2,319.25

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

Balance Sheet

1. Trust statement activity has been recorded through 09/30/2023.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Tab 7



Quarterly Compliance Audit Report

Wesbridge

Date: October 2023 - 3rd 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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Florida Statute Compliance	3
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Audit results

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ADA Compliance Categories	7
Web Accessibility Glossary	11

Compliance Audit Overview

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

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

Compliance Criteria

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



ADA Website Accessibility

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



Florida Statute Compliance

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

Audit Process

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

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

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



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

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

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

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



Florida F.S. 189.069 Requirements

Result: **PASSED**

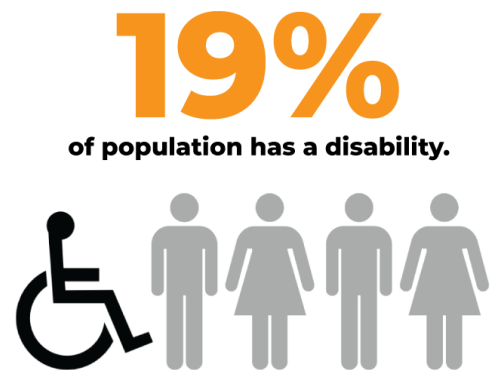
Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
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 8

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, October 16, 2023, at 5:30 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	Chairman
Eladio Izquierdo	Vice Chairman
Leslie Green	Assistant Secretary
Bob Schnaydman	Assistant Secretary

Also present:

Scott Brizendine	Vice President, Rizzetta & Company, Inc.
Daryl Adams	District Manager, Rizzetta & Company, Inc.
Scott Steady	DC, Burr Forman (via conference call)
Doug Agnew	Representative, Advance Aquatics
Michael Newsone	LMP & Group
Kayla Connell	District Financial Services Manager, Rizzetta & Company (via conference call)
Matt Tight	Representative, Public Trust Advisors
Audience	Present

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Mr. Adams called the meeting to order and performed a roll call confirming a quorum for the meeting at approximately 5:32 p.m.

SECOND ORDER OF BUSINESS

Audience Comments

Ms. Diana Martinez stated that she was present to discuss reimbursement of \$450.00 for the towing of her dad's car. She also requested a weekly pass.

On a motion from Mr. Brun, seconded by Mr. Izquierdo, with three in favor and Mr. Schnaydman opposed, the Board of Supervisors approved the reimbursement of the \$450.00 towing cost to Ms. Martinez, for Wesbridge Community Development District.

Mr. Scott Petersen, requested to be nominated for the vacant seat on the board.

On a motion from Mr. Brun, seconded by Mr. Green, with all in favor, the Board of Supervisors approved the nomination of Mr. Petersen to serve as Assistant Secretary for the Board of Supervisors, for Wesbridge Community Development District.

46
47 **THIRD ORDER OF BUSINESS**

Business Items

48
49 **A. Presentation of FL Class Investment Proposal**

50 The representative from Public Trust Advisors reviewed his report with the Board.
51 He requested the Board to open a FL Class Account with Public Trust Advisors.
52 Discussion was had to start with the reserve account and to transfer the funds
53 from the Bond Account, the Board decided to put this item on the November
54 agenda.
55

On a motion from Mr. Brun, seconded by Mr. Schnaydman, with all in favor, the Board of Supervisors approved the motion to open a FL Class Investment Account with Public Trust Advisors, for Wesbridge Community Development District.

56
57 **A. Presentation of Edward Jones Investment Proposal**

58 This item was not discussed.

59
60 **B. Consideration of Securiteam's Proposal for Gate Arms Controller**

61 This item was tabled for the November meeting.

62 There was also a discussion that the camera was not working. Access to the
63 camera is to be given to the Board so that all cameras can maintained. A proposal
64 is to be requested from the Vendor.
65

66 **C. Consideration of First Addendum to Contract for Technology Services**

67 Mr. Brizendine will investigate and present some other options at the November
68 meeting.
69

70 **FOURTH ORDER OF BUSINESS**

Staff Reports

71
72 **A. Aquatics Report**

73
74 **1. Waterway Inspection Report**

75 Mr. Agnew presented the Aquatics report to the Board. It was discussed that the
76 best time to plant is between April 1st and November 1st.
77

78 **2. Consideration of Proposal for Aquatic Plantings**

79 Mr. Agnew presented a proposal in the amount of \$2,100.00 to start planting in the
80 first week of November.
81

On a motion from Mr. Brun, seconded by Mr. Izquierdo, with all in favor, the Board of Supervisors approved the proposal for \$2,100.00 from Advance Aquatic, for Wesbridge Community Development District.

83 **B. Landscape Inspection Report**

84 **1. Review of Landscape Inspection Report**

85 Mr. Newsome said everything was going well. He presented a proposal for mulch
86 in the amount of \$6,317.00. Alex from Pest Control stated that everything looks
87 good, however, two large Pine Trees had died. A proposal of \$782.00 was
88 submitted for approval.

89
90 **2. Response to Landscape Inspection Report**

91 Mr. Adams reviewed the Landscape Inspection report to the Board.

92
93 **3. Review of Irrigation Report**

94 LMP Representative presented the Irrigation report to the Board.

95
96 **C. District Counsel**

97 The Board was informed that due to an insurance requirement by EGIS
98 the District Counsel is required to be in attendance (either in person or by phone)
99 for the duration of all CDD meetings.

100
101 **D. District Engineer**

102 **1. Review of District Engineer Report and Proposals**

103 Proposals were received for the pond bank restoration as follows: \$8,600.00
104 from Finn Outdoor; \$6,715.00 from Crosscreek. Jerry Whited awaiting
105 receipt of another proposal.

106 The night light on the fountain pond is not working, will request a proposal
107 from the Vendor.

108
109 **E. District Manager**

110 **1. Presentation of DM Report and Monthly Financial Statement**

111 The Board received the District Manager's Report. Mr. Adams reminded
112 the Board of their next regularly scheduled meeting for Monday,
113 November 20th at 5:30 p.m.

114
115 **2. Ratification of FIA Package Proposals**

116
On a motion from Mr. Brun, seconded by Mr. Izquierdo, with all in favor, the Board of
Supervisors ratified the FIA Package Proposals, for Wesbridge Community
Development District.

117
118 **3. Discussion Regarding Website Enhancements**

119 To be discussed at the November meeting.

120
121 **FIFTH ORDER OF BUSINESS**

**Consideration of Minutes of the Board
of Supervisors' Regular Meeting held
on September 11, 2023**

122
123
124

On a motion from Mr. Izquierdo, seconded by Mr. Green, with all in favor, the Board of Supervisors accepted and adopted the Minutes of the Board of Supervisors' Regular Meeting held on September 11, 2023., for Wesbridge Community Development District.

125
126
127
128
129

SIXTH ORDER OF BUSINESS

**Consideration of Operation &
Maintenance Expenditures for July
2023 and August 2023**

On a motion from Mr. Brun, seconded by Mr. Schnaydman, with all in favor, the Board of Supervisors approved the Operation & Maintenance Expenditures for July 2023 (\$25,138.09) and August (\$22,846.68) for the next CDD meeting, for Wesbridge Community Development District.

130
131
132
133
134
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136
137

SEVENTH ORDER OF BUSINESS

Supervisor Requests

The Board instructed Mr. Adams to contact the County and request that they remove the pipe from the CDD property.

EIGHTH ORDER OF BUSINESS

Adjournment

On a motion from Mr. Petersen seconded by Mr. Green, with all in favor, the Board of Supervisors adjourned the meeting at 7:05 p.m. for Wesbridge Community Development District.

138
139
140
141

Secretary/Assistant Secretary

Chairman/ Vice Chairman

Tab 9

Wesbridge Community Development District

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

Operations and Maintenance Expenditures September 2023 For Board Approval

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

The total items being presented: **\$30,971.56**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

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

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Advanced Aquatic Services, Inc.	100194	10551039	Monthly Lake Maintenance 09/23	\$ 657.00
Bob Schnaydman	100190	BS091123	Board of Supervisors Meeting 09/11/23	\$ 200.00
Brletic Dvorak, Inc.	100195	1217	Engineering Services 08/23	\$ 970.00
Burr & Forman, LLP	100198	1415994	Legal Services 08/23	\$ 465.87
DoorKing, Inc.	EFT	2101072 Autopay 2103295	Gate Services 09/23	\$ 41.95
DoorKing, Inc.	EFT	WesbridgePh2 Auto Pay	Cell System Services 09/23	\$ 41.95
Egis Insurance Advisors, LLC	100199	20003	Policy #100123361 10/01/2023-10/01/2024 Florida Insurance Alliance	\$ 11,753.00
Eladio Izquierdo	100191	EI091123	Board of Supervisors Meeting 09/11/23	\$ 200.00
Landscape Maintenance Professionals, Inc.	100200	178167	Monthly Landscaping 09/23	\$ 5,431.33
Landscape Maintenance Professionals, Inc.	100200	178383	Pest Control Services 08/23	\$ 150.00
Landscape Maintenance Professionals, Inc.	100200	178632	Straighten Red Cedar- Boyette Road 08/23	\$ 100.00
Leslie J Green	100192	LG091123	Board of Supervisors Meeting 09/11/23	\$ 200.00
Raymond G Brun	100193	RB091123	Board of Supervisors Meeting 09/11/23	\$ 200.00

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

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	100189	INV0000083194	District Management Services 09/23	\$ 4,981.59
Securiteam, Inc.	100196	17299	Quarterly Gate Maintenance 09/23	\$ 349.98
Southern Automated Access Services, LLC	100197	13350	Gate Repair 08/23	\$ 105.00
Southern Automated Access Services, LLC	100197	13358	Gate Repair 08/23	\$ 210.00
Southern Automated Access Services, LLC	100197	13417	Gate Repair 09/23	\$ 105.00
Spectrum	EFT	1303841082123 09/23 ACH	5678 Dutton Drive - Internet & Phone - 09/23	\$ 149.97
Spectrum	EFT	1307909090923 2078246 09/23 -	6612 Boyette Road - Internet - 09/23	\$ 99.99
Withlacoochee River Electric Cooperative, Inc.	EFT	Autopay	Public Lighting 09/23	\$ 3,723.59
Withlacoochee River Electric Cooperative, Inc.	EFT	2087102 09/23 - Autopay	5678 Dutton Drive 09/23	\$ 583.21
Withlacoochee River Electric Cooperative, Inc.	EFT	2127372 09/23 - Autopay	6612 Boyette Road 09/23	\$ <u>252.13</u>
Report Total				\$ <u>30,971.56</u>

Advanced Aquatic Services Inc.
292 South Military Trail
Deerfield Beach, FL 33442
954-596-2127

9/1/2023
10551039
\$657.00

Bill To
Wesbridge CDD c/o Mr. Darryl Adams, CDD Manager Rizzetta & Company 5844 Old Pasco Road, Suite 100 Wesley Chapel, FL 33544

Due Date
Net 30
10/1/2023

Monthly Lake Maintenance.
***THE INVOICE DATE ABOVE INDICATES MONTH SERVICES WILL BE
PERFORMED***

657.00

Advanced Aquatic Services Inc.
292 South Military Trail
Deerfield Beach, FL 33442
954-596-2127

\$657.00

**WESBRIDGE CDD
SUPERVISOR PAY REQUEST**

Meeting Date: September 11, 2023

<u>Name of Board Supervisor</u>	<u>Check if paid</u>	
Raymond Brun	✓	RB091123
Eladio Izquierdo	✓	EI091123
Vacant		
Leslie Green	✓	LG091123
Bob Schanydman	✓	BS091123

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

RECEIVED
09/13/23

Meeting Start Time:	6:01
Meeting End Time:	6:53
Total Meeting Time:	

Time Over (3) Hours:	
----------------------	--

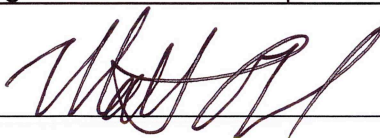
Total at \$175 per Hour:	
--------------------------	--

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

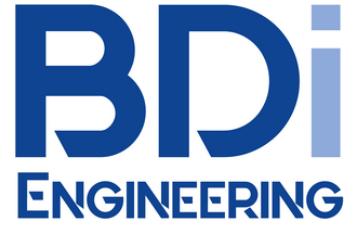
Business Mileage Round Trip	
IRS Rate per Mile	\$0.655
Mileage to Charge	\$0.00

DM Signature: _____



Brletic Dvorak Inc

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



INVOICE

BILL TO

Wesbridge CDD
Rizzetta & Company
3434 Colwell Avenue
Suite 200
Tampa, Florida 33614
United States

INVOICE 1217
DATE 09/01/2023
TERMS Net 30
DUE DATE 10/01/2023

PROJECT NAME

Wesbridge CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Project Manager II	[Aug 14 – Aug 31]	3:00	175.00	525.00
Senior Inspector	[Aug 30 – Aug 31]	3:00	115.00	345.00
Project Manager	[Sept 1]	0:30	200.00	100.00

BALANCE DUE **\$970.00**



Wesbridge COMMUNITY DEVELOPMENT DISTRICT
Aug-23

	<u>HOURS</u>	<u>RATE</u>	<u>PERSON</u>	<u>TOTAL</u>
<u>CDD Activities</u>				
Board Meeting Prep, Attendance, Follow up	0.50	\$200	S. Brletic	\$100.00
Engineer's Reports/Invoicing	3.00	\$175	J. Whited	\$525.00
Pond Maintenance Items RFP	2.00	\$115	J. Whited	\$230.00
Irrigation Issue Research and Correspondence	1.00	\$115	J. Whited	\$115.00
INVOICE TOTAL	6.50			\$970.00



RECEIVED
SEP 21 2023

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

15 Sep 2023
Invoice # 1415994
Bill Atty: S. Steady
As of 08/31/23

0032649 WESBRIDGE CDD
0000001 General CDD

BILL SUMMARY THROUGH AUGUST 31, 2023

Professional Services	\$465.00
Disbursements	\$0.87
TOTAL DUE THIS BILL	\$465.87

WIRING INSTRUCTIONS:

**Burr & Forman LLP Operating Account Wiring Instructions
Fees and Expenses Only**

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

Financial Institution: Synovus Bank
1137 1st Avenue
Columbus, GA 31901

Domestic Wire and ACH ABA No.: 061100606
Account Number: 1005853518
International Wires SWIFT BIC: FICOUS44
Burr & Forman Tax ID: 63-0322727

Please list the Invoice Number and Client-Matter Number in the Reference field.
Should you need assistance, please email 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

15 Sep 2023
Invoice # 1415994
Page 2

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

15 Sep 2023
Invoice # 1415994
Bill Atty: S. Steady
As of 08/31/23

EMPLOYER I.D. #63-0322727

0032649 WESBRIDGE CDD
0000001 General CDD

Date	Description	Tkpr	Hours	Value
07/26/23	Draft Audit Letter	CEH G	0.10	\$15.00
07/31/23	Review draft resolutions for assessments and budget; email comments.	SIS	0.40	\$150.00
08/16/23	Email consent for towing visitor parking in handicapped spaces to towing company.	SIS	0.30	\$112.50
08/28/23	Send Daryl final forms for financing and Access Agreement for pool installation.	SIS	0.50	\$187.50
Total Services			1.30	\$465.00

Date	Disbursements	Value
07/27/23	Postage – VENDOR: Postage (Import) INVOICE#: JUL-23 DATE: 7/31/2023 Postage Import,	0.87
Total Disbursements		\$0.87
Total Services and Disbursements		\$465.87
TOTAL NOW DUE		\$465.87

BURR & FORMAN LLP

0032649 WESBRIDGE CDD
0000001 General CDD

15 Sep 2023
Invoice # 1415994
Page 3

SUMMARY OF SERVICES

<u>Name</u>	<u>Rate</u>	<u>Hours</u>	<u>Amount</u>
Scott I. Steady	\$375.00	1.20	\$450.00
Chrissie E. Goldman	\$150.00	0.10	\$15.00
TOTALS		1.30	\$465.00

[Back](#)

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

DKS Cellular Subscription

STATEMENT

STATEMENT #
2101072
STATEMENT DATE
September 20, 2023

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

User ID:	dmeloon
Period Starts:	August 20, 2023
Period Ends:	September 19, 2023

Previous Balance: \$53.95 **Note: All \$ amounts are in US Dollars.**
Payment Received: (\$53.95)
New Charges: \$43.95
Total Amount Due: \$43.95 USD

Payments

Date	Details	Amount
8/20/2023	Credit: Autopay	(\$51.95)
8/20/2023	Credit: Autopay	(\$2.00)

Cell Systems

From	To	Name	Phone	MC	Min	Transfer	Amount
8/20/2023	9/19/2023	WesBridge	813 652 9978	7775	50	0	\$43.95

Summary	Total Amount Due
This amount will be charged to your credit card or echeck.	\$43.95 USD

RECEIVED
09/20/23

[Back](#)

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

DKS Cellular Subscription

STATEMENT

STATEMENT #
2103295
STATEMENT DATE
September 23, 2023

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

User ID:	WesbridgePh2
Period Starts:	August 23, 2023
Period Ends:	September 22, 2023

Previous Balance:	\$53.95	Note: All \$ amounts are in US
	Dollars.	
Payment Received:	(\$53.95)	
New Charges:	\$43.95	
Total Amount Due:	\$43.95 USD	

Payments

Date	Details	Amount
8/23/2023	Credit: Autopay	(\$51.95)
8/23/2023	Credit: Autopay	(\$2.00)

Cell Systems

From	To	Name	Phone	MC	Min	Transfer	Amount
8/23/2023	9/22/2023	Wesbridge Ph. 2 Entry	813 576 9664	9999	82	1	\$43.95

Summary	Total Amount Due
This amount will be charged to your credit card or echeck.	\$43.95 USD

RECEIVED
09/23/23



INVOICE

Customer	Wesbridge Community Development District
Acct #	883
Date	09/21/2023
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	\$ 11,753.00
Payment Amount	
Payment for:	Invoice#20003
	100123361

Thank You

Please detach and return with payment



Customer: Wesbridge Community Development District

Invoice	Effective	Transaction	Description	Amount
20003	10/01/2023	Renew policy	Policy #100123361 10/01/2023-10/01/2024 Florida Insurance Alliance Package - Renew policy Due Date: 9/21/2023	11,753.00

Total
\$ 11,753.00

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
		09/21/2023



PREMIUM SUMMARY

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

Term: October 1, 2023 to October 1, 2024

Quote Number: 100123361

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	\$5,620
Crime	Not Included
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$3,373
Public Officials and Employment Practices Liability	\$2,760
Deadly Weapon Protection Coverage	Included
TOTAL PREMIUM DUE	\$11,753

IMPORTANT NOTE

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

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

Additional Notes:

(None)



Invoice

Corporate Office
 PO Box 267
 Seffner, FL 33583

813-757-6500
 813-757-6501

Date	Invoice #
8/31/2023	178383

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

Property Information

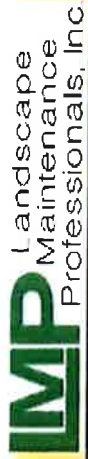
Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Pest control services	1	150.00	150.00
Aug. 2023		Total	\$150.00
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	9/30/2023	Balance Due
			\$0.00
			\$150.00

Application Record



Property		Joe Bond		Date		8/8/23	
Wesbridge CDD		JE 203834		Time In		7:30 AM	
Address		Ricardo Burgose		Time Out		11:30 AM	
		JE252127		Lunch			
				Truck #			
Active Ingredients		Total Used		EPA #		Method	
		0		0			
				0			
				0			
				0			
				0			
				0			
				0			
Eagle 20 EW		2.4		60gal/144oz		Zspray	
MSM		.017 oz		30gal/.51 oz		Zspray	

Disease/pest or weed target treatment
 Spot spray turf for fungicide/herbicide
 (use separate tanks for fungicide and herbicide)

Observations

Manager signature: _____ Operator signature: _____



Invoice

Corporate Office
 PO Box 267
 Seffner, FL 33583

813-757-6500
 813-757-6501

Date	Invoice #
8/13/2023	178632

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

Property Information

Estimate #
85165

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Straighten Red Cedar on Boyette Road that is leaning (august 4, 2023 inspection report item #19)	1	100.00	100.00
		Total	\$100.00
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	9/12/2023	Balance Due
			\$0.00
			\$100.00



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

Invoice

Date	Invoice #
9/1/2023	INV0000083194

Bill To:

Wesbridge CDD 3434 Colwell Avenue Suite 200 Tampa FL 33626

Services for the month of	Terms	Client Number
September	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

Securiteam Inc.

Invoice

13745 N. Nebraska Ave.

Tampa, FL 33613

Phone: 813-909-7775

Fax: 888-596-8464

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

Installation Address
Wesbridge 6723 Dutton Drive Wesley Chapel, FL 33545

P.O. No.	Date	Invoice #	Due Date	Acct #
	09/01/2023	17299	10/01/2023	

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

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



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
8/29/2023	13350

Bill To
Wesbridge Gates

Job Name	Terms
	Due on receipt

Quantity	Description	Rate	Serviced	Amount
1	Locked all vehicle gates open in preparation for the hurricane. Hourly Tech Charge Sales Tax	105.00 7.00%		105.00 0.00

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days	Total	\$105.00
<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	\$105.00



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
8/31/2023	13358

Bill To
Wesbridge Gates

Job Name	Terms
	Due on receipt

Quantity	Description	Rate	Serviced	Amount
2	Hourly Tech Charge Closed the gates in preparation of the Hurricane Opened the gates after the Hurricane	105.00		210.00
	Sales Tax	7.00%		0.00

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days	Total	\$210.00
<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 personel due to mechanical failure. All material remains the property of SAAS, Inc, until final payment is made.</p>	Payments/Credits	\$0.00
	Balance Due	\$210.00



Southern Automated Access Services, Inc

P.O. Box 46535
Tampa, FL 33646

Invoice

Date	Invoice #
9/13/2023	13417

Bill To
Wesbridge Gates

Job Name	Terms
	Due on receipt

Quantity	Description	Rate	Serviced	Amount
	Report that the pedestrian gate was broken. Determined the gate was binding against the post. Adjusted hinge and gate resumed normal operation. Hourly Tech Charge Sales Tax	105.00 7.00%		105.00 0.00

Thank you for your business. Past due payments are subject to \$25 per month finance fee after 30 days	Total	\$105.00
<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	\$105.00

September 21, 2023
Invoice Number: 1303841092123
Account Number: **8337 13 001 1303841**

Auto Pay Notice

Service At: 5678 DUTTON DR
WESLEY CHAPEL FL 33545

NEWS AND INFORMATION

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

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.

Summary *Service from 09/21/23 through 10/20/23 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 10/07/23</i>	
Total Due by Auto Pay	\$149.97

RECEIVED
09/26/2023



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 09222023 NNNNNNNN 01 009091 0032

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

September 21, 2023

WESTBRIDGE CDD

Invoice Number: 1303841092123
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: 1303841092123
 Account Number: 8337 13 001 1303841

Contact Us
 Visit us at SpectrumBusiness.net
 Or, call us at **855-252-0675**

8337 1300 NO RP 21 09222023 NNNNNNNN 01 009091 0032

Charge Details

Previous Balance		149.97
EFT Payment	09/07	-149.97
Remaining Balance		\$0.00

Payments received after 09/21/23 will appear on your next bill.

Service from 09/21/23 through 10/20/23

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 \$2.09, Florida CST \$3.50, Sales Tax \$0.04, TRS Surcharge \$0.09.

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**.





September 9, 2023

Invoice Number: 1307909090923

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 **855-252-0675**

NEWS AND INFORMATION

Enhance your business communications with Spectrum Business Connect! Call 1-855-424-9783 to learn how you can add 1 mobile unlimited line **FREE**.

Summary *Service from 09/09/23 through 10/08/23 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 09/26/23	\$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 09102023 NNNNNYNN 01 991166

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

September 9, 2023

Wesbridge CDD

Invoice Number: 1307909090923
Account Number: 8337 13 001 1307909
Service At: 6612 BOYETTE RD
WESLEY CHAPEL FL 33545

Total Due by 09/26/23	\$99.99
Amount you are enclosing	\$

Please Remit Payment To:

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833713001130790900099994



Invoice Number: 1307909090923
Account Number: 8337 13 001 1307909

Wesbridge CDD

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at 855-252-0675

8337 1300 NO RP 09 09102023 NNNNNYNN 01 991166

Charge Details

Table with 3 columns: Description, Date, Amount. Rows include Previous Balance (99.99), One-time EFT Payment (08/21, -99.99), and Remaining Balance (\$0.00).

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

Service from 09/09/23 through 10/08/23

Spectrum Business™ Internet

Table with 2 columns: Description, Amount. Rows include Spectrum Business Internet (129.99), Promotional Discount (-30.00), Spectrum WiFi (0.00), Security Suite (0.00), Domain Name (0.00), and Vanity Email (0.00). Total: \$99.99.

Spectrum Business™ Internet Total \$99.99

Current Charges \$99.99

Total Due by 09/26/23 \$99.99

Billing Information

Tax and Fees - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.).

Spectrum Terms and Conditions of Service - In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis.

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.

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.

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.





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 **09/11/2023**
Amount Due **3,723.59**
Current Charges Due **10/02/2023**

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 3,723.59
Payment 3,723.59CR
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 @ 0.04000 159.12
Poles (QTY 153) 1,568.25
FL Gross Receipts Tax 7.22

Total Current Charges 3,723.59
Total Due E.F.T. 3,723.59

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

DO NOT PAY
Total amount will be electronically transferred on or after 09/22/2023.



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: 09/11/2023

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	09/22/2023
TOTAL CHARGES DUE	3,723.59
DO NOT PAY	

000207824600037235900037235908



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 **09/11/2023**
Amount Due **583.21**
Current Charges Due **10/02/2023**

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				
08/03	75985	09/06	81857				5872

Comparative Usage Information
Average kWh

Period	Days	Per Day
Sep 2023	34	173
Aug 2023	29	172
Sep 2022	34	142

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.



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.

Previous Balance 501.74
Payment 501.74CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 5,872 KWH @ 0.05017 294.60
Fuel Adjustment 5,872 KWH @ 0.04000 234.88
FL Gross Receipts Tax 14.57

Total Current Charges 583.21
Total Due E.F.T. 583.21

DO NOT PAY
Total amount will be electronically transferred on or after 09/22/2023.



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: 09/11/2023

District: OP05

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

Electronic Funds Transfer on or after 09/22/2023
TOTAL CHARGES DUE 583.21
DO NOT PAY

000208710200005832100005832106



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 **09/11/2023**
Amount Due **252.13**
Current Charges Due **10/02/2023**

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				
08/03	80474	09/06	82766				2292

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Sep 2023	34	67
Aug 2023	29	68
Sep 2022	34	69

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.



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.

Previous Balance 222.82
Payment 222.82CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 2,292 KWH @ 0.05017 114.99
Fuel Adjustment 2,292 KWH @ 0.04000 91.68
FL Gross Receipts Tax 6.30

Total Current Charges 252.13
Total Due E.F.T. 252.13

DO NOT PAY
Total amount will be electronically transferred on or after 09/22/2023.



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: 09/11/2023

District: OP05

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

Electronic Funds Transfer on or after 09/22/2023
TOTAL CHARGES DUE 252.13
DO NOT PAY

000212737200002521300002521300