



Rizzetta & Company

# **Del Webb Bexley Community Development District**

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**Board of Supervisors' Meeting  
May 21, 2025**

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

**[www.delwebbbexleycdd.org](http://www.delwebbbexleycdd.org)**

# **DEL WEBB BEXLEY COMMUNITY DEVELOPMENT DISTRICT**

Del Webb Bexley Clubhouse  
19265 Del Webb Bexley Boulevard, Land O' Lakes, FL 34638

<b>Board of Supervisors</b>	George McDermott Dennis Bauld Thomas Eurell Mario Delgado Gerry Fezzuoglio	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Lynn Hayes	Rizzetta & Company, Inc.
<b>District Counsel</b>	Ryan Dugan	Kutak Rock
<b>District Engineer</b>	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.

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**DEL WEBB BEXLEY COMMUNITY DEVELOPMENT DISTRICT**  
**DISTRICT OFFICE – Wesley Chapel, FL – 813-994-1001**  
**Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, FL 33614**  
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May 14, 2025

**Board of Supervisors**  
**Del Webb Bexley**  
**Community Development District**

**REVISED AGENDA**

Dear Board Members:

The regular meeting of the Board of Supervisors of the Del Webb Bexley Community Development District will be held on **Wednesday, May 21, 2025, at 1:00 p.m.**, at the Del Webb Bexley Clubhouse located at 19265 Del Webb Blvd., Land O' Lakes, FL 34638. The following is the agenda for this meeting.

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. STAFF REPORTS**
  - A.** Aquatics Update ..... Tab 1
  - B.** District Counsel
  - C.** District Engineer
    - i. Stormwater System Assessment Report Draft ..... Tab 2
  - D.** District Manager
    - i. Presentation of District Managers Report..... Tab 3
    - ii Pasco County Voter Registration Statistics ..... Tab 4
- 4. BUSINESS ITEMS**
  - A.** Ratification of Fiscal Year 2023/2024 Financial Audit..... Tab 5
  - B.** Presentation of Fiscal Year 2025/2026 Proposed Budget .... Tab 6
    - i. Consideration of Resolution 2025-05. Approving Fiscal Year 2025/2026 Proposed Budget & Setting Public Hearing..... Tab 7
  - C.** **Proposals for the Prototype Bank Stabilization project..... Tab 8**
  - D.** **Consideration of Rainmaker Landscape CDD/ HOA Cost Share Proposal (Under Separate Cover)**
- 5. BUSINESS ADMINISTRATION**
  - A.** Consideration of the Regular Meeting Minutes of the Board of Supervisors' Meeting held on March 26, 2025 ..... Tab 9
  - B.** Consideration of Budget Workshop the Minutes of the Board of Supervisors' Meeting held on March 26, 2025 ..... Tab 10
  - C.** Ratification of Operation & Maintenance Expenditures for February, March, April 2025..... Tab 11
- 6. SUPERVISOR REQUESTS**
- 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) 933-5571.

Sincerely,

*Lynn Hayes*

Lynn Hayes  
District Manager



## Tab 1



## **Del Webb Community Development District Waterway Inspection Report**

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### **Reason for Inspection:**

Quality Assurance

### **Inspection Date:**

5/6/2025

### **Prepared for:**

Del Webb

Community Development District

### **Prepared by:**

Jacob Adams - Project Manager & Biologist

Doug Agnew - Senior Environmental Consultant

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## Site Assessments

### Pond 1

#### Comments:

The water level on Pond 1 is low. A minor amount of Slender Spike Rush was observed on the exposed shoreline perimeter. Some of this growth has been previously treated and some has recently been exposed above the dropping water line. This will be targeted for treatment.

Fountain looks very close to shore. Possibility that one of the mooring lines may have broken.



### Pond 2

#### Comments:

Normal Growth Observed.

The water level has dropped significantly. An erosion issue around the outflow structure was noted and reported. Slender Spike Rush growth was observed on the recently exposed shoreline perimeter. This growth will be targeted with an EPA approved pre-emergent aquatic herbicide on the exposed area.



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## Site Assessments

### Pond 3

#### Comments:

Normal Growth Observed.

A slight drop in water level was observed. Slender Spike Rush and a trace amount of algae growing on the Slender Spike Rush were observed on Pond 3. The new growth will be targeted for treatment on the upcoming visits.



### Pond 4

#### Comments:

Pond 4 looks good.

The water level on Pond 4 has dropped from previous months. No issues with algae, submersed weeds, or shoreline weeds were observed during the inspection.



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## Site Assessments

### Pond 5

#### Comments:

Normal Growth Observed

A minor amount of Slender Spike Rush was observed on the exposed shoreline perimeter. The water level has slightly dropped. Trace amounts of algae were observed growing on some of the Slender Spike Rush located just below the water line. These will be targeted for additional treatment. No other issues were observed.



### Pond 6

#### Comments:

Pond 6 looks good.

The water level has slightly dropped.

No issues with algae, submersed weeds, or shoreline weeds were observed during the inspection. The fountain was operating during the time of the visit.



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## Site Assessments

### Pond 7

#### Comments:

Treatment in progress.

The algae on Pond 7 is still present. No issues with shoreline weeds and submersed weeds were observed. Algae control will remain the focus on Pond 7 to further reduce the growth.



### Pond 8

#### Comments:

Pond 8 looks good.

No issues were observed with algae, submersed weeds, or shoreline weeds. The water level has remained low. The fountain was operation during the time of this inspection.



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## Site Assessments

### Pond 9

#### **Comments:**

Normal growth observed.

Decomposing Slender Spike Rush growth was observed as a result of previous treatment. Trace amounts of algae were also observed growing on some of the Slender Spike Rush. These will be targeted for additional treatment. No issues were observed with shoreline weeds.



### Pond 10

#### **Comments:**

Pond 10 is in need of returning to a normal level.

The water level has continued to drop on Pond 10 and is nearly dry. No issues were observed with algae, submersed weeds, or shoreline weeds.



## Site Assessments

### Pond 11

#### Comments:

Pond 11 looks good.

No issues were observed on Pond 11. Algae, submersed weeds, or shoreline weeds were not present. The water level has continued to drop.



### Pond 12

#### Comments:

Pond 12 is in need of returning to a normal level.

Pond 12 is currently dry. A minor amount of Dog Fennel and Torpedograss was observed and will be targeted for treatment. While the site remains dry, this minor growth can be expected. No other issues were observed.







## Site Assessments

### Pond 13

#### Comments:

Pond 13 looks good.

Small patches of native Bacopa growth were observed around the shoreline perimeter. The water level has dropped. No issues were observed with algae, invasive submersed weeds, or shoreline weeds.



### Pond 14

#### Comments:

Normal growth observed.

Minor growth of Slender Spike Rush was observed on the exposed shoreline perimeter. The water level on pond 14 has dropped. The exposed Slender Spike Rush will be targeted for treatment with an EPA approved pre-emergent aquatic herbicide. No issues were observed with excessive algae or shoreline weeds.



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## Site Assessments

### Pond 15

#### Comments:

Pond 15 is in need of returning to a normal level.

No issues with algae, submersed weeds, or shoreline weeds were observed on Pond 15. The water level has dropped since the inspection performed last month.



### Pond 16

#### Comments:

Pond 16 looks good.

No issues were observed with algae, submersed weeds, or shoreline weeds. The water level is currently low at time of inspection.





## Site Assessments

### Pond 17

#### Comments:

Normal growth observed.

Trace amounts of Slender Spike Rush and algae were observed on Pond 17. This growth is minimal and will be targeted for treatment. No issues were observed with shoreline weeds.



### Pond 18

#### Comments:

Normal growth observed.

Minor algae growth was observed on Pond 18. This growth will be targeted for treatment on the upcoming visits. No issues with submersed weeds or shoreline weeds were observed. Blue pond dye has been applied in this pond to aid in the control of resistant and reoccurring algal growth. The blue pond dye is not utilized for visual aesthetic enhancement.



## Site Assessments

### Pond 19

#### Comments:

Normal growth observed.

A minor amount of algae and Slender Spike Rush was observed around the shoreline perimeter of Pond 19. The growth observed is 1-2 foot bands in patches around the shoreline perimeter. This growth will be targeted for treatment. No issues were observed with shoreline weeds and the fountain was operation during time of visit.



### Pond 20

#### Comments:

Pond 20 is in need of returning to a normal level.

No issues were observed on pond 20 during this inspection. The water level has continued to drop.





## Site Assessments

### Pond 21

#### Comments:

Pond 21 looks good.

The current water level on Pond 21 is low. No issues were observed with algae, submersed weeds, or shoreline weeds.



### Pond 22

#### Comments:

Normal growth observed.

A minor amount of algal growth and a minor amount of Slender Spike Rush on the exposed shoreline perimeter were observed. These will both be targeted for treatment. No issues were observed with shoreline weeds. Pond level is currently low.



## Site Assessments

### Pond 23

#### Comments:

Normal growth observed.

Slight growth of algae and Slender Spike Rush were observed around the shoreline perimeter. On the wetland mitigation buffer area of the pond Torpedograss regrowth was observed. This regrowth of previously treated Torpedograss is minimal. These will be targeted for treatment on the upcoming visits.



### Pond 24

#### Comments:

Pond 24 looks good.

This pond continues to look good. No issues were observed with algae, submersed weeds, or shoreline weeds. The current water level is low.





## Site Assessments

### Pond 25

#### **Comments:**

Pond 25 looks good.

Previous treatments for algae and Slender Spike Rush have shown positive results in the reduction of both. No issues were observed with algae, submersed weeds, or shoreline weeds. The current water level is low.



### Pond 26

#### **Comments:**

Normal growth was observed.

Minor growth of Slender Spike Rush was observed around the shoreline perimeter just below the water line. The water level has slightly dropped. The Slender Spike Rush will be targeted for treatment. No issues were observed with algae or shoreline weeds.





## Site Assessments

### Pond 27

#### Comments:

Pond 27 looks good.

The current water level is low. No issues were observed with algae, submersed weeds, or shoreline weeds.



### Pond 28

#### Comments:

Pond 28 looks good.

There were some very minimal, small patches of Slender Spike Rush observed. These will be targeted for treatment. No other issues were observed with algae, submersed weeds, or shoreline weeds.

Blue pond dye has been applied in this pond to aid in the control of resistant and reoccurring algal growth. The blue pond dye is not utilized for visual aesthetic enhancement.



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## Site Assessments

### Pond 29

#### Comments:

Normal growth observed.

Minor growth of Slender Spike Rush on the exposed shoreline perimeter and a few small patches below the water line were observed. This growth will be targeted for treatment with an EPA approved pre-emergent aquatic herbicide. No issues with algae or shoreline weeds were observed.



### Pond 30

#### Comments:

Normal growth observed.

Slender Spike Rush and trace amounts of algae growing on the Slender Spike Rush were the issues observed on Pond 30. These will be targeted for treatment. No issues were observed with shoreline weeds.



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## Site Assessments

### Pond 31

#### Comments:

Pond 31 looks good.

No issues were observed with algae, submersed weeds, or shoreline weeds. Pond 31 continues to look good. The current water level is low.



### Pond 32

#### Comments:

Pond 32 looks good.

No issues with algae or submersed weeds were observed. There is a trace amount of Torpedograss regrowth on the wetland buffer area of the pond. Torpedograss will be targeted on upcoming visits. The water level has continued to drop.



## Site Assessments

### Pond 33

**Comments:**

Pond 33 looks good.

No issues were observed with algae, submersed weeds, or shoreline weeds. Pond 33 continues to look good.



### Pond 34

**Comments:**

Pond 34 looks good.

No issues were observed with algae, submersed weeds, or shoreline weeds. The water level has slightly dropped.





## Site Assessments

### Pond 35

#### Comments:

Pond 35 looks good.

Needlerush was previously treated and positive results can be seen in the reduction. No issues with algae, submersed weeds, or shoreline weeds were observed.



### Pond 36

#### Comments:

Pond 36 looks good.

No issues were observed with algae, submersed weeds, or shoreline weeds. Pond 36 continues look good.



## Site Assessments

### Pond 37

#### Comments:

Pond 37 looks good.

The Slender Spike Rush on the exposed shoreline perimeter shows positive results from previous treatments. A trace amount of Slender Spike Rush was observed just below the water line. This will be targeted for treatment. No issues were observed with algae or shoreline weeds.



### Pond 38

#### Comments:

Pond 38 looks good.

No issues were observed with algae, submersed weeds, or shoreline weeds. Pond 38 continues to look good.





## Site Assessments

### Pond 39

#### Comments:

Normal growth observed.

A minor growth of Slender Spike Rush was observed around the exposed shoreline perimeter. This growth will be targeted for treatment with an EPA approved pre-emergent aquatic herbicide. No other issues were observed with algae, submersed weeds, or shoreline weeds. The current water level is low.



### Pond 40

#### Comments:

Pond 40 looks good.

No issues were observed with algae, submersed weeds, or shoreline weeds. The current water level is low.





## Site Assessments

### Pond 41

#### Comments:

Pond 41 looks good.

Previous algae treatments have shown a positive result in the reduction of algae. No issues were observed with algae, submersed weeds, or shoreline weeds. The current water level is low.



### Pond 42

#### Comments:

Normal growth observed.

A minor growth of Slender Spike Rush was observed on the exposed shoreline perimeter and submersed just below the water line. This exposed growth will be targeted for treatment with an EPA approved pre-emergent aquatic herbicide. No other issues were observed with algae or shoreline weeds. The current water level is low.



## Site Assessments

### Pond 43

#### Comments:

Pond 43 looks good.

No issues were observed with algae, submersed weeds, or shoreline weeds. The water level has dropped and is currently low. The shoreline perimeter and open water area look as good as possible.



### Pond 44

#### Comments:

Normal growth observed.

A trace amount of Slender Spike Rush and algae were observed. These will both be targeted for treatment. No issues were observed with shoreline weeds. The current water level is low. Blue pond dye has been applied in this pond to aid in the control of resistant and reoccurring algal growth. The blue pond dye is not utilized for visual aesthetic enhancement.





## Site Assessments

### Sump 1

**Comments:**

Site is dry. No issues were observed.  
Site is clear of vegetation to allow  
water to flow freely.



### Sump 2

**Comments:**

Site is dry. No issues were observed.  
Site is clear of vegetation to allow  
water to flow freely.



## Site Assessments

### Sump 3

#### Comments:

A minor growth of Slender Spike Rush on the exposed sediment was observed. This exposed growth will be targeted for treatment. No other issues were observed. Site is clear of large vegetation to allow water to flow freely.



### Sump 4

#### Comments:

No issues were observed. Site is clear of vegetation to allow water to flow freely.





## Site Assessments

### Sump 5

**Comments:**

Water level is low. No issues were observed. Site is clear of vegetation to allow water to flow freely.



### Sump 6

**Comments:**

Water level is low. A trace amount of Slender Spike Rush was observed on the exposed sediment. No other issues were observed. Site is clear of vegetation to allow water to flow freely.



## Site Assessments

### Sump 7

#### Comments:

Water level is low. No issues were observed. Site is clear of vegetation to allow water to flow freely.



### Sump 8

#### Comments:

Water level is low. A trace amount of Planktonic algae was observed. No other issues were observed. Site is clear of vegetation to allow water to flow freely.



## Site Assessments

### Sump 9

**Comments:**

Water level is low. No issues were observed. Site is clear of vegetation to allow water to flow freely.



### Sump 10

**Comments:**

Water level is low. No issues were observed. Site is clear of vegetation to allow water to flow freely.





## Site Assessments

### Sump 11

#### Comments:

Water level is low. No issues were observed. Site is clear of vegetation to allow water to flow freely.



### Sump 12

#### Comments:



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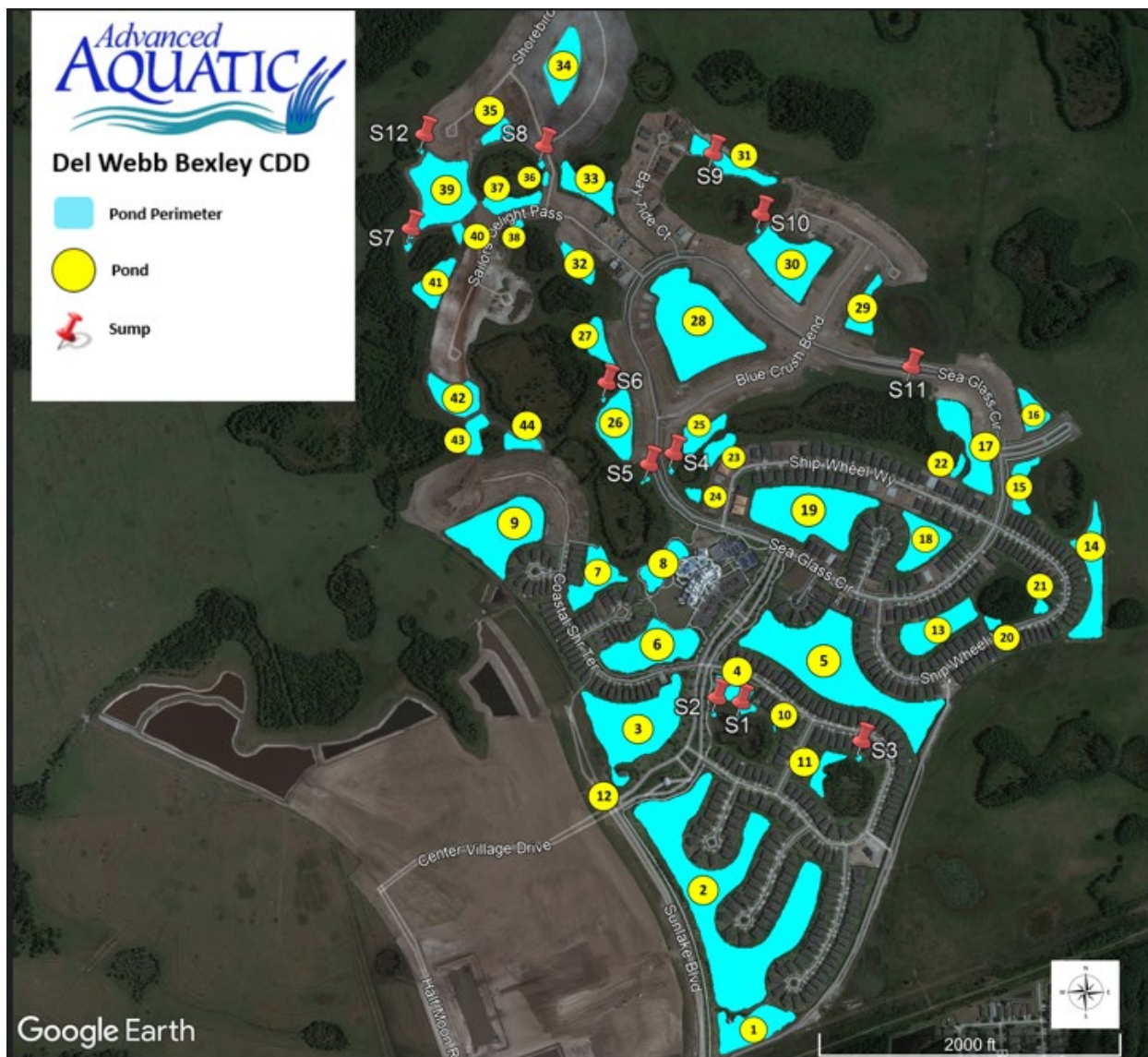


# Del Webb Bexley CDD

Pond Perimeter

Pond

Sump





## ***Del Webb Bexley Community Development District***

# ***Wetlands Inspection Report***

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### **Reasons for Inspection:**

Quality Assurance

### **Prepared for:**

Del Webb Bexley Community Development District

### **Date:**

5/8/2025

### **Prepared by:**

Jason Jaszak, Environmental Consultant

Doug Agnew, Sr. Environmental Consultant

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## Wetland Inspection Report | Page 2

### Site Assessments

#### Wetland 1

##### **Comments:**

Wetland 1 has numerous invasive tree species including Brazilian Pepper and Chinese Tallow trees. These trees are located around the perimeter and throughout the entire wetland. Initial recommendation- control all invasive tree & plant species within 20' buffer perimeter around the entire wetland. Vertical trimming of invasive trees along sections of the buffer perimeter may also be considered.



#### Wetland 2

##### **Comments:**

The perimeter of Wetland 2 has multiple invasive species including Brazilian Peppers, Chinese Tallow and Primrose Willow. Initial recommendation- control all invasive tree & plant species within 20' buffer perimeter around entire wetland. Vertical trimming of invasive trees along sections of the buffer perimeter may also be considered.



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## Site Assessments

### Wetland 3

#### Comments:

Wetland 3 buffer perimeter has numerous invasive trees- Brazilian Pepper, Chinese Tallow & Primrose Willow that are growing outside of the wetland delineation line. Vertical trimming of these invasive trees along sections of the buffer perimeter may be considered. Initial recommendation- control all invasive tree & plant species within 20' buffer perimeter around entire wetland.



### Wetland 4

#### Comments:

Overall Wetland 4 is in mostly acceptable condition. Homeowners that live along a portion of the buffer are cutting much of the native trees down within the wetland buffer so they can have a better view.

Main target- invasive terrestrial plants including Cattail growth.

Option in the future for the entire wetland to undergo control of all invasive plant & tree species.



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## Site Assessments

### Wetland 5

#### Comments:

Main focus will be the wetland buffer perimeter 20' into the wetland to target Brazilian Pepper and Primrose Willow trees.

The area under the Cypress Tree canopy is mainly Torpedograss that should be targeted as well.

Initial recommendation- control all invasive tree & plant species within 20' buffer perimeter around entire wetland.



### Wetland 6

#### Comments:

Overall, the perimeter of Wetland 4 is in mostly acceptable condition.

Interesting to note that there is significant amount of Torpedograss throughout the entire site.

Initial recommendation- control all invasive tree & plant species within 20' buffer perimeter around entire wetland.



Option in the future for the entire wetland to undergo control of all

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## Site Assessments

### Wetland 7

#### Comments:

Wetland 7 has minimal native tree & plant species throughout the entire site and is mainly characteristic of a floodplain field of Torpedograss. Introduction of native trees and herbaceous plants are an option for future consideration.

Initial recommendation- control all invasive tree & plant species within 20' buffer perimeter around entire wetland.



### Wetland 8

#### Comments:

The buffer perimeter of Wetland 8 consists mostly of Caesar's Weed, Primrose Willow, and Torpedograss.

Initial recommendation- control all invasive tree & plant species within 20' buffer perimeter around entire wetland.



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## Site Assessments

### Wetland 9

#### Comments:

Overall, the perimeter & entirety of Wetland 9 is in mostly acceptable condition. Main invasive targets are Brazilian Pepper and Primrose Willow.

Initial recommendation- control all invasive tree & plant species within 20' buffer perimeter around entire wetland.



### Wetland 10

#### Comments:

Overall, the perimeter & entirety of Wetland 10 is in mostly acceptable condition. Main invasive targets are Brazilian Pepper, Primrose Willow & Torpedograss.

Initial recommendation- control all invasive tree & plant species within 20' buffer perimeter around entire wetland.



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## Site Assessments

### Wetland 11

#### Comments:

Wetland 11's buffer perimeter has an intrusion of Torpedograss, as well as Primrose Willow and Brazilian Pepper trees scattered around the perimeter.

Initial recommendation- control all invasive tree & plant species within 20' buffer perimeter around entire wetland.



### Wetland 12

#### Comments:

Wetland 12 is very small and the entire site should be managed for invasive plant & tree species. Main targets are Torpedograss and Primrose Willow throughout the entire .66 acres.



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# SITE MAP:



## **SUMMARY AND RECOMMENDATION:**

AAS, Inc. proposes the management of the buffer perimeters of the twelve Del Webb Bexley CDD wetland conservation areas (WCA) as defined by SWFWMD. Please see attached map for details. Since these wetland areas have received very little attention for several years, it is important to commence management of these buffer areas first prior to addressing any potential consideration of invasive tree and plant management of the entire acreage of these WCA's.

The initial management focus will extend approximately 20 feet into each WCA perimeter and will entail the control of invasive exotic vegetation as defined by FISC (The Florida Invasive Species Council). This Invasive tree and plant vegetation will be treated with EPA approved herbicides. Vegetation will be targeted as follows- All growth 10' tall and shorter will be treated directly and left to decompose in place naturally. All growth taller than 10' tall (invasive trees) will be treated after cutting the tree cambium layer and the treated tree growth will be left to decompose naturally. Vines that are in trees or bushes will also be targeted for treatment directly and left in place to decompose.

Lastly, there are portions of several WCA buffer perimeters that the CDD may consider for vertical trimming of invasive tree growth that is extending beyond border of the WCA's up towards the direction of homeowner lots. These invasive tree growth branches can be vertically cut (trimmed) to keep from advancing any further. The cost for this additional vertical cutting operation is \$3,520/day for the AAS wetland crew; this price includes removal of cut tree branch growth from the property and disposal off site at an approved facility. The CDD's landscape contractor may also be able to perform this work at a potentially lower cost to the CDD.



Del Webb Bexley CDD Monthly Lakes Report For April 2025																								
	4-2-25				4/9/2025				4/16/2025				4/23/2025				4/30/2025				KEY			
	A.T.	B.G.	S.A.	F.A.	A.T.	B.G.	S.A.	F.A.	A.T.	B.G.	S.A.	F.A.	A.T.	B.G.	S.A.	F.A.	A.T.	B.G.	S.A.	F.A.	Algae Treatment = A.T. Border Grasses = B.G. Submersed Aquatics = S.A. Floating Aquatics = F.A.			
Pond 1		x											x	x			x	x						
Pond 2		x								x				x										
Pond 3		x			x	x	x																	
Pond 4		x								x	x	x												
Pond 5		x											x	x										
Pond 6		x			x	x	x																	
Pond 7	x	x																						
Pond 8	x	x								x	x	x												
Pond 9	x	x			x	x	x																	
Pond 10	x	x								x	x	x												
Pond 11		x																						
Pond 12		x																						
Pond 13	x									x	x	x												
Pond 14	x	x																						
Pond 15		x								x	x	x												
Pond 16	x	x								x	x	x					x	x						
Pond 17	x																			x				
Pond 18	x	x				x	x	x	x	x							x	x						
Pond 19						x											x	x						
Pond 20										x	x	x							x					
Pond 21																			x					
Pond 22										x	x	x							x					
Pond 23						x				x	x	x					x	x						
Pond 24						x				x	x	x							x					
Pond 25										x	x	x								x				
Pond 26					x	x	x												x					
Pond 27						x								x	x	x			x					
Pond 28					x	x	x						x	x	x				x					
Pond 29		x							x					x	x	x	x	x						
Pond 30					x	x	x												x					
Pond 31																				x				
Pond 32														x	x	x			x					
Pond 33																			x					
Pond 34																			x					
Pond 35														x	x	x			x					
Pond 36																			x					
Pond 37														x	x	x			x					
Pond 38																				x				
Pond 39																				x				
Pond 40																			x					
Pond 41														x	x	x			x					
Pond 42														x	x	x			x					
Pond 43														x	x	x			x					
Pond 44														x	x	x			x					
Sump 1										x														
Sump 2									x	x														
Sump 3									x	x														
Sump 4										x														
Sump 5										x														
Sump 6									x	x														
Sump 7										x														
Sump 8									x	x														
Sump 9										x														
Sump 10										x														
Sump 11									x	x														
Sump 12										x														



## Tab 2

Del Webb Bexley CDD Pond Projects Priority List (Draft May 2025)

Date 5/12/25

PROJECT PRIORITY		COST PER YEAR																Comments:
		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041+	
1	Sump 11 Control Structure Vegetation Clearance	\$250																
2	Pond 13 Bank Restoration Phase 1 (Home Side Repair)	\$60,000																Home Side Repair (600 LF)
3	Pond 11 Spot Erosion	\$7,500																Adjacent to Control Structure
4	Pond 10 MES Cleanout	\$500																
5	Pond 1 MES Cleanout	\$500																East End MESs
6	Pond 5 MES Cleanout	\$500																Behind 5080 Caravel Pt
7	Pond 8 Spot Erosion (Each End of Wall)	\$5,000																Rip Rap Enchancement
8	Pond 13 Bank Restoration Phase 2 (Home Side Repair)		\$60,000															Home Side Repair (600 LF)
9	Pond 34 Corner Erosion Repairs (Two locations)		\$15,000															South and north corners
10	Pond 14 Bank Restoration (Home Side Repair)			\$74,000														Home Side Repair (740 LF)
11	Pond 30 Bank Restoration (Partial Home Side)				\$18,000													Home Side Repair (180 LF)
12	Pond 34 Bank Restoration Phase 1 (Home Side Repair)				\$48,000													Home Side Repair (480 LF)
13	Pond 12 Spot Erosion				\$10,000													If Concrete Structure is determined to be unpermitted
14	Pond 39 Spot Erosion					\$5,000												Behind 5670 Shorebird Br
15	Pond 15 Spot Erosion					\$4,000												Adjacent to Control Structure
16	Pond 29 MES Armoring					\$2,500												Behind 5484 Blue Crush Bend
17	Pond 7 Control Structure Erosion Repair					\$3,500												Rip Rap Enchancement
18	Pond 34 Bank Restoration Phase 2 (Home Side Repair)					\$48,000												Home Side Repair (480 LF)
19	Pond 36 Concrete Pad Repair					\$4,500												Concrete Repair at north
20	Pond 1 Bank Restoration (CS area)						\$8,000											Control Structure area (80 LF)
21	Pond 11 Bank Restoration (Partial Home Side)						\$8,000											Home Side Repair (80 LF)
22	Pond 2 Bank Restoration (South Berm Bank)						\$49,200											South Berm Bank (410 LF) (Rip rap)
23	Pond 1 Bank Restoration (Home side)							\$24,000										Home Side Repair (240 LF)
24	Pond 9 Bank Restoration (Partial Home Side)							\$43,000										Home Side Repair (430 LF)
25	Pond 30 MES Armoring & Cleanout							\$3,000										North corner fo pond
26	Pond 7 Bank Restoration (Partial Home Side)								\$44,500									Home Side Repair (445 LF)
27	Pond 31 Bank Restoration (Home Side)								\$13,000									Home Side Repair (130 LF)
28	Pond 2 Bank Restoration Phase 1 (Home Side)									\$72,500								Home Side Repair (725 LF)
29	Pond 2 Bank Restoration Phase 2 (Home Side)										\$72,500							Home Side Repair (725 LF)
30	Pond 2 Bank Restoration Phase 3 (Home Side)											\$72,500						Home Side Repair (725 LF)
31	Pond 2 Bank Restoration Phase 4 (Home Side)												\$72,500					Home Side Repair (725 LF)
32	Pond 2 Bank Restoration Phase 5 (Home Side)													\$72,500				Home Side Repair (725 LF)
33	Pond 2 Bank Restoration Phase 6 (Home Side)														\$72,500			Home Side Repair (725 LF)
34	Pond 19 Bank Restoration (Partial Home Side)															\$34,000		Home Side Repair (340 LF)
35	Pond 4 Bank Restoration (Home side)															\$22,000		Home Side Repair (220 LF)
36	Pond 5 Bank Restoration (Home side)																\$311,500	Home Side Repair (3115 LF)
	Subtotal Cost	\$74,250	\$75,000	\$74,000	\$76,000	\$67,500	\$65,200	\$70,000	\$57,500	\$72,500	\$72,500	\$72,500	\$72,500	\$72,500	\$72,500	\$56,000	\$311,500	

## **Tab 3**





Rizzetta & Company

#### UPCOMING DATES TO REMEMBER

- **Next Regular Meeting:** June 18, 2025 @ 1:00 PM
- **FY 2023-2024 Audit Completion Deadline:** June 30, 2025

## District Manager's Report

May 21

# 2025

#### FINANCIAL SUMMARY

3/31/2025

General Fund Cash & Investment Balance:	\$321,422
Reserve Fund Cash & Investment Balance:	\$74,654
Debt Service Fund Investment Balance:	<u>\$1,118,175</u>
<b>Total Cash and Investment Balances:</b>	<b>\$1,514,251</b>
<b>General Fund Expense Variance: \$79,187</b>	<b>Under Budget</b>

D  
E  
L

W  
E  
B  
B

B  
E  
X  
L  
E  
Y

C  
D  
D

## Tab 4



**Brian E. Corley**  
**Supervisor of Elections**  
PO Box 300  
Dade City FL 33526-0300

RECEIVED  
MAY - 5 2025

BY: .....

1-800-851-8754  
[www.PascoVotes.gov](http://www.PascoVotes.gov)

April 23, 2025

Lynn Hayes, District Manager  
5844 Old Pasco Rd Suite 100  
Wesley Chapel FL 33544

Dear Lynn Hayes:

Pursuant to your request, the following voter registration statistics are provided for their respective community development districts as of April 15, 2025.

- |  |       |
|--|-------|
| • Country Walk Community Development District    | 1,781 |
| • Del Webb Bexley Community Development District | 1,448 |

As always, please call me if you have any questions or need additional information.

Sincerely,

Tiffannie A. Alligood  
Chief Administrative Officer



## **Tab 5**

**Del Webb Bexley  
Community Development District**

**ANNUAL FINANCIAL REPORT**

**September 30, 2024**

**Del Webb Bexley Community Development District**

**ANNUAL FINANCIAL REPORT**

**September 30, 2024**

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# Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

772/461-6120 // 461-1155  
FAX: 772/468-9278

## REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors  
Del Webb Bexley Community Development District  
Pasco County, Florida

### Report on Audit of the Financial Statements

#### *Opinion*

We have audited the financial statements of the governmental activities and each major fund of Del Webb Bexley Community Development District (the "District"), as of and for the year ended September 30, 2024, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Del Webb Bexley Community Development District as of September 30, 2024, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### *Basis for Opinion*

We conducted our audits 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 (*Government Auditing Standards*). 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 audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

#### *Responsibilities of Management for the Financial Statements*

Management is responsible for the preparation and fair presentation of these 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.



To the Board of Supervisors  
Del Webb Bexley Community Development District

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 one year beyond the financial statement date, including currently known information that may raise substantial doubt thereafter.

### ***Auditor's Responsibility 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 opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore, is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* 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 and *Government Auditing Standards*, we:

- Exercise professional judgement 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 judgement, 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.



To the Board of Supervisors  
Del Webb Bexley Community Development District

### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that Management's Discussion and Analysis 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 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 Reporting Required by Government Auditing Standards**

In accordance with *Government Auditing Standards*, we have also issued a report dated April 28, 2025 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 and contracts.

The purpose of that report is 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 Del Webb Bexley Community Development District's internal control over financial reporting and compliance.

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

April 28, 2025



**Del Webb Bexley Community Development District**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**For the Year Ended September 30, 2024**

Management's discussion and analysis of Del Webb Bexley Community Development District's (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

**OVERVIEW OF THE FINANCIAL STATEMENTS**

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position is reported in three categories: 1) net investment in capital assets, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, physical environment, and debt service.

*Fund financial statements* present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

**Del Webb Bexley Community Development District**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**For the Year Ended September 30, 2024**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

*Fund financial statements* include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including capital assets are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The **statement of activities** includes depreciation on all long-lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as special assessment bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, reconciliations are provided from the *fund financial statements* to the *government-wide financial statements*.

*Notes to financial statements* provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

**Financial Highlights**

The following are the highlights of financial activity for the year ended September 30, 2024.

- ◆ The District's total assets were exceeded by total liabilities by \$(2,698,824), (net position). Net investment in capital assets for the District was \$(1,503,436). Restricted net position was \$118,327 and unrestricted net position was \$(1,313,715).
- ◆ Revenues from governmental activities totaled \$1,016,113 and expenses from governmental activities totaled \$1,039,221.

**Del Webb Bexley Community Development District**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**For the Year Ended September 30, 2024**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Financial Analysis of the District**

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

**Net Position**

	<b>Governmental Activities</b>	
	<b>2024</b>	<b>2023</b>
Current assets	\$ 79,387	\$ 35,054
Restricted assets	671,400	642,657
Capital assets	6,206,959	6,523,472
Total Assets	<u>6,957,746</u>	<u>7,201,183</u>
Current liabilities	426,570	401,899
Non-current liabilities	9,230,000	9,475,000
Total Liabilities	<u>9,656,570</u>	<u>9,876,899</u>
Net Position		
Net investment in capital assets	(1,503,436)	(1,186,923)
Restricted	118,327	84,637
Unrestricted	(1,313,715)	(1,573,430)
Total Net Position	<u>\$ (2,698,824)</u>	<u>\$ (2,675,716)</u>

The increase in current assets and the increase in restricted assets are related to revenues exceeding expenditures at the fund level in the current year.

The reduction in total liabilities is primarily the result of the principal payments made on long-term debt in the current year.

The reduction in capital assets is related to depreciation.

**Del Webb Bexley Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2024**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Financial Analysis of the District (Continued)**

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

**Change In Net Position**

	<b>Governmental Activities</b>	
	<b>2024</b>	<b>2023</b>
Program Revenues		
Charges for services	\$ 977,318	\$ 907,987
Grants and contributions	-	15,243
General Revenues		
Investment earnings	38,795	24,293
Total Revenues	<u>1,016,113</u>	<u>947,523</u>
Expenses		
General government	113,714	88,364
Physical environment	419,361	437,876
Interest and other charges	506,146	515,014
Total Expenses	<u>1,039,221</u>	<u>1,041,254</u>
Change in Net Position	(23,108)	(93,731)
Net Position - Beginning of Year	<u>(2,675,716)</u>	<u>(2,581,985)</u>
Net Position - End of Year	<u>\$ (2,698,824)</u>	<u>\$ (2,675,716)</u>

The increase in charges for services is related to a budgeted increase in special assessments in the current year.

The increase in general government is related to the increase in supervisor, engineer and legal fees in the current year.

The decrease in physical environment is related to the decrease in aquatic and landscape maintenance in the current year.



**Del Webb Bexley Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2024**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Capital Assets Activity**

The following schedule provides a summary of the District's capital assets as of September 30, 2024 and 2023:

Description	Governmental Activities	
	2024	2023
Infrastructure	\$ 7,710,395	\$ 7,710,395
Less: accumulated depreciation	(1,503,436)	(1,186,923)
Governmental Activities Capital Assets	<u>\$ 6,206,959</u>	<u>\$ 6,523,472</u>

During the year depreciation was \$316,513.

**General Fund Budgetary Highlights**

The budgeted expenditures exceeded actual expenditures in the current year because contingency, supervisor fee and midge fly treatment expenditures were less than anticipated.

The budget was not amended in the current year.

**Debt Management**

Governmental Activities debt includes the following:

- In October 2018, the District issued \$10,180,000 Series 2018 Special Assessment Bonds. These bonds were issued to finance a portion of the cost of acquisition, construction, installation, and equipping of the Series 2018 Project. The balance outstanding at September 30, 2024 was \$9,430,000.

**Economic Factors and Next Year's Budget**

Del Webb Bexley Community Development District does not expect any economic factors to have any significant effect on the financial position or results of operations of the District in fiscal year 2025.

**Request for Information**

The financial report is designed to provide a general overview of Del Webb Bexley Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Del Webb Bexley Community Development District's Accounting Department at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614.

**Del Webb Bexley Community Development District**  
**STATEMENT OF NET POSITION**  
**September 30, 2024**

	<u><b>Governmental Activities</b></u>
<b>ASSETS</b>	
Current Assets	
Cash	\$ 72,480
Prepaid expenses	6,907
Total Current Assets	<u>79,387</u>
Non-Current Assets	
Restricted Assets	
Investments	671,400
Capital Assets, Being Depreciated	
Infrastructure	7,710,395
Less: accumulated depreciation	<u>(1,503,436)</u>
Total Non-Current Assets	<u>6,878,359</u>
Total Assets	<u><u>6,957,746</u></u>
<b>LIABILITIES</b>	
Current Liabilities	
Accounts payable and accrued expenses	18,414
Bonds payable	200,000
Accrued interest	208,156
Total Current Liabilities	<u>426,570</u>
Non-Current Liabilities	
Bonds payable	<u>9,230,000</u>
Total Liabilities	<u><u>9,656,570</u></u>
<b>NET POSITION</b>	
Net investment in capital assets	(1,503,436)
Restricted for debt service	118,327
Unrestricted	<u>(1,313,715)</u>
Total Net Position	<u><u>\$ (2,698,824)</u></u>

See accompanying notes to financial statements.

**Del Webb Bexley Community Development District**  
**STATEMENT OF ACTIVITIES**  
**For the Year Ended September 30, 2024**

<b>Functions/Programs</b>	<b>Expenses</b>	<b>Program Revenues Charges for Services</b>	<b>Net (Expenses) Revenues and Changes in Net Position Governmental Activities</b>
Governmental Activities			
General government	\$ (113,714)	\$ 129,958	\$ 16,244
Physical environment	(419,361)	121,805	(297,556)
Interest and other charges	(506,146)	725,555	219,409
Total Governmental Activities	<u>\$ (1,039,221)</u>	<u>\$ 977,318</u>	<u>(61,903)</u>
<b>General Revenues</b>			
Investment income			<u>38,795</u>
Changes in Net Position			(23,108)
Net Position - Beginning of Year			<u>(2,675,716)</u>
Net Position - End of Year			<u>\$ (2,698,824)</u>

See accompanying notes to financial statements.

**Del Webb Bexley Community Development District**  
**BALANCE SHEET -**  
**GOVERNMENTAL FUNDS**  
**September 30, 2024**

	General	Debt Service	Total Governmental Funds
<b>ASSETS</b>			
Cash	\$ 72,480	\$ -	\$ 72,480
Prepaid expenses	6,907	-	6,907
Restricted assets			
Investments	-	671,400	671,400
Total Assets	<u>\$ 79,387</u>	<u>\$ 671,400</u>	<u>\$ 750,787</u>
<b>LIABILITIES AND FUND BALANCES</b>			
<b>LIABILITIES</b>			
Accounts payable and accrued expenses	<u>\$ 18,414</u>	<u>\$ -</u>	<u>\$ 18,414</u>
<b>FUND BALANCES</b>			
Nonspendable - prepaid expenses	6,907	-	6,907
Restricted:			
Debt service	-	671,400	671,400
Unassigned	<u>54,066</u>	<u>-</u>	<u>54,066</u>
Total Fund Balances	<u>60,973</u>	<u>671,400</u>	<u>732,373</u>
 Total Liabilities and Fund Balances	 <u>\$ 79,387</u>	 <u>\$ 671,400</u>	 <u>\$ 750,787</u>

See accompanying notes to financial statements.



**Del Webb Bexley Community Development District**  
**RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES**  
**TO NET POSITION OF GOVERNMENTAL ACTIVITIES**  
**September 30, 2024**

Total Governmental Fund Balances	\$ 732,373
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets, infrastructure, \$7,710,395, net of accumulated depreciation, \$(1,503,436), used in governmental activities are not current financial resources, and therefore, are not reported at the fund level.	6,206,959
Long-term liabilities, bonds payable, are not due and payable in the current period, and therefore, are not reported at the fund level.	(9,430,000)
Accrued interest expense for long-term debt is not a current financial use, and therefore, is not reported at the fund level.	<u>(208,156)</u>
Net Position of Governmental Activities	<u>\$ (2,698,824)</u>

See accompanying notes to financial statements.

**Del Webb Bexley Community Development District**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES**  
**IN FUND BALANCES - GOVERNMENTAL FUNDS**  
**For the Year Ended September 30, 2024**

	General	Debt Service	Total Governmental Funds
Revenues			
Special assessments	\$ 251,763	\$ 725,555	\$ 977,318
Investment income	-	38,795	38,795
	<u>251,763</u>	<u>764,350</u>	<u>1,016,113</u>
Total Revenues			
Expenditures			
Current			
General government	109,732	-	109,732
Physical environment	102,848	-	102,848
Debt service			
Principal	-	225,000	225,000
Interest	-	510,607	510,607
	<u>212,580</u>	<u>735,607</u>	<u>948,187</u>
Total Expenditures			
Net Change in Fund Balances	39,183	28,743	67,926
Fund Balances - Beginning of Year	<u>21,790</u>	<u>642,657</u>	<u>664,447</u>
Fund Balances - End of Year	<u><u>\$ 60,973</u></u>	<u><u>\$ 671,400</u></u>	<u><u>\$ 732,373</u></u>

See accompanying notes to financial statements.

**Del Webb Bexley Community Development District**  
**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES**  
**AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS**  
**TO THE STATEMENT OF ACTIVITIES**  
**For the Year Ended September 30, 2024**

Net Change in Fund Balances - Total Governmental Funds	\$ 67,926
Amounts reported for governmental activities in the Statement of Activities are different because:	
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount of depreciation in the current period.	(316,513)
Repayments of bond principal are expenditures at the fund level, but the repayment reduces long-term liabilities in the Statement of Net Position.	225,000
Unavailable revenues are recognized as deferred inflows of resources at the fund level, however, revenues are recognized when earned at the government-wide level. This is the current year change in unavailable revenues.	(3,982)
At the government-wide level, interest is accrued on outstanding bonds; whereas at the fund level, interest expenditures are reported when due. This is the change in accrued interest in the current period.	4,461
Change in Net Position of Governmental Activities	<u>\$ (23,108)</u>

See accompanying notes to financial statements.

**Del Webb Bexley Community Development District**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN**  
**FUND BALANCES - BUDGET AND ACTUAL - GENERAL FUND**  
**For the Year Ended September 30, 2024**

	<b>Original Budget</b>	<b>Final Budget</b>	<b>Actual</b>	<b>Variance with Final Budget Positive (Negative)</b>
Revenues				
Special assessments	<u>\$ 250,233</u>	<u>\$ 250,233</u>	<u>\$ 251,763</u>	<u>\$ 1,530</u>
Expenditures				
Current				
General government	117,192	117,192	109,732	7,460
Physical environment	<u>133,041</u>	<u>133,041</u>	<u>102,848</u>	<u>30,193</u>
Total Expenditures	<u>250,233</u>	<u>250,233</u>	<u>212,580</u>	<u>37,653</u>
Net Change in Fund Balances	-	-	39,183	39,183
Fund Balances - Beginning of Year	<u>-</u>	<u>-</u>	<u>21,790</u>	<u>21,790</u>
Fund Balances - End of Year	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 60,973</u></u>	<u><u>\$ 60,973</u></u>

See accompanying notes to financial statements.



**Del Webb Bexley Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The financial statements of the District have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

**1. Reporting Entity**

The District was established on October 24, 2017, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), by Pasco County Ordinance 17-239 as a Community Development District. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing district roads, landscaping, and other basic infrastructure projects within or outside the boundaries of the Del Webb Bexley Community Development District. The District is governed by a five-member Board of Supervisors who are elected on an at large basis by landowners within the District. The District operates within the criteria established by Chapter 190, Florida Statutes.

As required by GAAP, these financial statements present the Del Webb Bexley Community Development District (the primary government) as a stand-alone government. The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility including, but not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters.

Based upon the application of the above-mentioned criteria as set forth by the Governmental Accounting Standards Board, the District has identified no component units.

**2. Measurement Focus and Basis of Accounting**

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

**Del Webb Bexley Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**a. Government-wide Financial Statements**

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by special assessments and interest. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

**b. Fund Financial Statements**

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

**Del Webb Bexley Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**b. Fund Financial Statements (Continued)**

**Governmental Funds**

The District classifies fund balance according to Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

**Nonspendable Fund Balance** – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

**Restricted Fund Balance** – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

**Assigned Fund Balance** – This classification consists of the Board of Supervisors' intent to be used for specific purposes but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

**Unassigned Fund Balance** – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

**Fund Balance Spending Hierarchy** – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

**Del Webb Bexley Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**b. Fund Financial Statements (Continued)**

**Governmental Funds (Continued)**

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period, or soon thereafter, to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”.

Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

**3. Basis of Presentation**

**a. Governmental Major Funds**

General Fund – The General Fund is the District’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.



**Del Webb Bexley Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**3. Basis of Presentation (Continued)**

**a. Governmental Major Funds (Continued)**

Debt Service Fund – Accounts for debt service requirements to retire the capital improvement bonds which were used to finance the construction of District infrastructure improvements.

**b. Non-current Governmental Assets/Liabilities**

GASB Statement 34 requires that non-current governmental assets, such as capital assets, and non-current governmental liabilities, such as special assessment bonds be reported in the governmental activities column in the government-wide Statement of Net Position.

**4. Assets, Liabilities, and Net Position or Equity**

**a. Cash and Investments**

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

**Del Webb Bexley Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**4. Assets, Liabilities, and Net Position or Equity (Continued)**

**a. Cash and Investments (Continued)**

For purposes of the statement of cash flows, cash equivalents include time deposits and all highly liquid debt instruments with original maturities of three months or less and held in a qualified public depository as defined by Section 280.02, Florida Statutes.

**b. Restricted Net Position**

Certain net position of the District is classified as restricted on the statement of net position because their use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted net position, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

**c. Capital Assets**

Capital assets, which include infrastructure, are reported in the governmental activities column.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of two years. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Major outlays for capital assets are capitalized as projects are constructed.

Depreciation of capital assets is computed and recorded by utilizing the straight-line method. Estimated useful lives of infrastructure of range from 15 to 25 years.

**d. Budgets**

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general and debt service funds. As a result, deficits in the budget columns of the accompanying financial statements may occur.

**Del Webb Bexley Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE B – CASH AND INVESTMENTS**

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk; however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2024, the District's bank balance was \$73,448 and the carrying value was \$72,480. Exposure to custodial credit risk was as follows: the District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

Investments

As of September 30, 2024, the District had the following investments and maturities:

<u>Investment</u>	<u>Maturities</u>	<u>Fair Value</u>
First American Treasury Obligations	31 Days*	<u>\$ 671,400</u>

\*Maturity is a weighted average maturity.

The District categorizes its fair value measurement within the fair value hierarchy established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most realizable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtained quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that uses the best information available under the circumstances which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the investment listed above is a Level 1 asset.

**Del Webb Bexley Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE B – CASH AND INVESTMENTS (CONTINUED)**

Interest Rate Risk

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

Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2024, the District's investments in First American Treasury Obligations were rated AAAM by Standard & Poor's.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The investments in First American Treasury Obligations represent 100% of District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2024 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary.

**NOTE C – SPECIAL ASSESSMENT REVENUES**

Assessments are non-ad valorem assessments on benefited property within the District. Operating and Maintenance Assessments are based upon the adopted budget and levied annually at a public hearing by the District. Debt Service Assessments are levied when bonds are issued and collected annually. The District may collect assessments directly or utilize the uniform method of collections (Chapter 197.3632, Florida Statutes). Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are due and payable on November 1 or as soon as the assessment roll is certified and delivered to the Tax Collector. Per Section 197.162, Florida Statutes discounts are allowed for early payment at the rate of 4% in November, 3% in December, 2% in January, and 1% in February. Taxes paid in March are without discount.

All unpaid assessments become delinquent as of April 1. Virtually all unpaid assessments are collected via the sale of tax certificates on, or prior to, June 1; therefore, there were no material amounts receivable at fiscal year-end. Assessment levied for the 2023-2024 fiscal year were levied in August 2023.



**Del Webb Bexley Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE D – CAPITAL ASSETS**

Capital asset activity for the year ended September 30, 2024 was as follows:

	Balance October 1, 2023	Additions	Disposals	Balance September 30, 2024
<b><u>Governmental activities:</u></b>				
Capital assets, being depreciated:				
Infrastructure	\$ 7,710,395	\$ -	\$ -	\$ 7,710,395
Less accumulated depreciation for:				
Infrastructure	(1,186,923)	(316,513)	-	(1,503,436)
Total Capital Assets Depreciated, Net	<u>\$ 6,523,472</u>	<u>\$ (316,513)</u>	<u>\$ -</u>	<u>\$ 6,206,959</u>

Current year depreciation of \$316,513 was charged to physical environment.

**NOTE E – LONG-TERM DEBT**

**Governmental Activities**

The following is a summary of activity for long-term debt of the Governmental Activities for the year ended September 30, 2024:

Long-term debt at October 1, 2023	\$ 9,655,000
Principal payments	<u>(225,000)</u>
Long-term debt at September 30, 2024	<u>\$ 9,430,000</u>

Long-term debt for Governmental Activities is comprised of the following:

**Special Assessment Revenue Bonds**

\$10,180,000 Series 2018 Bonds are due in annual principal installments beginning May 2021, maturing May 2049. Interest is due semi-annually on May 1 and November 1, beginning May 1, 2019, at variable rates of 4.20% to 5.40%. Current portion is \$200,000.

\$ 9,430,000

**Del Webb Bexley Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE E – LONG-TERM DEBT (CONTINUED)**

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2024 are as follows:

Year Ending September 30,	Principal	Interest	Total
2025	\$ 200,000	\$ 499,458	\$ 699,458
2026	200,000	490,324	690,324
2027	205,000	481,074	686,074
2028	210,000	471,593	681,593
2029	230,000	461,880	691,880
2030-2034	1,345,000	2,113,565	3,458,565
2035-2039	1,755,000	1,716,065	3,471,065
2040-2044	2,290,000	1,192,860	3,482,860
2045-2049	2,995,000	502,740	3,497,740
Totals	<u>\$ 9,430,000</u>	<u>\$ 7,929,559</u>	<u>\$ 17,359,559</u>

Summary of Significant Bond Resolution Terms and Covenants

Significant Bond Provisions

The Series 2018 Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after November 1, 2029 at a redemption price equal to the principal amount of the Series 2018 Bonds to be redeemed, plus accrued interest to the date of redemption. The Series 2018 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Trust Indenture established certain amounts be maintained in a reserve account. In addition, the Trust Indenture has certain 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.

Depository Funds

The bond resolution establishes certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

1. Reserve Fund – The 2018 Reserve Account is funded from the proceeds of the Series 2018 Bonds in an amount equal to the fifty percent of the maximum annual debt service with respect to the Series 2018 Bonds. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.

**Del Webb Bexley Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE E – LONG-TERM DEBT (CONTINUED)**

Depository Funds (Continued)

The following is a schedule of required reserve balance as of September 30, 2024:

	<u>Reserve Balance</u>	<u>Reserve Requirement</u>
Series 2018 Special Assessment Bonds	<u>\$ 345,265</u>	<u>\$ 344,917</u>

**NOTE F – 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 for which the government carries commercial insurance. There were no claims or settled claims from these risks that exceeded commercial coverage in the last three years.

**NOTE G – ECONOMIC DEPENDENCY AND RELATED PARTIES**

A substantial portion of the District's activity is dependent upon the continued involvement of the developers, the loss of which could have a materially adverse effect on the District. As of September 30, 2024, the developers owned or controlled a large portion of the assessable property located within District boundaries.

**NOTE H – SUBSEQUENT EVENT**

In November 2024, the District made a \$5,000 prepayment on the Series 2018 Bonds.



**Berger, Toombs, Elam,  
Gaines & Frank**

Certified Public Accountants PL

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**INDEPENDENT AUDITORS' 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  
Del Webb Bexley 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, as listed in the table of contents, of Del Webb Bexley Community Development District, as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated April 28, 2025.

**Report on Internal Control Over Financial Reporting**

In planning and performing our audit, we considered Del Webb Bexley Community Development District's internal control over financial reporting (internal control) as a basis for designing 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 Del Webb Bexley Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Del Webb Bexley Community Development 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 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 have not been identified.





To the Board of Supervisors  
Del Webb Bexley Community Development District

### **Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether Del Webb Bexley Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant 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.

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

April 28, 2025



# Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

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## MANAGEMENT LETTER

To the Board of Supervisors  
Del Webb Bexley Community Development District  
Pasco County, Florida

### Report on the Financial Statements

We have audited the financial statements of the Del Webb Bexley Community Development District as of and for the year ended September 30, 2024, and have issued our report thereon dated April 28, 2025.

### 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 Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with *AICPA Professionals 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 April 28, 2025, should be considered in conjunction with this management letter.

### Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations in the preceding financial audit report.

### Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not Del Webb Bexley Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that Del Webb Bexley Community Development District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.



To the Board of Supervisors  
Del Webb Bexley Community Development District

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for Del Webb Bexley Community Development District. It is management's responsibility to monitor the Del Webb Bexley Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same as of September 30, 2024.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

### **Specific Information**

The information provided below was provided by management and has not been audited; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c) and Section 10.554(1)(i)7, Rules of the Auditor General, the Del Webb Bexley Community Development District reported:

- 1) The total number of District employees compensated in the last pay period of the District's fiscal year: 0
- 2) The total number of independent contractors to whom nonemployee compensation, defined as individuals or entities that receive 1099s, was paid in the last month of the District's fiscal year: 5
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: \$0
- 4) All compensation earned by or awarded to nonemployee independent contractors, defined as entities or individuals that receive 1099s, whether paid or accrued, regardless of contingency: \$29,427
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2023, together with the total expenditures for such project: N/A
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The budget was not amended.

As required by Section 218.39(3)(c) and Section 10.554(1)(i)9, Rules of the Auditor General, the Del Webb Bexley Community Development District reported:

- 1) The rate or rates of non-ad valorem special assessments imposed by the District: General Fund \$313.18 and Debt Service \$680 - \$1,105.
- 2) The amount of special assessments collected by or on behalf of the District: \$977,318.
- 3) The total amount of outstanding bonds issued by the District and the terms of such bonds: \$9,430,000 Series 2018 maturing May 2049.



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Gaines & Frank

Certified Public Accountants PL

To the Board of Supervisors  
Del Webb Bexley Community Development District

### **Additional Matters**

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or fraud, waste or abuse, that has occurred, or are likely to have occurred, that has an effect on the financial statements that is less than material but warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

### **Purpose of this Letter**

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, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

*Berger Toombs Elam  
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

April 28, 2025



**Berger, Toombs, Elam,  
Gaines & Frank**

Certified Public Accountants PL

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**INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE WITH  
SECTION 218.415, FLORIDA STATUTES**

To the Board of Supervisors  
Del Webb Bexley Community Development District  
Pasco County, Florida

We have examined Del Webb Bexley Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2024. Management is responsible for Del Webb Bexley Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Del Webb Bexley Community Development 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 and, accordingly, included examining, on a test basis, evidence about Del Webb Bexley Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Del Webb Bexley Community Development District's compliance with the specified requirements.

In our opinion, Del Webb Bexley Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2024.

*Berger Toombs Elam  
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

April 28, 2025



## **Tab 6**



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# **Del Webb Bexley Community Development District**

[www.Delwebbbexleycdd.org](http://www.Delwebbbexleycdd.org)

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**Proposed Budget  
for Fiscal Year  
2025-2026**

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Proposed Budget Del Webb Bexley Community Development District General Fund Fiscal Year 2025/2026								Prior Actuals		3  Comments
Chart of Accounts Classification		Actual YTD through 03/31/25	Projected Annual Totals 2024/2025	Annual Budget for 2024/2025	Projected Budget variance for 2024/2025	Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025	Actual FY 22/23	Actual FY 23/24	
1										
2	ASSESSMENT REVENUES									
3										
4	Special Assessments									
5	Tax Roll*	\$ 378,119	\$ 378,119	\$ 375,877	\$ 2,242	\$ 396,508	\$ 20,631	\$ 213,672.00	\$ 251,753.00	
6										
7	Assessment Revenue Subtotal	\$ 378,119	\$ 378,119	\$ 375,877	\$ 2,242	\$ 396,508	\$ 20,631	\$ 213,672.00	\$ 251,753.00	
8										
9	OTHER REVENUES									
10										
11	Interest Earnings									
12	Interest Earnings	\$ 1,047	\$ 2,094	\$ -	\$ 2,094	\$ -	\$ -	\$ -	\$ -	
13										
14	Other Revenue Subtotal	\$ 1,047	\$ 2,094	\$ -	\$ 2,094	\$ -	\$ -	\$ -	\$ -	
15										
16	TOTAL REVENUES	\$ 379,166	\$ 380,213	\$ 375,877	\$ 4,336	\$ 396,508	\$ 20,631	\$ 213,672.00	\$ 251,753.00	
17	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.									
18										
19	EXPENDITURES - ADMINISTRATIVE									
20										
21	Legislative									
22	Supervisor Fees	\$ 2,800	\$ 5,600	\$ 12,000	\$ 6,400	\$ 12,000	\$ -	\$ 200.00	\$ 5,200.00	5 BOS @ 12 mtgs annually
23	Financial & Administrative									
24	ADA Website Compliance	\$ 495	\$ 990	\$ 990	\$ -	\$ 990	\$ -	\$ 1,073.00	\$ 990.00	Per contract w/Vglobal
25	Accounting Services	\$ 9,960	\$ 19,920	\$ 19,921	\$ 1	\$ 20,917	\$ 996	\$ 18,972.00	\$ 19,921.00	Cost of living adjustment
26	Administrative Services	\$ 2,517	\$ 5,034	\$ 5,034	\$ -	\$ 5,185	\$ 151	\$ 4,794.00	\$ 5,034.00	Cost of living adjustment
27	Arbitrage Rebate Calculation	\$ 450	\$ 450	\$ 750	\$ 300	\$ 750	\$ -	\$ 450.00	\$ 450.00	
28	Assessment Roll	\$ 5,462	\$ 5,462	\$ 5,462	\$ -	\$ 5,626	\$ 164	\$ 5,202.00	\$ 5,462.00	
29	Auditing Services	\$ -	\$ -	\$ 3,800	\$ 3,800	\$ 3,800	\$ -	\$ -	\$ 3,665.00	BTEGF - Will have to do RFP after FY 24/25 Year End on 9/30/25
30	Disclosure Report	\$ 2,501	\$ 5,002	\$ 5,000	\$ (2)	\$ 5,000	\$ -	\$ 5,200.00	\$ 5,000.00	No increase
31	District Engineer	\$ 3,830	\$ 7,660	\$ 15,000	\$ 7,340	\$ 15,000	\$ -	\$ 3,465.00	\$ 8,645.00	No increase per DE
32	District Management	\$ 11,138	\$ 22,276	\$ 22,277	\$ 1	\$ 23,391	\$ 1,114	\$ 21,216.00	\$ 22,365.00	Cost of living adjustment
33	Dues, Licenses & Fees	\$ 425	\$ 850	\$ 325	\$ (525)	\$ 325	\$ -	\$ 175.00	\$ 525.00	Pasco Co. Property Appraiser fees

<p><b>Proposed Budget</b></p> <p><b>Del Webb Bexley Community Development District</b></p> <p>General Fund</p> <p>Fiscal Year 2025/2026</p>
---

Chart of Accounts Classification		Actual YTD through 03/31/25	Projected Annual Totals 2024/2025	Annual Budget for 2024/2025	Projected Budget variance for 2024/2025	Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025
34	Financial & Revenue Collections	\$ 1,987	\$ 3,974	\$ 3,973	\$ (1)	\$ 4,092	\$ 119
35	Legal Advertising	\$ 378	\$ 756	\$ 1,500	\$ 744	\$ 1,500	\$ -
36	Miscellaneous Mailings	\$ -	\$ -	\$ 1,050	\$ 1,050	\$ 1,050	\$ -
37	Public Officials Liability Insurance	\$ 2,956	\$ 2,956	\$ 3,146	\$ 190	\$ 3,326	\$ 180
38	Trustees Fees	\$ 4,041	\$ 4,041	\$ 5,000	\$ 959	\$ 5,000	\$ -
39	Website Hosting, Maintenance, Backup (and Email)	\$ 600	\$ 1,200	\$ 1,200	\$ -	\$ 1,320	\$ 120
40	Legal Counsel						
41	District Counsel	\$ 5,920	\$ 11,840	\$ 17,000	\$ 5,160	\$ 17,000	\$ -
42							
43	Administrative Subtotal	\$ 55,460	\$ 98,011	\$ 123,428	\$ 25,417	\$ 126,272	\$ 2,844
44							
45	EXPENDITURES - FIELD OPERATIONS						
46							
47	Stormwater Control						
48	Aquatic Maintenance	\$ 22,125	\$ 44,250	\$ 46,000	\$ 1,750	\$ 52,000	\$ 6,000
49	Fountain Maintenance	\$ 1,105	\$ 2,210	\$ 3,000	\$ 790	\$ 10,000	\$ 7,000
50	Midge Fly Treatment	\$ -	\$ -	\$ 30,000	\$ 30,000	\$ 30,000	\$ -
51	Stormwater System Repairs	\$ 10,080	\$ 20,160	\$ 40,320	\$ 20,160	\$ 50,000	\$ 9,680
52	Wetland Monitoring & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 5,000	\$ 5,000
53	Other Physiscal Environment						
54	General Liability Insurance	\$ 3,614	\$ 3,614	\$ 4,779	\$ 1,165	\$ 4,566	\$ (213)
55	Landscape - Mowing Cost Share w/HOA	\$ 23,449	\$ 46,898	\$ 57,000	\$ 10,102	\$ 57,000	\$ -
56	Contingency						
57	Miscellaneous Contingency	\$ 749	\$ 1,498	\$ 61,670	\$ 60,172	\$ 61,670	\$ -
58							
59	Field Operations Subtotal	\$ 61,122	\$ 118,630	\$ 242,769	\$ 124,139	\$ 270,236	\$ 27,467
60							
61	TOTAL EXPENDITURES	\$ 116,582	\$ 216,641	\$ 366,197	\$ 149,556	\$ 396,508	\$ 30,311
62							
63	EXCESS OF REVENUES OVER EXPENDITURES	\$ 262,584	\$ 163,572	\$ 9,680	\$ 153,892	\$ -	\$ (9,680)
64							

**Prior Actuals**

Actual FY 22/23	Actual FY 23/24
\$ 3,934.00	\$ 3,973.00
\$ 3,175.00	\$ 1,314.00
\$ 1,027.00	\$ 1,224.00
\$ 2,733.00	\$ 2,842.00
\$ 4,377.00	\$ 3,704.00
\$ 1,200.00	\$ 1,200.00
\$ 7,718.00	\$ 16,464.00
<b>\$ 84,911.00</b>	<b>\$ 107,978.00</b>
\$ 54,640.00	\$ 44,121.00
\$ 1,840.00	\$ 2,905.00
\$ -	\$ -
\$ -	\$ -
\$ -	\$ -
\$ 3,341.00	\$ 3,475.00
\$ 59,516.00	\$ 35,677.00
\$ 2,026.00	\$ 3,000.00
<b>\$ 121,363</b>	<b>\$ 89,178</b>
<b>\$ 206,274</b>	<b>\$ 197,156</b>
<b>\$ 7,398</b>	<b>\$ 54,597</b>

4

Comments

[illegible]



**Proposed Budget**  
**Del Webb Bexley Community Development District**  
 Reserve Fund  
 Fiscal Year 2025/2026

5

Comments

[illegible]

Additional Pond Triploid Grass Carp - \$9,000
Migration Barriers - \$3,000
Pond Bank Erosion Projects - \$80K
Mitered End Repair Projects - \$20K

Chart of Accounts Classification		Actual YTD through 03/31/25	Projected Annual Totals 2023/2024	Annual Budget for 2024/2025	Projected Budget variance for 2024/2025	Budget for 2025/2026	Budget Increase (Decrease) vs 2025/2026
1							
2	ASSESSMENT REVENUES						
3							
4	Special Assessments						
5	Tax Roll*	\$ 89,000	\$ 89,000	\$ 89,000	\$ -	\$ 89,000	\$ -
6							
7	Assessment Revenue Subtotal	\$ 89,000	\$ 89,000	\$ 89,000	\$ -	\$ 89,000	\$ -
8							
9	OTHER REVENUES						
10							
11	Interest Earnings						
12	Interest Earnings	\$ 393	\$ 786	\$ -	\$ 786	\$ -	\$ -
13							
14	Other Revenue Subtotal	\$ 393	\$ 786	\$ -	\$ 786	\$ -	\$ -
15							
16	TOTAL REVENUES	\$ 89,393	\$ 89,786	\$ 89,000	\$ 786	\$ 89,000	\$ -
17	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.						
18							
19	EXPENDITURES						
20							
21	Contingency						
22	Capital Reserves	\$ 14,739	\$ 29,478	\$ 89,000	\$ 59,522	\$ 89,000	\$ -
23							
24	TOTAL EXPENDITURES	\$ 14,739	\$ 29,478	\$ 89,000	\$ 59,522	\$ 89,000	\$ -
25							
26	EXCESS OF REVENUES OVER EXPENDITURES	\$ 74,654	\$ 60,308	\$ -	\$ 60,308	\$ -	\$ -
27							

Debt Service

Fiscal Year 2025/2026

Chart of Accounts Classification	Series 2018	Budget for 2025/2026
<b>REVENUES</b>		
Special Assessments		
Net Special Assessments <sup>(1)</sup>	\$688,284.58	\$688,284.58
<b>TOTAL REVENUES</b>	<b>\$688,284.58</b>	<b>\$688,284.58</b>
<b>EXPENDITURES</b>		
<b>Administrative</b>		
Debt Service Obligation	\$688,284.58	\$688,284.58
<b>Administrative Subtotal</b>	<b>\$688,284.58</b>	<b>\$688,284.58</b>
<b>TOTAL EXPENDITURES</b>	<b>\$688,284.58</b>	<b>\$688,284.58</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$0.00</b>	<b>\$0.00</b>

County Collection Costs (2%) and Early payment Discounts (4%)

6.0%

GROSS ASSESSMENTS

\$731,595.00

Notes:

Tax Roll Collection Costs (2%) and Early Payment Discount (4%) for Pasco County is 6.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

<sup>(1)</sup> Maximum Annual Debt Service less any Prepaid Assessments Received

DEL WEBB BEXLEY COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2025/2026 OPERATIONS AND MAINTENANCE TABLE

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<b>2025/2026 O&amp;M Budget:</b>		\$485,508.00	<b>2024/2025 O&amp;M Budget:</b>	\$464,877.00
<b>Collection Cost Discount:</b>	<b>2%</b>	\$10,329.96	<b>2025/2026 O&amp;M Budget:</b>	\$485,508.00
<b>Early Payment Discount:</b>	<b>4%</b>	\$20,659.91		

**2025/2026 Total:**

**Total Difference:**

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2024/2025	2025/2026	\$	%
<b>Single Family 40'</b>	Series 2018 Debt Service	\$680.00	\$680.00	\$0.00	0.00%
	Operations/Maintenance	\$581.82	\$607.64	\$25.82	4.44%
	<b>Total</b>	<b>\$1,261.82</b>	<b>\$1,287.64</b>	<b>\$25.82</b>	<b>2.05%</b>
<b>Single Family 50'</b>	Series 2018 Debt Service	\$850.00	\$850.00	\$0.00	0.00%
	Operations/Maintenance	\$581.82	\$607.64	\$25.82	4.44%
	<b>Total</b>	<b>\$1,431.82</b>	<b>\$1,457.64</b>	<b>\$25.82</b>	<b>1.80%</b>
<b>Single Family 65'</b>	Series 2018 Debt Service	\$1,105.00	\$1,105.00	\$0.00	0.00%
	Operations/Maintenance	\$581.82	\$607.64	\$25.82	4.44%
	<b>Total</b>	<b>\$1,686.82</b>	<b>\$1,712.64</b>	<b>\$25.82</b>	<b>1.53%</b>

TOTAL O&M BUDGET		\$485,508.00
COLLECTION COSTS @	2%	\$10,329.96
EARLY PAYMENT DISCOUNTS @	4%	\$20,659.91
TOTAL O&M ASSESSMENT		\$516,497.87

UNITS ASSESSED			ALLOCATION OF O&M ASSESSMENT				PER LOT ANNUAL ASSESSMENT		
LOT SIZE	O&M	SERIES 2018 <sup>(1)</sup> DEBT SERVICE	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	O&M	SERIES 2018 DEBT SERVICE <sup>(2)</sup>	TOTAL <sup>(3)</sup>
Single Family 40'	231	229	1.00	231.00	27.18%	\$140,365.89	\$607.64	\$680.00	\$1,287.64
Single Family 50'	413	411	1.00	413.00	48.59%	\$250,957.20	\$607.64	\$850.00	\$1,457.64
Single Family 65'	206	205	1.00	206.00	24.24%	\$125,174.78	\$607.64	\$1,105.00	\$1,712.64
Total Community	850	845		850.00	100.00%	\$516,497.87			

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

**(\$30,989.87)**

**Net Revenue to be Collected:**

**\$485,508.00**

<sup>(1)</sup> Reflects the number of total lots with Series 2018 debt outstanding.

<sup>(2)</sup> Annual debt service assessment per lot adopted in connection with the Series 2018 bond issue. Annual assessment includes principal, interest, Pasco County collection costs (2%) and early payment discount of up to 4% if paid early.

<sup>(3)</sup> Annual assessment that will appear on November 2025 Pasco County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

## GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

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

### REVENUES:

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

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

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

### EXPENDITURES – ADMINISTRATIVE:

---

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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



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

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## **EXPENDITURES - FIELD OPERATIONS:**

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

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

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

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

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

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

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

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

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

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

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

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

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



Rizzetta & Company

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**Office Supplies:** The District may have an office in its facilities that requires various office-related supplies.



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

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

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

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

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

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

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

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

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

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



## RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

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

### REVENUES:

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

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

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

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

### EXPENDITURES:

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

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



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## DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

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

### REVENUES:

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

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### EXPENDITURES – ADMINISTRATIVE:

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

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



Rizzetta & Company

## **Tab 7**

**RESOLUTION 2025-05**  
**[FY 2026 BUDGET APPROVAL RESOLUTION]**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DEL WEBB BEXLEY COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FY 2026; SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATION; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.**

**WHEREAS**, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**FY 2026**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Del Webb Bexley Community Development District (“**District**”) prior to June 15, 2025, the proposed budget(s) attached hereto as **Exhibit A (“Proposed Budget”)**; and

**WHEREAS**, the Board now desires to set the required public hearing on the Proposed Budget.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget attached hereto as **Exhibit A** is hereby approved preliminarily.

2. **SETTING A PUBLIC HEARING; DIRECTING PUBLICATION.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, time, and location, and District staff is directed to provide notice of the same in accordance with Florida law:

DATE: August 20, 2025  
TIME: 1:00 p.m.  
LOCATION: 19265 Del Webb Blvd.  
Land O’Lakes, Florida 34638

3. **TRANSMITTAL TO LOCAL GENERAL PURPOSE GOVERNMENT; POSTING OF PROPOSED BUDGET.** The District Manager is hereby directed to (i) submit a copy of the Proposed Budget to the applicable local general-purpose government(s) at least 60 days prior to its adoption, and (ii) post the approved Proposed Budget on the District’s website in accordance with Chapter 189, Florida Statutes.

4. **SEVERABILITY; EFFECTIVE DATE.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof. This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 21st DAY OF MAY 2025.**

ATTEST:

**DEL WEBB BEXLEY COMMUNITY DEVELOPMENT  
DISTRICT**

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Secretary / Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Proposed Budget

## Tab 8



# Proposal

Proposal #: 553137

Del Webb Bexley CDD C/O Rizzetta & Company  
3434 Colwell Avenue  
Tampa, FL 33614

**RE: Land O' Lakes, FL**

**May 07, 2025**

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## **Del Webb CDD Enhancement**

Along the Pond by the Back Entrance - Removal and disposal of existing turf along the ponds edge. Installation of (320)sqft. Bahia sod and (29) 3-Gal. Muhly Grass plants. Total labor included. Mulch is not included.

<b>TOTAL:</b>	<b>\$3,795.00</b>
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***\*\*Proposal pricing valid for 30 days from date above.***

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

*Rainmaker assumes no responsibility for underground utilities, cable, irrigation, drainage, etc.*

It is understood and agreed that payment is due in full at the time of completion. Customer is not relying on board approval, bank funding, government approval or any other third-party approval to release payment. Customer agrees to NOT withhold any retainage or require information (i.e. as-builts, manuals, etc.) other than those specifically listed in this proposal. Customer agrees to pay Rainmaker a late charge in an amount equal to 1.5% of any amounts due which are more than ten (10) days in arrears after its due date. Customer also agrees to pay any and all costs including attorney fees, collection agency charges and damage in the event Rainmaker deems necessary to hire agent(s) to collect fees and interest regardless of settlement.

To the fullest extent permitted by law, the CLIENT shall indemnify, defend and hold harmless CONTRACTOR, including its owners, officers, directors, employees and sub-contractors, from and against any and all claims, demands, damages, costs, expenses, including attorneys' fees, liabilities, actions or causes of action arising or resulting from written or oral directives given to them in the course of their performance under this Agreement by the Owner, including any unit owner, association member, property manager, or any agent or representative thereof.

Customer agrees that Rainmaker shall retain title to all equipment and/or materials furnished until final payment is made, checks have cleared the bank, and credit card payments have settled. If payment is not made as agreed, Rainmaker can remove said equipment and/or materials at Customer's expense. Customer grants Rainmaker the rights to enter the property and shall hold Rainmaker harmless from any damage resulting from said removal.

CONTRACTOR is bound by local water restrictions, which may in fact result in irreparable stress and/or demise of landscape plant material and turf. CONTRACTOR shall not be held responsible for long-term or short-term drought related stress, damage, or demise of landscape material, plant material and/or turf with regards to restricted irrigation regulations and/or non-availability or re-scheduling of reclaimed water over which CONTRACTOR has no direct control. CONTRACTOR will not be responsible, under any circumstances, for watering fines. Should CLIENT request to have irrigation timers set beyond the local water restrictions, CLIENT will assume all responsibilities for fines, damages or any other penalties assessed by the local authority.





# Marimba Landscapes Inc

Date: 9<sup>th</sup> May 2025

## Proposal

Bill To: Del Webb Bexley CDD  
C/o Rizzetta & Company  
3434 Colwell Avenue  
Tampa, FL 33614

Job Description	Payment Terms
Pond Erosion Plantings	On completion of work done

Qty	Description for Pond Erosion Planting	Unit Price	Line Total
	Landscape Sod and Plants		
250 Sq ft	Bahia sod supplied and installed (40ft by 6ft)	\$1.60	\$400.00
28	Mully Grass 3 gallon (40ft by 6ft)	\$15.00	\$420.00
14	Pine bark nuggets (the same as the community)	\$6.00	\$84.00
1	Labor for installing plants including dump fees and materials	\$750.00	\$750.00
1	Twice a week watering of plants and sod (not included in the total on an as needed basis)	\$300.00	\$0.00
Total:			\$1654.00

Thank You for Your Business

Phone No: (813) 713-2825

Email: john@marimbalandscapes.com

## **Tab 9**

**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.

**DEL WEBB BEXLEY COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Del Webb Bexley Community Development District was held on Wednesday, March 26, 2025, at 1:00 p.m., at the Del Webb Bexley Clubhouse, located at 19265 Del Webb Bexley Blvd., Land O' Lakes, FL 34638.

Present and constituting a quorum were:

George McDermott	<b>Board Supervisor, Chairman</b>
Dennis Bauld	<b>Board Supervisor, Vice Chairman</b>
Mario Delgado	<b>Board Supervisor, Asst. Secretary</b>
Thomas Eurell	<b>Board Supervisor, Asst. Secretary</b>
Gerry Fezzuoglio	<b>Board Supervisor, Asst. Secretary</b>

Also present were:

Lynn Hayes	<b>District Manager, Rizzetta &amp; Co., Inc.</b>
Ryan Dugan	<b>District Counsel, Kutak Rock (Via Phone)</b>
Stephen Brletic	<b>District Engineer, BDI Engineering</b>
Doug Agnew	<b>Representative, Advanced Aquatics</b>

Audience	<b>None</b>
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**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Hayes called the meeting to order and performed roll call confirming that a quorum was present. The meeting commenced at 3:14 p.m.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

There were no audience comments.

**THIRD ORDER OF BUSINESS**

**Staff Reports**

**A. Aquatics Report**  
No report.

**B. District Counsel**

Mr. Dugan had no report for the Board of Supervisors. The Board of Supervisors had a discussion with Mr. Dugan about SB 810, it was discussed that if SB 810 were to become a law, it would require all

Community Development District's to have their District Engineer complete a required stormwater system inspections annually versus every five years as it is now. Mr. Dugan stated that SB 810 is subject to change as the legislative session is currently in progress, but he will share any updates with the Board of Supervisors as it moves through the legislative process.

**C. District Engineer**

No report.

**D. District Manager**

Mr. Hayes presented his report. Mr. Hayes reminded the Board that the next regular meeting will be on April 16, 2025, at 4:00 p.m. and explained May 21, 2025 at 1p.m. is the proposed budget fiscal year 2025/2026 meeting. The Board of Supervisors requested to cancel the April 16, 2025 Community Development District Meeting.

On a motion from, Mr. Bauld seconded by, Mr. McDermott with all in favor, the Board of Supervisors approved to cancel the April 16, 2025 Meeting for Del Webb Bexley Community Development District.

**FOURTH ORDER OF BUSINESS**

**Discussion to Purchase Community  
Development District  
Audio Equipment**

The Board of Supervisors and Mr. Hayes discussed to purchase Del Webb Bexley Community Development District Audio Equipment. The Homeowners Association will not let the Del Webb Bexley Community Development District use theirs. The Del Webb Bexley Community Development District would purchase the same audio equipment they use.

On a motion from, Mr. McDermott seconded by, Mr. Bauld with all in favor, the Board of Supervisors approved to purchase the audio equipment with not to exceed the amount of (\$500.00) for Del Webb Bexley Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of the Minutes of the  
Board of Supervisors' Meeting held on  
February 19, 2025**

Mr. Eurell made a comment that his last name was misspelled and there were other typographical errors on the minutes which were amended

On a motion from Mr. McDermott, seconded by Mr. Eurell, with all in favor, the Board of Supervisors approved the February 19, 2025 Meeting Minutes as amended for Del Webb Bexley Community Development District.

**SIXTH ORDER OF BUSINESS**

**Ratification Operation & Maintenance  
Expenditures for January 2025**

On a motion from Mr. McDermott, seconded by Mr. Eurell, the Board ratified the Operation and Maintenance Expenditures for January 2025 (\$43,739.06) for Del Webb Bexley Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Supervisor Requests**

Mr. Bauld inquired about Cascade Pond 28 fountain. Mr. Hayes explained this was addressed. Mr. McDermott requested that Mr. Hayes provides an updated Series 2018 bond payment schedule. The Board of Supervisors discussed proposals under separate cover from Mr. Eurell at the meeting from Rainmaker Irrigation & Landscaping Proposal # 520770 and Marimba Landscapes Inc. The proposals are to provide 80 feet of shore-based plantings of Muhly grass and Bahia Sod for the Pond 17 prototype bank stabilization project. The Board of Supervisors requested that Mr. Hayes explores both vendor proposals and review their certificate of insurance to ensure that they meet necessary insurance requirements. The Bill to information on the proposals need revision.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

On a motion from Mr. McDermott, seconded by Mr. Bauld, the Board of Supervisors approved to adjourn the meeting at 4:00 p.m., for the Del Webb Bexley Community Development District.

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Secretary/Assistant Secretary

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Chairman/ Vice Chairman

## **Tab 10**



**MINUTES OF MEETING**

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

**DEL WEBB BEXLEY COMMUNITY DEVELOPMENT DISTRICT**

The budget workshop of the Board of Supervisors of Del Webb Bexley Community Development District was held on Wednesday, March 26, 2025, at 1:00 p.m., at the Del Webb Bexley Clubhouse, located at 19265 Del Webb Bexley Blvd., Land O' Lakes, FL 34638.

Present and constituting a quorum were:

George McDermott	<b>Board Supervisor, Chairman</b>
Dennis Bauld	<b>Board Supervisor, Vice Chairman</b>
Mario Delgado	<b>Board Supervisor, Asst. Secretary</b>
Thomas Eurell	<b>Board Supervisor, Asst. Secretary</b>
Gerry Fezzuoglio	<b>Board Supervisor, Asst. Secretary</b>

Also present were:

Lynn Hayes	<b>District Manager, Rizzetta &amp; Co., Inc.</b>
Ryan Dugan	<b>District Counsel, Kutak Rock (Via Phone)</b>
Stephen Brletic	<b>District Engineer, BDI Engineering</b>
Doug Agnew	<b>Representative, Advanced Aquatics</b>

Audience	<b>Present</b>
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**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Hayes called the meeting to order and performed roll call. The meeting commenced at 1:00 p.m.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

There were no comments from the audience present.

**THIRD ORDER OF BUSINESS**

**Discussion of Budget Planning for  
Fiscal Year 2025/2026**

Mr. Hayes presented the fiscal year 2025/2026 proposed budget to the Board of Supervisors. Mr. Hayes thoroughly reviewed the draft proposed budget with the Board of Supervisors.

**FOURTH ORDER OF BUSINESS**

**Consideration of District Engineer  
Improvement Capital Projects for  
Fiscal Year 2025/2026 Budget**

Mr. Brletic discussed with the Board of Supervisors about the pond bank erosion projects behind the homes only and mitered end capital projects for the fiscal year 2025/2026 budget. Mr. Brletic explained how they could do all the pond bank erosions projects in three to five years in phases. The Board of Supervisors agreed to budget (\$80,000.00) for pond bank erosion projects and (\$20,000.00) for mitered end repair projects. Mr. Brletic also informed the Board of Supervisors that he would establish a 15 year priority plan for the pond bank/ sump restoration projects survey report and it would be completed in April and will provide it to Mr. Hayes, so that it can be circulated to the Board of Supervisors.

**FIFTH ORDER OF BUSINESS**

**Consideration of Pond 3 Proposal**

The Board of Supervisors tabled the Pond 3 proposal for future budget years consideration.

Mr. Agnew discussed additional triploid grass carp and migration barrier projects with the Board of Supervisors for the fiscal year 2025/2026 budget. The Board of Supervisors agreed to budget (\$9,000.00) for the triploid grass carp and (\$3,000.00) for migration barrier capital projects. Mr. Agnew explained to the Board of Supervisors how and when Triploid Grass Carp would be stocked in Pond 29 and that the migration barrier would be installed within the next two weeks at Pond 29. Mr. Agnew will provide pictures to Mr. Hayes of the installed fish migration barrier at Pond 29. Mr. Hayes will share the pictures to the Florida Fish and Wildlife Conservation Commission as part of the process to gain approval for the permit to add the fish.

**SIXTH ORDER OF BUSINESS**

**Consideration of Pond 6 Proposal**

The Board of Supervisors tabled the Pond 6 proposal for future budget years consideration.

There was a discussion ensued by the Board of Supervisors with Mr. Agnew about the wetland conservation areas. Mr. Agnew inspected the Brazilian Pepper Tree concern in the wetland conservation and will provide a report to Mr. Hayes to share with the Board of Supervisors. The Board of Supervisors requested that Mr. Agnew complete a Wetland Conversation Survey. The Board of Supervisors requested from Mr. Hayes to add Wetland monitoring and maintenance as a line item of (\$5,000.00) to the budget for fiscal year 2025/2026.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Pond 28 Proposal**

The Board of Supervisors tabled the Pond 28 proposal for future budget years consideration.

**EIGHTH ORDER OF BUSINESS**

**Reserve Study for Fiscal Year  
2024/2025**

There was a discussion about the current reserve study items by the Board of Supervisors.

**NINTH ORDER OF BUSINESS**

**Fiscal Year 2024/2025 Adopt Budget  
for Reference**

Mr. Hayes reviewed the fiscal year 2024/2025 budget information in the fiscal year 2025/2026 budget template. Mr. Hayes also reviewed the fiscal year 2025/2026 Reserve Fund Items and made additions and edits to capital projects. He also added a line item for wetland monitoring and maintenance and (\$5,000.00) to the fiscal year 2025/2026 budget.

**TENTH ORDER OF BUSINESS**

**Audience Comments on Other Items**

There were no comments from the audience.

**ELEVENTH ORDER OF BUSINESS**

**Supervisor Requests**

There were no Supervisor Requests.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

The Board adjourned the budget workshop at 3:10 p.m.

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Secretary/Assistant Secretary

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Chairman/ Vice Chairman

## **Tab 11**

# DEL WEBB BEXLEY COMMUNITY DEVELOPMENT DISTRICT

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District Office · Wesley Chapel, Florida · (813) 933-5571  
Mailing Address · 3434 Colwell Avenue, Suite 200 · Tampa, Florida 33614  
[www.delwebbbexleycdd.org](http://www.delwebbbexleycdd.org)

## **Operation and Maintenance Expenditures February 2025 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2025 through February 28, 2025. This does not include expenditures previously approved by the Board.

The total items being presented:                   **\$14,811.96**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

## Del Webb Bexley Community Development District

### Paid Operation & Maintenance Expenditures

February 1, 2025 Through February 28, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Advanced Aquatic Services, Inc.	100019	10557511	Monthly Lake Maintenance 02/25	\$ 3,760.00
Brletic Dvorak, Inc.	100023	1821	Engineering Services 01/25	\$ 315.00
Del Webb Bexley Community Association, Inc.	100024	DWB-FEB25	Shared Pond Mowing 02/25	\$ 4,689.83
Dennis M Bauld	100027	DB021925	Board of Supervisors Meeting 02/19/25	\$ 200.00
George W McDermott	100028	GM021925	Board of Supervisors Meeting 02/19/25	\$ 200.00
Gerry Fezzuoglio	100029	GF021925	Board of Supervisors Meeting 02/19/25	\$ 200.00
Kutak Rock, LLP	100020	3514364	Legal Services 12/24	\$ 124.00
Mario Delgado	100030	MD021925	Board of Supervisors Meeting 02/19/25	\$ 200.00
Rizzetta & Company, Inc.	100022	INV0000096778	District Management Fees 02/25	\$ 4,783.75
The Observer Group, Inc.	100025	25-00228P	Legal Advertising 02/07/25	\$ 56.88



## Del Webb Bexley Community Development District

### Paid Operation & Maintenance Expenditures

February 1, 2025 Through February 28, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Thomas Eurell	100031	TE021925	Board of Supervisors Meeting 02/19/25	\$ 200.00
VGlobal Tech	100021	6979	ADA Website Maintenance 02/25	<u>\$ 82.50</u>
<b>Report Total</b>				<b><u><u>\$ 14,811.96</u></u></b>

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

2/1/2025
10557511
\$3,760.00

Bill To
Del Webb Bexley CDD C/O Rizzetta & Company, Inc 5844 Old Pasco Road, Suite 100 Wesley Chapel, FL 33544

Due Date
Net 30
3/3/2025

Monthly Lake Maintenance. 3,760.00  
\*\*\*THE INVOICE DATE ABOVE INDICATES MONTH SERVICES WILL BE  
PERFORMED\*\*\*

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

RECEIVED  
02-01-2025

\$3,760.00

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



INVOICE

BILL TO  
Del Webb Bexley CDD  
Rizzetta & Company  
3434 Colwell Avenue  
Suite 200  
Tampa, Florida 33614  
United States

INVOICE 1821  
DATE 01/31/2025  
TERMS Net 30  
DUE DATE 03/02/2025

PROJECT NAME  
Del Webb Bexley CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Project Manager	[January 29]	1:30	210.00	315.00

BALANCE DUE **\$315.00**

RECEIVED  
02-06-2025

**Del Webb Bexley COMMUNITY DEVELOPMENT DISTRICT**  
**Jan-25**

	HOURS	RATE	PERSON	TOTAL
CDD Activities				
Board Meeting Prep, Attendance, Follow up Engineer's Reports/Invoicing		\$210	S. Brletic	\$0.00
Call Regarding Pond 2 MES work	1.50	\$210	S. Brletic	\$315.00
INVOICE TOTAL	1.50			\$315.00



Del Webb Bexley HOA

5901 US Highway 19 Ste. 7Q  
New Port Richey, FL 34652  
877.869.9700  
[Invoices@qualifiedproperty.com](mailto:Invoices@qualifiedproperty.com)

DATE February 5, 2025  
CUSTOMER ID Pond Mowing

TO Del Webb Bexley, CDD  
[glee@rizzetta.com](mailto:glee@rizzetta.com)  
3434 Colwell Ave, Suite 100  
Tampa, FL 33614

Details	Invoice #	Service Dates	Amount
Feb Service	DWB-FEB25	February	4,689.83
		TOTAL	4,689.83

RECEIVED  
02-05-2025

PLEASE MAKE CHECKS PAYABLE TO DEL WEBB BEXLEY COMMUNITY ASSOCIATION, INC.



# Invoice

DATE	INVOICE #
2/3/2025	851788C

BILL TO
Del Webb Bexley Community Association, Inc. c/o Qualified Property Management 19265 Del Webb Blvd. Land O' Lakes, FL 34638

PROJECT NAME
Del Webb Bexley Community Association, Inc. 19265 Del Webb Blvd Land O' Lakes, FL 34638

TERMS	DUE DATE
Net 30	3/5/2025

DESCRIPTION	AMOUNT
February Landscape Service Contract – Common Area – GL Code 8720	\$20,500.00
February Landscape Service Contract – 850 Homes – GL Code 8710	\$76,000.00
February Landscape Service Contract – Ponds – GL Code 8721	\$4,750.00

Phone #
727-669-2320

**RECEIVED**  
02-05-2025

<b>TOTAL</b>	\$101,250.00
<b>Tax</b>	\$0.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$101,250.00



**Del Webb Bexley CDD**  
Meeting Date: February 19, 2025

**SUPERVISOR PAY REQUEST**

**RECEIVED**  
02-20-2025

Name of Board Supervisor	Check if present	Check if paid
George McDermott	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Thomas Eurell	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Dennis Bauld	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Mario Delgado	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Gerry Fezzuoglio	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

(\*) Does not get paid

**EXTENDED MEETING TIMECARD**

Meeting Start Time:	4:02 pm
Meeting End Time:	6:37 pm
Total Meeting Time:	2 hours + 35 minutes

Time Over 3 Hours:	<input checked="" type="checkbox"/>
--------------------	-------------------------------------

Total at \$175 per Hour:	<input checked="" type="checkbox"/>
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**ADDITIONAL OR CONTINUED MEETING TIMECARD**

Meeting Date:	<input checked="" type="checkbox"/>
Additional or Continued Meeting?	<input checked="" type="checkbox"/>
Total at \$175 per Hour:	\$0.00

Business Mileage Round Trip	<input checked="" type="checkbox"/>
IRS Rate per Mile	\$0.700
Mileage to Charge	\$0.00

DM Signature: 

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

January 29, 2025

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Ms. Jennifer L. Godyn  
Del Webb Bexley CDD  
c/o Rizzetta & Company, Inc.  
Suite 200  
3434 Colwell Avenue  
Tampa, FL 33614

Invoice No. 3514364  
6223-1

Re: General Counsel

For Professional Legal Services Rendered

12/17/24	A. Willson	0.20	62.00	Review correspondence between Hayes and Eurell regarding pond items
12/19/24	A. Willson	0.20	62.00	Confer with Eurell, Hayes, and Brletic regarding stormwater items; review correspondence regarding same

TOTAL HOURS 0.40

TOTAL FOR SERVICES RENDERED \$124.00

TOTAL CURRENT AMOUNT DUE \$124.00

**RECEIVED**  
01-29-2025

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

# Invoice

Date	Invoice #
2/2/2025	INV0000096778

**Bill To:**

Del Webb Bexley CDD  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

Services for the month of	Terms	Client Number
February	Upon Receipt	00178

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,660.08	\$1,660.08
Administrative Services	1.00	\$419.50	\$419.50
Dissemination Services	1.00	\$416.67	\$416.67
Financial & Revenue Collections	1.00	\$331.08	\$331.08
Management Services	1.00	\$1,856.42	\$1,856.42
Website Compliance & Management	1.00	\$100.00	\$100.00
<div> <div>RECEIVED</div> <div>01-28-2025</div> </div>			
Subtotal			\$4,783.75
Total			\$4,783.75

# Business Observer

1970 Main Street  
3rd Floor  
Sarasota, FL 34236  
, 941-906-9386 x322

## INVOICE

Legal Advertising

Invoice # 25-00228P

Date 02/07/2025

**Attn:**  
Del Webb Bexley CDD Rizzetta  
3434 COLWELL AVENUE SUITE 200  
TAMPA FL 33614

Please make checks payable to:  
(Please note Invoice # on check)  
Business Observer  
1970 Main Street  
3rd Floor  
Sarasota, FL 34236

### Description

### Amount

Serial # 25-00228P

\$56.88

### Notice of Public Hearing

**RE:** Board of Supervisors Meeting on February 19, 2025

**Published:** 2/7/2025

**RECEIVED**  
02-06-2025

### Important Message

Please include our Serial #  
on your check

Pay by credit card online:  
[https://legals.  
businessobserverfl.  
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid

()

**Total**

**\$56.88**

Payment is expected within 30 days of the  
first publication date of your notice.

**Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.**

### NOTICE

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# Business Observer

1970 Main Street  
3rd Floor  
Sarasota, FL 34236  
, 941-906-9386 x322

## INVOICE

### Legal Advertising

#### NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS OF DEL WEBB BEXLEY COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Del Webb Bexley Community Development District ("District") will hold a regular meeting of the Board on February 19, 2025 at 4:00 p.m., at the Del Webb Bexley Clubhouse, 19265 Del Webb Bexley Blvd., Land O' Lakes, FL 34638. The Board of Supervisors of the District will hold its special meeting to consider any business that properly comes before it.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for this meeting may be obtained from 3434 Colwell Avenue Suite 200, Tampa, FL 33614. There may be an occasion where one or more supervisors will participate by speaker telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (813) 933-5571, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 or 7-1-1 for aid in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such 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.

Lynn Hayes  
District Manager  
February 7, 2025

25-00228P

**Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.**

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VGlobalTech  
636 Fanning Drive  
Winter Springs, FL 32708 US  
contact@vglobaltech.com  
www.vglobaltech.com



## INVOICE

### BILL TO

Del Webb Bexley CDD  
3434 Colwell Ave  
Tampa, FL 33614 United  
States

INVOICE # 6979

DATE 02/01/2025

DUE DATE 02/01/2025

TERMS Due on receipt

DATE	ACTIVITY	QTY	RATE	AMOUNT
	<b>Web Maintenance:ADA Website Maintenance</b> Ongoing website maintenance for ADA and WCAG Compliance	1	82.50	82.50

Monthly maintenance

BALANCE DUE

**\$82.50**

**RECEIVED**  
02-01-2025



# DEL WEBB BEXLEY COMMUNITY DEVELOPMENT DISTRICT

---

District Office · Wesley Chapel, Florida · (813) 933-5571  
Mailing Address · 3434 Colwell Avenue, Suite 200 · Tampa, Florida 33614  
[www.delwebbbexleycdd.org](http://www.delwebbbexleycdd.org)

## **Operation and Maintenance Expenditures March 2025 For Board Approval**

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

The total items being presented:                   **\$17,642.93**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

## Del Webb Bexley Community Development District

### Paid Operation & Maintenance Expenditures

March 1, 2025 Through March 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Advanced Aquatic Services, Inc.	100033	10557934	Monthly Lake Maintenance 03/25	\$ 3,760.00
Brletic Dvorak, Inc.	100034	1840	Engineering Services 02/25	\$ 1,470.00
Brletic Dvorak, Inc.	100034	1861	Engineering Services - Pond Bank 02/25	\$ 4,950.00
Dennis M Bauld	100041	DB032625	Board of Supervisors Meeting 02/19/25	\$ 200.00
Fountain Design Group, Inc.	100038	35680A	Quarterly Fountain Cleaning 03/25	\$ 460.00
George W McDermott	100043	GM032625	Board of Supervisors Meeting 02/19/25	\$ 200.00
George W McDermott	100042	GM032725 Reimbursement	Reimbursement for Mic Cable 03/25	\$ 17.11
Gerry Fezzuoglio	100044	GF032625	Board of Supervisors Meeting 02/19/25	\$ 200.00
Kutak Rock, LLP	100036	3527892	Legal Services 01/25	\$ 858.00
Mario Delgado	100045	MD032625	Board of Supervisors Meeting 02/19/25	\$ 200.00
Pasco County Property Appraiser	100040	25058	Non-Ad Valorem Annual Fees 04/25	\$ 150.00

## Del Webb Bexley Community Development District

### Paid Operation & Maintenance Expenditures

March 1, 2025 Through March 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	100032	INV0000097393	District Management Fees 03/25	\$ 4,783.75
The Observer Group, Inc.	100039	25-00425P	Legal Advertising 03/07/25	\$ 54.69
The Observer Group, Inc.	100039	25-00487P	Legal Advertising 03/14/25	\$ 56.88
Thomas Eurell	100046	TE032625	Board of Supervisors Meeting 02/19/25	\$ 200.00
VGlobal Tech	100037	7056	ADA Website Maintenance 03/25	<u>\$ 82.50</u>

### Report Total

**\$ 17,642.93**

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

3/1/2025
10557934
\$3,760.00

Bill To
Del Webb Bexley CDD C/O Rizzetta & Company, Inc 5844 Old Pasco Road, Suite 100 Wesley Chapel, FL 33544

Due Date
Net 30
3/31/2025

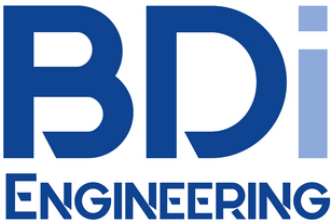
Monthly Lake Maintenance. 3,760.00  
\*\*\*THE INVOICE DATE ABOVE INDICATES MONTH SERVICES WILL BE  
PERFORMED\*\*\*

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

RECEIVED  
02-21-2025

\$3,760.00

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



INVOICE

BILL TO  
Del Webb Bexley CDD  
Rizzetta & Company  
3434 Colwell Avenue  
Suite 200  
Tampa, Florida 33614  
United States

INVOICE 1840  
DATE 02/28/2025  
TERMS Net 30  
DUE DATE 03/30/2025

PROJECT NAME  
Del Webb Bexley CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Project Manager	[February 06 - February 28]	7:00	210.00	1,470.00

BALANCE DUE **\$1,470.00**

Pay invoice

RECEIVED  
03-06-2025

**Del Webb Bexley COMMUNITY DEVELOPMENT DISTRICT**  
**Feb-25**

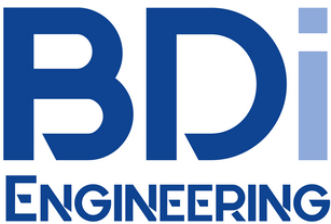
	<u>HOURS</u>	<u>RATE</u>	<u>PERSON</u>	<u>TOTAL</u>
<u>CDD Activities</u>				
Board Meeting Prep, Attendance, Follow up Engineer's Reports/Invoicing, Misc. Emails to DM/Board	7.00	\$210	S. Brletic	\$1,470.00

INVOICE TOTAL	7.00	\$1,470.00
---------------	------	------------



**Brletic Dvorak Inc**

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



**INVOICE**

**BILL TO**  
Del Webb Bexley CDD  
Rizzetta & Company  
3434 Colwell Avenue  
Suite 200  
Tampa, Florida 33614  
United States

INVOICE	1861
DATE	02/28/2025
TERMS	Net 30
DUE DATE	03/30/2025

**PROJECT NAME**  
Infrastructure Assessment Task

**DESCRIPTION**

Task: Pond Bank and Associated Infrastructure Assessment (17% complete)

BALANCE DUE	<b>\$4,950.00</b>
-------------	-------------------



**Del Webb Bexley CDD**  
Meeting Date: March 26, 2025

**SUPERVISOR PAY REQUEST**

**RECEIVED**  
03-27-2025

Name of Board Supervisor	Check if present	Check if paid
George McDermott	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Thomas Eurell	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Dennis Bauld	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Mario Delgado	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Gerry Fezzuoglio	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

(\*) Does not get paid

**EXTENDED MEETING TIMECARD**

Meeting Start Time:	1:00 pm
Meeting End Time:	4:00 pm
Total Meeting Time:	3 hours

Time Over 3 Hours:	<input checked="" type="checkbox"/>
--------------------	-------------------------------------

Total at \$175 per Hour:	<input checked="" type="checkbox"/>
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**ADDITIONAL OR CONTINUED MEETING TIMECARD**

Meeting Date:	<input checked="" type="checkbox"/>
Additional or Continued Meeting?	<input checked="" type="checkbox"/>
Total at \$175 per Hour:	\$0.00

Business Mileage Round Trip	<input checked="" type="checkbox"/>
IRS Rate per Mile	\$0.700
Mileage to Charge	\$0.00

DM Signature: 

7628 NW 6TH AVENUE  
BOCA RATON, FL 33487  
561-994-3939

Date	Invoice #
3/12/2025	35680A

Bill To
DEL WEB BEXLEY CDD 5844 OLD PASCO ROAD, STE. 100 WESLEY CHAPEL, FL. 33544

Ship To
DEL WEB BEXLEY CDD 5844 OLD PASCO ROAD, STE. 100 WESLEY CHAPEL, FL 33544

P.O. No.	Terms	Rep	Ship Date	Ship Via	FOB	Project
	Due on receipt	SC	3/12/2025		TW	
Qty	Description				Rate	Amount
	QUARTERLY CLEANING OF SEVEN FOUNTAINS SERVICE				460.00	460.00
	SALES TAX				7.00%	0.00
					<div>RECEIVED</div> <div>03-12-2025</div>	
					<div>Balance Due</div> <div>\$460.00</div>	

# DEL WEBB BEXLEY COMMUNITY DEVELOPMENT DISTRICT

---

District Office · 5844 Old Pasco Rd, Suite 100, Wesley Chapel, FL 33544  
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614  
[www.delwebbbexleycdd.org](http://www.delwebbbexleycdd.org)

## Check Request

**RECEIVED**  
03-27-2025

Amount: \$17.11

Date: 03/27/25

Vendor: George McDermott

Description: Reimbursement for Mic Cable that was purchased for CDD.

Requestor: Lynn Hayes, District Manager

Coding: 001-57900-6409

Ordered: "Tisino 1/4" to XLR Cable..."

From: Amazon.com (auto-confirm@amazon.com)

To: gmcdermott1@verizon.net

Date: Monday, March 17, 2025 at 09:19 PM EDT

[Your Orders](#) [Your Account](#) [Buy Again](#)

**Thanks for your order, George!**

**Ordered**

**Shipped**

**Out for delivery**

**Delivered**

**Arriving tomorrow**

**George - LAND O LAKES, FL**

Order # 114-8361655-9105847

[View or edit order](#)



Tisino 1/4" to XLR Cable, 6.35mm ...

Quantity: 1

**\$15<sup>99</sup>** + Tax

**Total**

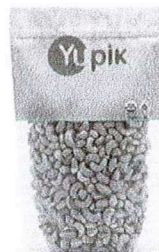
**\$17.11**

### Deals related to your purchases



-22% **\$6.99**

UGREEN USB B to USB C



-20% **\$16.99**

Yupik Organic Raw Cashe



-17% **\$29.99**

InnoGear Mic Stand, Micro

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The payment for your invoice is processed by Amazon Payments, Inc. P.O. Box 81226 Seattle, Washington 98108-1226. If you need more information, please contact (866) 216-1075

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**KUTAK ROCK LLP****TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

February 28, 2025

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Ms. Jennifer L. Godyn  
Del Webb Bexley CDD  
c/o Rizzetta & Company, Inc.  
Suite 200  
3434 Colwell Avenue  
Tampa, FL 33614

Invoice No. 3527892  
6223-1

---

Re: General Counsel

For Professional Legal Services Rendered

01/03/25	A. Willson	0.20	65.00	Confer with Hayes regarding communication regarding stormwater ponds
01/05/25	J. Johnson	0.30	115.50	Monitor legislative process relating to matters impacting special districts
01/16/25	A. Willson	0.20	65.00	Confer with Hayes regarding audit engagement letter
01/17/25	A. Willson	0.20	65.00	Confer with Hayes regarding audit engagement letter
01/20/25	A. Willson	0.40	130.00	Confer with Hayes regarding audit addendum; review same
01/21/25	J. Gillis	0.50	95.00	Draft addendum to audit engagement letter with Berger Toombs; confer with staff regarding same
01/21/25	A. Willson	0.20	65.00	Review and revise audit engagement letter
01/22/25	A. Willson	0.10	32.50	Confer with Hayes regarding execution of audit addendum

**KUTAK ROCK LLP**

Del Webb Bexley CDD  
February 28, 2025  
Client Matter No. 6223-1  
Invoice No. 3527892  
Page 2

01/28/25	J. Gillis	0.50	95.00	Draft resolution adopting policy regarding engagement of district staff; prepare FY 2026 budget adoption tracking chart
01/28/25	A. Willson	0.40	130.00	Confer with Hayes and Delgado regarding meeting follow up; review same

TOTAL HOURS 3.00

TOTAL FOR SERVICES RENDERED \$858.00

TOTAL CURRENT AMOUNT DUE \$858.00

**RECEIVED**  
03/04/2025



Pasco County Property Appraiser  
PO Box 401  
Dade City, FL 33526-0401

Date Issued: 3/24/2025  
Invoice Number: 25058  
Due Date: 4/23/2025

DESCRIPTION	AMOUNT
Del Web Bexley Annual renewal fee	\$150.00
TOTAL	\$150.00

Pasco County Property Appraiser  
 Information Services Department  
 PO Box 401  
 Dade City, FL 33526-0401

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

# Invoice

Date	Invoice #
3/2/2025	INV0000097393

**Bill To:**

Del Webb Bexley CDD  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

Services for the month of	Terms	Client Number
March	Upon Receipt	00178

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,660.08	\$1,660.08
Administrative Services	1.00	\$419.50	\$419.50
Dissemination Services	1.00	\$416.67	\$416.67
Financial & Revenue Collections	1.00	\$331.08	\$331.08
Management Services	1.00	\$1,856.42	\$1,856.42
Website Compliance & Management	1.00	\$100.00	\$100.00
<div>RECEIVED</div> <div>02-27-2025</div>	Subtotal		\$4,783.75
	Total		\$4,783.75

# Business Observer

1970 Main Street  
3rd Floor  
Sarasota, FL 34236  
, 941-906-9386 x322

## INVOICE

Legal Advertising

Invoice # 25-00425P

Date 03/07/2025

**Attn:**  
Del Webb Bexley CDD Rizzetta  
3434 COLWELL AVENUE SUITE 200  
TAMPA FL 33614

Please make checks payable to:  
(Please note Invoice # on check)  
Business Observer  
1970 Main Street  
3rd Floor  
Sarasota, FL 34236

### Description

### Amount

Serial # 25-00425P

\$54.69

### Public Board Meetings

RE: Board of Supervisors Meeting on March 19, 2025

Published: 3/7/2025

### Important Message

Please include our Serial #  
on your check

Pay by credit card online:  
[https://legals.  
businessobserverfl.  
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid

()

**Total**

**\$54.69**

Payment is expected within 30 days of the  
first publication date of your notice.

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# Business Observer

1970 Main Street  
3rd Floor  
Sarasota, FL 34236  
, 941-906-9386 x322

## INVOICE

### Legal Advertising

#### NOTICE OF REGULAR MEETING AND BUDGET WORKSHOP OF THE BOARD OF SUPERVISORS OF DEL WEBB BEXLEY COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 908557 from Paul M. Easton at 607 S. Alexander Street Suite 101 Plant City, FL. Application received: 12/26/2024. Proposed activity: Industrial. Project name: Ji Parana Truss Plant. Project size: 7.63. Location: Section(s) 22 Township 24 South, Range 21 East, in Pasco County. Outstanding Florida Water: No. Aquatic preserve: No. The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at [www.watermatters.org/permits/](http://www.watermatters.org/permits/). Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at [www.watermatters.org](http://www.watermatters.org). The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103.

Lynn Hayes  
District Manager  
March 7, 2025

25-00425P

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# Business Observer

1970 Main Street  
3rd Floor  
Sarasota, FL 34236  
, 941-906-9386 x322

## INVOICE

Legal Advertising

Invoice # 25-00487P

Date 03/14/2025

**Attn:**  
Del Webb Bexley CDD Rizzetta  
3434 COLWELL AVENUE SUITE 200  
TAMPA FL 33614

Please make checks payable to:  
(Please note Invoice # on check)  
Business Observer  
1970 Main Street  
3rd Floor  
Sarasota, FL 34236

### Description

### Amount

Serial # 25-00487P <b>Notice of Public Hearing</b> <b>RE:</b> Board of Supervisors Meeting on March 26, 2025 <b>Published:</b> 3/14/2025	\$56.88
---	---------

### Important Message

Please include our Serial #  
on your check

Pay by credit card online:  
[https://legals.  
businessobserverfl.  
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid	()
<b>Total</b>	<b>\$56.88</b>

Payment is expected within 30 days of the  
first publication date of your notice.

**RECEIVED**  
03-13-2025

**Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.**

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# Business Observer

1970 Main Street  
3rd Floor  
Sarasota, FL 34236  
, 941-906-9386 x322

## INVOICE

### Legal Advertising

---

#### NOTICE OF REGULAR MEETING AND BUDGET WORKSHOP OF THE BOARD OF SUPERVISORS OF DEL WEBB BEXLEY COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Del Webb Bexley Community Development District ("District") will hold a regular meeting and budget workshop of the Board on March 26, 2025 at 1:00 p.m., at the Del Webb Bexley Clubhouse, 19265 Del Webb Bexley Blvd., Land O' Lakes, FL 34638. The Board of Supervisors of the District will hold its regular meeting to consider any business that properly comes before it and the budget workshop to discuss general information as it relates to the Fiscal year 2025/2026 operating budget.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for this meeting may be obtained from 3434 Colwell Avenue Suite 200, Tampa, FL 33614. There may be an occasion where one or more supervisors will participate by speaker telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (813) 933-5571, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 or 7-1-1 for aid in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such 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.

Lynn Hayes  
District Manager  
March 14, 2025

25-00487W

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**Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.**

#### NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

VGlobalTech  
636 Fanning Drive  
Winter Springs, FL 32708 US  
contact@vglobaltech.com  
www.vglobaltech.com



## INVOICE

### BILL TO

Del Webb Bexley CDD  
3434 Colwell Ave  
Tampa, FL 33614 United  
States

INVOICE # 7056

DATE 03/01/2025

DUE DATE 03/01/2025

TERMS Due on receipt

DATE	ACTIVITY	QTY	RATE	AMOUNT
	<b>Web Maintenance:ADA Website Maintenance</b> Ongoing website maintenance for ADA and WCAG Compliance	1	82.50	82.50

Monthly maintenance

BALANCE DUE

**\$82.50**

**RECEIVED**  
03/03/2025

# DEL WEBB BEXLEY COMMUNITY DEVELOPMENT DISTRICT

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District Office · Wesley Chapel, Florida · (813) 933-5571  
Mailing Address · 3434 Colwell Avenue, Suite 200 · Tampa, Florida 33614  
[www.delwebbbexleycdd.org](http://www.delwebbbexleycdd.org)

## **Operation and Maintenance Expenditures April 2025 For Board Approval**

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

The total items being presented:                   **\$27,011.60**

Approval of Expenditures:

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\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

# Del Webb Bexley Community Development District

## Paid Operation & Maintenance Expenditures

April 1, 2025 Through April 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Advanced Aquatic Services, Inc.	100047	10558337	Monthly Lake Maintenance 04/25	\$ 3,760.00
Advanced Aquatic Services, Inc.	100052	10558417	Installed Triploid Grass Carp Barrier 04/25	\$ 450.00
Brletic Dvorak, Inc.	100053	1883	Engineering Services 03/25	\$ 840.00
Brletic Dvorak, Inc.	100055	1907	Engineering Services - Pond Bank 03/25	\$ 5,130.00
Del Webb Bexley Community Association, Inc.	100054	DWB-APR25	Shared Pond Mowing 04/25	\$ 4,689.83
Del Webb Bexley Community Association, Inc.	100054	DWB-MAR25	Shared Pond Mowing 03/25	\$ 4,689.83
Disclosure Services, LLC	100056	9 178	Amortization Schedule Series 2018 05/25	\$ 100.00
George W McDermott	100049	GM040225 Reimbursement	Reimbursement for Audio Equipment 03/25	\$ 331.69
Kutak Rock, LLP	100050	3541074	Legal Services 02/25	\$ 2,154.00
Rizzetta & Company, Inc.	100048	INV0000098238	District Management Fees 04/25	\$ 4,783.75
VGlobal Tech	100051	7184	ADA Website Maintenance 04/25	<u>\$ 82.50</u>

**Report Total**

**\$ 27,011.60**

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

4/1/2025
10558337
\$3,760.00

Bill To
Del Webb Bexley CDD C/O Rizzetta & Company, Inc 5844 Old Pasco Road, Suite 100 Wesley Chapel, FL 33544

Due Date
Net 30
5/1/2025

Monthly Lake Maintenance.

3,760.00

\*\*\*THE INVOICE DATE ABOVE INDICATES MONTH SERVICES WILL BE PERFORMED\*\*\*

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

RECEIVED  
03-24-2025

\$3,760.00

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

4/4/2025
10558417
\$450.00

Bill To
Del Webb Bexley CDD C/O Rizzetta & Company, Inc 5844 Old Pasco Road, Suite 100 Wesley Chapel, FL 33544

Due Date
Net 30
5/4/2025

Installed Triploid Grass Carp Barrier at Pond #29 per Agreement dated 2-19-25

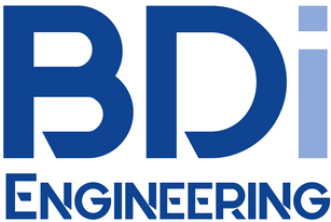
450.00

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

RECEIVED  
04-04-2025

\$450.00

**Brletic Dvorak Inc**  
536 4th Ave South Unit 4  
Saint Petersburg, FL 33701 US  
(813) 361-1466  
sbrletic@bdiengineers.com



INVOICE

BILL TO  
Del Webb Bexley CDD  
Rizzetta & Company  
3434 Colwell Avenue  
Suite 200  
Tampa, Florida 33614  
United States

INVOICE 1883  
DATE 03/28/2025  
TERMS Net 30  
DUE DATE 04/27/2025

PROJECT NAME  
Del Webb Bexley CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Project Manager	[March 17 - March 28]	4:00	210.00	840.00

BALANCE DUE **\$840.00**

Pay invoice

RECEIVED  
04-03-2025

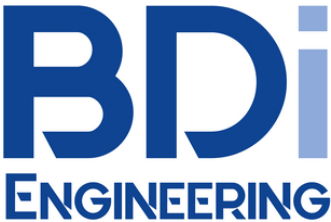


**Del Webb Bexley COMMUNITY DEVELOPMENT DISTRICT**  
**Mar-25**

	HOURS	RATE	PERSON	TOTAL
CDD Activities				
Board Meeting Prep, Attendance, Follow up Engineer's Reports/Invoicing, Misc. Emails to DM/Board	3.50	\$210	S. Brletic	\$735.00
Plans to Aquatic Vendor	0.50	\$210	S. Brletic	\$105.00
INVOICE TOTAL	4.00			\$840.00

**Brlletic Dvorak Inc**

536 4th Ave South Unit 4  
Saint Petersburg, FL 33701 US  
(813) 361-1466  
sbrletic@bdiengineers.com



INVOICE

BILL TO  
Del Webb Bexley CDD  
Rizzetta & Company  
3434 Colwell Avenue  
Suite 200  
Tampa, Florida 33614  
United States

INVOICE	1907
DATE	03/28/2025
TERMS	Net 30
DUE DATE	04/27/2025

PROJECT NAME  
Infrastructure Assessment Task

DESCRIPTION

Task: Pond Bank and Associated Infrastructure Assessment (35% complete)

BALANCE DUE **\$5,130.00**

Pay invoice

RECEIVED  
04-03-2025



Del Webb Bexley HOA

5901 US Highway 19 Ste. 7Q  
New Port Richey, FL 34652  
877.869.9700  
[Invoices@qualifiedproperty.com](mailto:Invoices@qualifiedproperty.com)

DATE April 3, 2025  
CUSTOMER ID Pond Mowing

TO Del Webb Bexley, CDD  
[glee@rizzetta.com](mailto:glee@rizzetta.com)  
3434 Colwell Ave, Suite 100  
Tampa, FL 33614

Details	Invoice #	Service Dates	Amount
Apr Service	DWB-Apr25	April	4,689.83
		TOTAL	4,689.83

RECEIVED  
04-03-2025

PLEASE MAKE CHECKS PAYABLE TO DEL WEBB BEXLEY COMMUNITY ASSOCIATION, INC.



**RAINMAKER®**

*irrigation & landscaping, inc.*

A YELLOWSTONE LANDSCAPE COMPANY

36181 East Lake Road #101

Palm Harbor, FL 34685

## Invoice

DATE	INVOICE #
4/1/2025	888700C

BILL TO
Del Webb Bexley Community Association, Inc. c/o Qualified Property Management 19265 Del Webb Blvd. Land O' Lakes, FL 34638

PROJECT NAME
Del Webb Bexley Community Association, Inc. 19265 Del Webb Blvd Land O' Lakes, FL 34638

TERMS	DUE DATE
Net 30	5/1/2025

DESCRIPTION	AMOUNT
April Landscape Service Contract – Common Area – GL Code 8720	\$20,500.00
April Landscape Service Contract – 850 Homes – GL Code 8710	\$76,000.00
April Landscape Service Contract – Ponds – GL Code 8721	\$4,750.00

Phone #
727-669-2320

<b>TOTAL</b>	\$101,250.00
<b>Tax</b>	\$0.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$101,250.00



Del Webb Bexley HOA

5901 US Highway 19 Ste. 7Q  
New Port Richey, FL 34652  
877.869.9700  
[Invoices@qualifiedproperty.com](mailto:Invoices@qualifiedproperty.com)

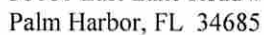
DATE March 5, 2025  
CUSTOMER ID Pond Mowing

TO Del Webb Bexley, CDD  
[glee@rizzetta.com](mailto:glee@rizzetta.com)  
3434 Colwell Ave, Suite 100  
Tampa, FL 33614

Details	Invoice #	Service Dates	Amount
Mar Service	DWB-Mar25	March	4,689.83
		TOTAL	4,689.83

RECEIVED  
04-03-2025

PLEASE MAKE CHECKS PAYABLE TO DEL WEBB BEXLEY COMMUNITY ASSOCIATION, INC.



DATE	INVOICE #
3/3/2025	871277C

BILL TO
Del Webb Bexley Community Assn., Inc. 19265 Del Webb Blvd. Land O' Lakes, FL 34638

PROJECT NAME

TERMS	DUE DATE
Net 30	4/2/2025

[illegible]

Phone #
727-669-2320

<b>TOTAL</b>	\$101,250.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$101,250.00

Disclosure Services LLC

1005 Bradford Way  
Kingston, TN 37763

Invoice

Date	Invoice #
4/15/2025	9

Bill To
Del Webb Bexley CDD C/O Rizzetta & Co.

Terms	Due Date
Net 30	5/15/2025

Description	Amount
Amortization Schedule Series 2018 5-1-25 Prepay \$5,000	100.00
<div>RECEIVED 04-15-2025</div>	

Total	\$100.00
Payments/Credits	\$0.00
Balance Due	\$100.00

Phone #
865-717-0976

E-mail
tcarter@disclosureservices.info



# DEL WEBB BEXLEY COMMUNITY DEVELOPMENT DISTRICT

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District Office · 5844 Old Pasco Rd, Suite 100, Wesley Chapel, FL 33544  
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614  
[www.delwebbbexleycdd.org](http://www.delwebbbexleycdd.org)

## Check Request

RECEIVED  
04-02-2025

Amount: \$331.69

Date: 04/2/25

Vendor: George McDermott

Description: Reimbursement for Audio Equipment that was purchased for CDD.

Requestor: Lynn Hayes, District Manager

Coding: 001-57900-6409

**From:** GEORGE MCDERMOTT <[gmcdermottcdd@yahoo.com](mailto:gmcdermottcdd@yahoo.com)>  
**Sent:** Monday, March 31, 2025 9:24 PM  
**To:** Lynn Hayes <[LHayes@rizzetta.com](mailto:LHayes@rizzetta.com)>  
**Subject:** [EXTERNAL]Audio Equipment Receipt

**NOTICE: This email originated from outside of the organization.**

Do not click links or open attachments unless you recognize the sender and know the content is safe. Please use the Phish Alert! button to report suspicious messages.

### Arriving today

George - LAND O LAKES, FL

Order # 114-2418764-6783426

[Track package](#)



[XTUGA CM280 UHF 8 Channel Profess...](#)

Quantity: 1

\$309<sup>99</sup>

Total

**\$331.69**



A delivery driver may contact you on the day of delivery. For everyone's safety, ensure a clear, well-lit path and secure pets before arrival.

Lynn,

The audio equipment arrived from Amazon. The above is the email receipt that I received.

Thanks,  
George

**KUTAK ROCK LLP****TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

March 31, 2025

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Ms. Jennifer L. Godyn  
Del Webb Bexley CDD  
c/o Rizzetta & Company, Inc.  
Suite 200  
3434 Colwell Avenue  
Tampa, FL 33614

Invoice No. 3541074  
6223-1

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Re: General Counsel

For Professional Legal Services Rendered

02/02/25	G. Lovett	0.30	79.50	Monitor legislative process relating to matters impacting special districts
02/10/25	A. Willson	0.70	227.50	Review and revise resolution regarding engagement of district staff; confer with Hayes and Briltec regarding communication from board member and upcoming meeting agenda
02/19/25	A. Willson	3.40	1,105.00	Review meeting agenda; confer with Hayes regarding same; attend board meeting; post meeting follow-up
02/20/25	R. Dugan	0.10	30.50	Review meeting notice for March; correspondence regarding same
02/20/25	A. Willson	0.20	65.00	Review notice to district; work session with Dugan regarding same
02/24/25	R. Dugan	0.90	274.50	Prepare temporary construction license agreement for Pulte pond repairs; correspondence regarding same

**KUTAK ROCK LLP**

Del Webb Bexley CDD  
March 31, 2025  
Client Matter No. 6223-1  
Invoice No. 3541074  
Page 2

02/26/25	R. Dugan	0.40	122.00	Review county property records; prepare temporary construction license agreement; correspondence regarding same
02/28/25	R. Dugan	0.50	152.50	Conference and correspondence with District Manager regarding temporary license agreement; prepare same
02/28/25	A. Willson	0.30	97.50	Review and revise temporary license agreement

TOTAL HOURS 6.80

TOTAL FOR SERVICES RENDERED \$2,154.00

TOTAL CURRENT AMOUNT DUE \$2,154.00

**RECEIVED**  
03-31-2025

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

# Invoice

Date	Invoice #
4/2/2025	INV0000098238

**Bill To:**

Del Webb Bexley CDD  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

Services for the month of	Terms	Client Number
April	Upon Receipt	00178

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,660.08	\$1,660.08
Administrative Services	1.00	\$419.50	\$419.50
Dissemination Services	1.00	\$416.67	\$416.67
Financial & Revenue Collections	1.00	\$331.08	\$331.08
Management Services	1.00	\$1,856.42	\$1,856.42
Website Compliance & Management	1.00	\$100.00	\$100.00
<div>RECEIVED</div> <div>03-27-2025</div>	Subtotal		\$4,783.75
	Total		\$4,783.75

VGlobalTech  
636 Fanning Drive  
Winter Springs, FL 32708 US  
contact@vglobaltech.com  
www.vglobaltech.com



## INVOICE

### BILL TO

Del Webb Bexley CDD  
3434 Colwell Ave  
Tampa, FL 33614 United  
States

INVOICE # 7184

DATE 04/01/2025

DUE DATE 04/01/2025

TERMS Due on receipt

DATE	ACTIVITY	QTY	RATE	AMOUNT
	<b>Web Maintenance:ADA Website Maintenance</b> Ongoing website maintenance for ADA and WCAG Compliance	1	82.50	82.50

Monthly maintenance

BALANCE DUE

**\$82.50**

**RECEIVED**  
04-01-2025