Rizzetta & Company

Del Webb Bexley
Community Development District

Board of Supervisors' Meeting
August 20, 2025

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

www.delwebbbexleycdd.org

Professionals in Community Management

DEL WEBB BEXLEY
COMMUNITY DEVELOPMENT DISTRICT

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

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

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

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 994-1001. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

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

DEL WEBB BEXLEY COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE – Wesley Chapel, FL – 813-994-1001
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, FL 33614
WWW.DELWEBBBEXLEYCDD.ORG

August 13, 2025

Board of Supervisors
Del Webb Bexley
Community Development District

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, August 20, 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. BUSINESS ITEMS
- **A.** Public Hearing on Fiscal Year 2025-2026 Final Budget
  - i. Consideration of Resolution 2025-06 Adopting Fiscal Year 2025-2026 Final Budget .....Tab 1
- **B.** Public Hearing on Fiscal Year 2025-2026 Assessments
  - i. Consideration of Resolution 2025-07 Levying O&M Assessments for Fiscal Year 2025-2026 .....Tab 2
- **C.** Consideration of Resolutions 2025-08; Setting Fiscal Year 2025-2026 Meeting Schedule .....Tab 3
- **D.** Consideration of Rizzetta District Management Services Contract .....Tab 4
- **E.** Consideration of 2024-2025 Goal & Objective Report.....Tab 5
- **F.** Wetland Buffer Area Maintenance Proposals .....Tab 6

4. STAFF REPORTS
- **A.** Aquatics Update .....Tab 7
- **B.** District Counsel
- **C.** District Engineer
  - 1. Discussion of Pond 2 Erosion .....Tab 8
- **D.** District Manager
  - 1. Presentation of District Managers Report.....Tab 9
  - 2. Presentation of Website Compliance Report.....Tab 10

5. BUSINESS ADMINISTRATION
- **A.** Consideration of the Minutes of the Board of Supervisors' Meeting held on May 21, 2025.....Tab 11
- **B.** Ratification of Operation & Maintenance Expenditures for May 2025 & June 2025 & July 2025.....Tab 12

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) 994-1001.

Sincerely,

Lynn Hayes

Lynn Hayes
District Manager

Tab 1

RESOLUTION 2025-06
[FY 2026 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE DEL WEBB BEXLEY COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN 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, proposed budget(s) ("**Proposed Budget**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statute*s; and

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

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

WHEREAS, the District Manager posted the Proposed Budget on the District's website in accordance with Section 189.016, *Florida Statutes*; and

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

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

SECTION 1. BUDGET

a. The Proposed Budget, attached hereto as **Exhibit A,** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (**"Adopted Budget"**), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Del Webb Bexley Community Development District for the Fiscal Year Ending September 30, 2026."

c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Chapter 189, *Florida Statutes*, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2026, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A.**

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2026 or within 60 days following the end of the FY 2026 may amend its Adopted Budget for that fiscal year as follows:

a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of $15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Chapter 189, *Florida Statutes*, and remain on the website for at least two (2) years.

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

PASSED AND ADOPTED THIS 20th DAY OF AUGUST 2025.

ATTEST:

DEL WEBB BEXLEY COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary / Assistant Secretary

_____
Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2026 Budget

Rizzetta & Company

Del Webb Bexley Community Development District

www.Delwebbbexleycdd.org

Proposed Budget for Fiscal Year 2025-2026

Professionals in Community Management

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Proposed Budget
Del Webb Bexley Community Development District
General Fund

Fiscal Year 2025/2026

	Chart of Accounts Classification	Actual YTD through 06/30/25	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	Prior Actuals: Actual FY 22/23	Prior Actuals: Actual FY 23/24	Comments
1										
2	**ASSESSMENT REVENUES**									
3										
4	***Special Assessments***									
5	Tax Roll*	$ 379,170	$ 379,170	$ 375,877	$ 3,293	$ 391,508	$ 15,631	$ 213,672.00	$ 251,753.00	
6										
7	**Assessment Revenue Subtotal**	**$ 379,170**	**$ 379,170**	**$ 375,877**	**$ 3,293**	**$ 391,508**	**$ 15,631**	**$ 213,672.00**	**$ 251,753.00**	
8										
9	**OTHER REVENUES**									
10										
11	***Interest Earnings***									
12	Interest Earnings	$ 3,190	$ 4,253	$ -	$ 4,253	$ -	$ -	$ -	$ -	
13										
14	**Other Revenue Subtotal**	**$ 3,190**	**$ 4,253**	**$ -**	**$ 4,253**	**$ -**	**$ -**	**$ -**	**$ -**	
15										
16	**TOTAL REVENUES**	**$ 382,360**	**$ 383,423**	**$ 375,877**	**$ 7,546**	**$ 391,508**	**$ 15,631**	**$ 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	$ 3,800	$ 5,067	$ 12,000	$ 6,933	$ 12,000	$ -	$ 200.00	$ 5,200.00	5 BOS @ 12 mtgs annually
23	***Financial & Administrative***									
24	ADA Website Compliance	$ 743	$ 991	$ 990	$ (1)	$ 990	$ -	$ 1,073.00	$ 990.00	Per contract w/Vglobal
25	Accounting Services	$ 14,941	$ 19,921	$ 19,921	$ (0)	$ 20,917	$ 996	$ 18,972.00	$ 19,921.00	Cost of living adjustment
26	Administrative Services	$ 3,775	$ 5,033	$ 5,034	$ 1	$ 5,185	$ 151	$ 4,794.00	$ 5,034.00	Cost of living adjustment
27	Arbitrage Rebate Calculation	$ 550	$ 550	$ 750	$ 200	$ 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	$ 3,665	$ 3,665	$ 3,800	$ 135	$ 3,800	$ -	$ -	$ 3,665.00	BTEGF - Will have to do RFP after FY 24/25 Year End on 9/30/25
30	Disclosure Report	$ 3,750	$ 5,000	$ 5,000	$ -	$ 5,000	$ -	$ 5,200.00	$ 5,000.00	No increase
31	District Engineer	$ 8,135	$ 10,847	$ 15,000	$ 4,153	$ 15,000	$ -	$ 3,465.00	$ 8,645.00	No increase per DE
32	District Management	$ 16,708	$ 22,277	$ 22,277	$ (0)	$ 23,391	$ 1,114	$ 21,216.00	$ 22,365.00	Cost of living adjustment
33	Dues, Licenses & Fees	$ 425	$ 567	$ 325	$ (242)	$ 325	$ -	$ 175.00	$ 525.00	Pasco Co. Property Appraiser fees

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

	Chart of Accounts Classification	Actual YTD through 06/30/25	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	Prior Actuals: Actual FY 22/23	Prior Actuals: Actual FY 23/24	Comments
34	Financial & Revenue Collections	$ 2,980	$ 3,973	$ 3,973	$ (0)	$ 4,092	$ 119	$ 3,934.00	$ 3,973.00	Cost of living adjustment
35	Legal Advertising	$ 378	$ 504	$ 1,500	$ 996	$ 1,500	$ -	$ 3,175.00	$ 1,314.00	
36	Miscellaneous Mailings	$ 178	$ 237	$ 1,050	$ 813	$ 1,050	$ -	$ 1,027.00	$ 1,224.00	Will Need to Mail assessments letters to residents of increase
37	Public Officials Liability Insurance	$ 2,956	$ 2,956	$ 3,146	$ 190	$ 3,326	$ 180	$ 2,733.00	$ 2,842.00	Per Egis
38	Trustees Fees	$ 4,041	$ 4,041	$ 5,000	$ 959	$ 5,000	$ -	$ 4,377.00	$ 3,704.00	
39	Website Hosting, Maintenance, Backup (and Email)	$ 900	$ 1,200	$ 1,200	$ -	$ 1,320	$ 120	$ 1,200.00	$ 1,200.00	Cost of living adjustment
40	***Legal Counsel***									
41	District Counsel	$ 10,831	$ 14,441	$ 17,000	$ 2,559	$ 17,000	$ -	$ 7,718.00	$ 16,464.00	No Increase per DC
42										
43	**Administrative Subtotal**	**$ 84,218**	**$ 106,733**	**$ 123,428**	**$ 16,695**	**$ 126,272**	**$ 2,844**	**$ 84,911.00**	**$ 107,978.00**	
44										
45	**EXPENDITURES - FIELD OPERATIONS**									
46										
47	***Stormwater Control***									
48	Aquatic Maintenance	$ 33,405	$ 44,540	$ 46,000	$ 1,460	$ 52,000	$ 6,000	$ 54,640.00	$ 44,121.00	$4,324/month (increase by 15%, but not in agreement) Effective 11/1/25
49	Fountain Maintenance	$ 1,565	$ 2,087	$ 3,000	$ 913	$ 10,000	$ 7,000	$ 1,840.00	$ 2,905.00	Based on FY 2024/2025 Expenses
50	Midge Fly Treatment	$ -	$ -	$ 30,000	$ 30,000	$ -	$ (30,000)	$ -	$ -	Per Board
51	Stormwater System Repairs	$ 28,800	$ 38,400	$ 51,200	$ 12,800	$ 50,000	$ (1,200)	$ -	$ -	Change to Stormwater System Repairs, Per Board for FY 2025/2026
52	Wetland Monitoring & Maintenance	$ -	$ -	$ -	$ -	$ 30,000	$ 30,000	$ -	$ -	Per Board Added $30K Wetland Monitoring & Maintenance
53	***Other Phyiscal Environment***									
54	General Liability Insurance	$ 3,614	$ 3,614	$ 4,779	$ 1,165	$ 4,566	$ (213)	$ 3,341.00	$ 3,475.00	Per Egis
55	Landscape - Mowing Cost Share w/HOA	$ 42,269	$ 56,359	$ 57,000	$ 641	$ 57,000	$ -	$ 59,516.00	$ 35,677.00	Per New Contract CDD/HOA Cost Landscape
56	***Contingency***									
57	Miscellaneous Contingency	$ 3,199	$ 4,265	$ 61,670	$ 57,405	$ 61,670	$ -	$ 2,026.00	$ 3,000.00	
58										
59	**Field Operations Subtotal**	**$ 112,852**	**$ 149,265**	**$ 253,649**	**$ 104,384**	**$ 265,236**	**$ 11,587**	**$ 121,363**	**$ 89,178**	
60										
61	**TOTAL EXPENDITURES**	**$ 197,070**	**$ 255,998**	**$ 377,077**	**$ 121,079**	**$ 391,508**	**$ 14,431**	**$ 206,274**	**$ 197,156**	
62										
63	**EXCESS OF REVENUES OVER EXPENDITURES**	**$ 185,290**	**$ 127,425**	**$ (1,200)**	**$ 128,625**	**$ -**	**$ 1,200**	**$ 7,398**	**$ 54,597**	
64										

Proposed Budget
Del Webb Bexley Community Development District
Reserve Fund

Fiscal Year 2025/2026

	Chart of Accounts Classification	Actual YTD through 06/30/25	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	Comments
1								
2	**ASSESSMENT REVENUES**							
3								
4	***Special Assessments***							
5	Tax Roll*	$ 89,000	$ 89,000	$ 89,000	$ -	$ 92,000	$ 3,000	
6								
7	**Assessment Revenue Subtotal**	**$ 89,000**	**$ 89,000**	**$ 89,000**	**$ -**	**$ 92,000**	**$ 3,000**	
8								
9	**OTHER REVENUES**							
10								
11	***Interest Earnings***							
12	Interest Earnings	$ 1,009	$ 1,345	$ -	$ 1,345	$ -	$ -	
13								
14	**Other Revenue Subtotal**	**$ 1,009**	**$ 1,345**	**$ -**	**$ 1,345**	**$ -**	**$ -**	
15								
16	**TOTAL REVENUES**	**$ 90,009**	**$ 90,345**	**$ 89,000**	**$ 1,345**	**$ 92,000**	**$ 3,000**	
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***							Additional Pond Triploid Grass Carp - $9K
22	Capital Reserves	$ 14,739	$ 19,652	$ 89,000	$ 69,348	$ 92,000	$ 3,000	Migration Barriers - $3K
23								Pond Bank Erosion Projects - $80K
24	**TOTAL EXPENDITURES**	**$ 14,739**	**$ 19,652**	**$ 89,000**	**$ 69,348**	**$ 92,000**	**$ 3,000**	Mitered End Repair Projects - $20K
25								
26	**EXCESS OF REVENUES OVER EXPENDITURES**	**$ 75,270**	**$ 70,693**	**$ -**	**$ 70,693**	**$ -**	**$ -**	
27								

Del Webb Bexley Community Development District

Debt Service

Fiscal Year 2025/2026

Chart of Accounts Classification	Series 2018	Budget for 2025/2026
REVENUES		
Special Assessments		
Net Special Assessments [1]	$688,284.58	$688,284.58
TOTAL REVENUES	**$688,284.58**	**$688,284.58**
EXPENDITURES		
Administrative		
Debt Service Obligation	$688,284.58	$688,284.58
Administrative Subtotal	**$688,284.58**	**$688,284.58**
TOTAL EXPENDITURES	**$688,284.58**	**$688,284.58**
EXCESS OF REVENUES OVER EXPENDITURES	**$0.00**	**$0.00**

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.

[1] Maximum Annual Debt Service less any Prepaid Assessments Received

DEL WEBB BEXLEY COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2025/2026 OPERATIONS AND MAINTENANCE TABLE

2025/2026 O&M Budget:		$483,508.00	**2024/2025 O&M Budget:**	$464,877.00
Collection Cost Discount:	**2%**	$10,287.40	**2025/2026 O&M Budget:**	$483,508.00
Early Payment Discount:	**4%**	$20,574.81		
2025/2026 Total:		**$514,370.21**	**Total Difference:**	**$18,631.00**

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparision		Proposed Increase / Decrease	
		2024/2025	*2025/2026*	*$*	*%*
Single Family 40'	Series 2018 Debt Service	$680.00	$680.00	$0.00	0.00%
	Operations/Maintenance	$581.82	$605.14	$23.32	4.01%
	Total	**$1,261.82**	**$1,285.14**	**$23.32**	**1.85%**
Single Family 50'	Series 2018 Debt Service	$850.00	$850.00	$0.00	0.00%
	Operations/Maintenance	$581.82	$605.14	$23.32	4.01%
	Total	**$1,431.82**	**$1,455.14**	**$23.32**	**1.63%**
Single Family 65'	Series 2018 Debt Service	$1,105.00	$1,105.00	$0.00	0.00%
	Operations/Maintenance	$581.82	$605.14	$23.32	4.01%
	Total	**$1,686.82**	**$1,710.14**	**$23.32**	**1.38%**

DEL WEBB BEXLEY COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2025/2026 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		**$483,508.00**
COLLECTION COSTS @	**2%**	**$10,287.40**
EARLY PAYMENT DISCOUNTS @	**4%**	**$20,574.81**
TOTAL O&M ASSESSMENT		**$514,370.21**

UNITS ASSESSED			ALLOCATION OF O&M ASSESSMENT				PER LOT ANNUAL ASSESSMENT		
LOT SIZE	**O&M**	**SERIES 2018 [1] DEBT SERVICE**	**EAU FACTOR**	**TOTAL EAU's**	**% TOTAL EAU's**	**TOTAL O&M BUDGET**	**O&M**	**SERIES 2018 DEBT SERVICE[2]**	**TOTAL [3]**
Single Family 40'	231	229	1.00	231.00	27.18%	$139,787.67	$605.14	$680.00	$1,285.14
Single Family 50'	413	411	1.00	413.00	48.59%	$249,923.41	$605.14	$850.00	$1,455.14
Single Family 65'	206	205	1.00	206.00	24.24%	$124,659.13	$605.14	$1,105.00	$1,710.14
Total Community	**850**	**845**		**850.00**	**100.00%**	**$514,370.21**			

LESS Pasco County Collection Costs (2%) and Early Payment Discounts (4%):	**($30,862.21)**
Net Revenue to be Collected:	**$483,508.00**

[1] Reflects the number of total lots with Series 2018 debt outstanding.

[2] 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.

[3] 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.

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.

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

EXPENDITURES - FIELD OPERATIONS:

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.

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.

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.

DEBT SERVICE FUND BUDGET
ACCOUNT CATEGORY DESCRIPTION

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

REVENUES:

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

EXPENDITURES – ADMINISTRATIVE:

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

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

Tab 2

RESOLUTION 2025-07
[FY 2026 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DEL WEBB BEXLEY COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2026 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Del Webb Bexley Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes,* for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District, located in Pasco County, Florida ("**County**"); and

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

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (**"FY 2026"**), the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget (**"Adopted Budget**"), attached hereto as **Exhibit A**; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B** ("**Assessment Roll**").

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

   a. Benefit Findings. The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.

b. O&M Assessment Imposition. Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance ("**O&M Assessment(s)**") is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

c. Maximum Rate. Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District's Board hereby certifies for collection the FY 2026 installment of the District's previously levied debt service special assessments ("**Debt Assessments**," and together with the O&M Assessments, the "**Assessments**") in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same**.**

4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes,* the District is authorized to collect and enforce the Assessments as set forth below.

a. Tax Roll Assessments. To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the "**Tax Roll Property**" identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* ("**Uniform Method**"). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District's Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.

b. **Future Collection Methods.** The District's decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B,** is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

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

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

PASSED AND ADOPTED THIS 20th DAY OF AUGUST 2025.

ATTEST:

DEL WEBB BEXLEY COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary / Assistant Secretary

By:_____

Its:_____

Exhibit A: Adopted Budget
Exhibit B: Assessment Roll

Tab 3

RESOLUTION 2025-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF DEL WEBB BEXLEY COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Del Webb Bexley Community Development District (the **"District"**) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Pasco County, Florida; and

WHEREAS, the District's Board of Supervisors (the **"Board"**) is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

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

Section 1. Regular meetings of the Board of Supervisors of the District shall be held as provided on the schedule attached as **Exhibit "A".**

Section 2. In accordance with Section 189.015(1), Florida Statutes, the District's Secretary is hereby directed to file annually, with Pasco County and the Department of Economic Opportunity, a schedule of the District's regular meetings.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 20th DAY OF AUGUST 2025.

ATTEST:	**DEL WEBB BEXLEY COMMUNITY DEVELOPMENT DISTRICT**
_____	_____
Name:_____	Name:_____
Secretary/Assistant Secretary	Chair / Vice Chair of the Board of Supervisors

EXHIBIT "A"
BOARD OF SUPERVISORS MEETING DATES
DEL WEBB BEXLEY COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026

October 15, 2025

November 19, 2025

December 17, 2025 *

January 21, 2026

February 18, 2026 *

March 18, 2026 (Budget Workshop)

April 15, 2026 *

May 20, 2026

June 17, 2026

July 15, 2026

August 19, 2026

September 16, 2026 *

The meetings will convene at 1:00 p.m. *(with the exception of September, December, February and April which will be at 4:00 p.m.) at the Del Webb Bexley Clubhouse, located at 19265 Del Webb Boulevard, Land O' Lakes, Florida 34638.

Tab 4

CONTRACT FOR PROFESSIONAL DISTRICT MANAGEMENT SERVICES

DATE: October 1, 2025

BETWEEN: **RIZZETTA & COMPANY, INC.**
3434 Colwell Avenue
Suite 200
Tampa, Florida 33614

(Hereinafter referred to as "**District Manager**")

AND:

DEL WEBB BEXLEY COMMUNITY DEVELOPMENT DISTRICT
3434 Colwell Avenue
Suite 200
Tampa, Florida 33614

(Hereinafter referred to as "**District**," and together with District Manager, the "**Parties**.")

PURPOSE; SCOPE OF SERVICES:

I. The purpose of this contract for professional district management services (hereinafter referred to as "**Contract**") is for District Manager to provide professional district management services to the District pursuant to Chapter 190, Florida Statutes. Additionally, this Contract consolidates all services provided by District Manager including continuing disclosure and technology services. A brief description of these services is provided below and a detailed description is provided in **Exhibit A** to this Contract. This Contract constitutes the entire understanding between the Parties and supersedes all prior Contracts, which are hereby terminated and of no further effect.

A. **STANDARD ON-GOING SERVICES**. The District Manager shall provide the following Standard On-Going Services to the District pursuant to this Contract:

i. **Management** - services include the conducting of one (1) three (3) hour board meeting per month, one (1) budget workshop per year, overall administration of District functions, and all required state and local filings, preparation of annual budget, purchasing and risk management;

ii. **Administrative** - 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;

iii. **Accounting** - 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. District Manager shall be identified as agent or custodian of the District's bank accounts with signatory authority.

iv. **Financial & Revenue Collection** - services include all functions necessary for the timely billing, collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments.

v. **Continuing Disclosure** – serve as the District's Dissemination Agent and provides such duties as required per the District's Continuing Disclosure Agreements and compliance with the Securities and Exchange Commission's Rule 15c2-12(b)(5) for all series of bonds requiring such services.

vi. **Website Management** – services associated with managing the content of the District's website in compliance with Chapter 189.069, Florida Statutes.

B. **TIME FRAME.** The Standard On-Going Services shall be provided on a monthly basis as detailed in this Contract.

II. **ADDITIONAL SERVICES**. In addition to the Standard On-Going Services described above, or in any addendum executed between the Parties, the District may, from time to time, require additional services from the District Manager. Any services not specifically provided for in the scope of services above, or necessary to carry out the services as described herein, as well as any changes in the scope requested by the District, shall be considered additional services. Such additional services may include, but are not limited to:

- Meetings: Extended meetings (beyond three (3) hours in length), continued meetings, special/additional meetings (not including annual budget workshop);
- Financial Reports: Modifications and certifications to special assessment allocation report; true-up analysis;
- Bond Issuance Services: preparation of the special assessment allocation report, testimony at the required bond validation court hearing, certifications, closing documents and statutorily required mailings
- Electronic communications/e-blasts;
- Special requests;
- Amendment to District boundary;
- Grant Applications;

- Escrow Agent;
- Continuing Disclosure/Representative/Agent;
- Community Mailings, e.g. memos, notifications of rules changes, operations and maintenance assessment notices, etc.;
- Public Records Requests that are extensive in nature, as defined by District's adopted Rules of Procedure.

If any additional services are required or requested, the District Manager shall provide a detailed description of these services and fees for such services to the District for approval prior to beginning any additional services. The District Manager shall undertake the additional services after the District has issued its written approval, as evidenced by a vote of the Board of Supervisors, of the description and fees for such services to the District Manager.

III. **LITIGATION SUPPORT SERVICES.** Upon the District's request, the District Manager shall prepare documentation in response to litigation requests and provide necessary expert testimony in connection with litigation involving the subject matter of this Contract. If the District requires or requests any litigation support services, the District Manager shall provide a detailed description of the services and fees for such services to the District for approval prior to beginning any litigation support services. The District Manager shall undertake the litigation support services after the District has issued its written approval of the description and fees for such services to the District Manager.

IV. **ADDITIONAL SERVICES PROVIDED TO THIRD PARTIES.** These are services requested by third parties such as homeowners, realtors, investors or members of the media. Such services may include, but are not limited to, estoppel letters, bond prepayment processing, and litigation support. The third party requesting such services shall be responsible for the payment of any fees charged by District Manager for providing those services to the extent authorized by law and the District's Rules of Procedure.

V. **TERM.** The District Manager's services as provided in this Contract shall commence on October 1, 2025. This Contract shall automatically renew annually unless terminated pursuant to its terms. The District Manager acknowledges that the prices of this Contract are firm and that the District Manager may change the prices only with the District's written consent as evidenced by a vote of the Board of Supervisors. All prior agreements between the parties with respect to the subject matter of this Contract are terminated upon the execution of this Contract.

VI. **FEES AND EXPENSES; PAYMENT TERMS.**

A. **FEES AND EXPENSES.**

i. A schedule of fees for the services described in Sections I, II, III, and IV of this Contract is shown in **Exhibit B** to this Contract, which is attached hereto and incorporated herein. The District shall pay the District Manager for the services provided under the terms of this Contract in accordance with the schedule of fees in **Exhibit B**. For purposes of the District Manager's compensation for services provided pursuant to this Contract, the District shall compensate the District Manager only for those services

provided under the terms of this Contract. Unless otherwise specified by this Contract, the District Manager shall invoice the District for the District Manager's services as soon as may be practicable in advance of each month and in the amounts set forth in **Exhibit B**. The fees for those services which are not being requested at the time this Contract is approved shall be provided to the District at such time as those services are required and requested by vote of the Board of Supervisors. Payment for those services shall be made by the District within forty-five (45) days of receipt of a correctly submitted invoice. District shall establish and properly fund an account with such federally-insured bank to be designated for ACH withdrawal by District Manager to meet the District's obligations for all amounts owed to District Manager under this Contract.

ii. Fees for the Standard On-Going Services described in this Contract may be negotiated annually by the Parties. Any amendment to Standard On-Going Services fees must comply with the amendment procedure in this Contract and must be reflected in the adopted General Fund Budget of the District. The District's adoption of the General Fund Budget shall not constitute the District's consent for payment of any expenses or change in Contract terms.

iii. In the event the District authorizes a change in the scope of services requested, District Manager shall submit, in writing to the District, a request for a fee amendment corresponding to the change in services being requested, if it has not already done so. Any change in the scope of requested services and the corresponding fee amendment shall comply with the amendment procedure in this Contract. Such amendment must be validly executed by the Parties before District Manager is authorized to begin providing services pursuant to the change in scope and the revised fees are adopted.

iv. For the purposes of this Contract, an out-of-pocket expense is an unexpected expense that the District Manager or one of its subcontractors, if applicable, incurs during the performance of the Standard On-Going Services, as provided in this Contract. Such out-of-pocket expenses are included in the fees shown in **Exhibit B**. Out-of-pocket expenses incurred in connection with the performance of Additional Services and Litigation Support Services shall be subject to reimbursement at cost. These expenses include but are not limited to, airfare, mileage, transportation/parking, lodging, postage, and copies.

B. PAYMENT TERMS.

i. Standard On-Going Services. Standard-On Going Services shall be billed monthly as a fixed fee pursuant to the schedule shown in **Exhibit B**.

ii. Additional Services. Additional Services shall either be billed monthly at the District Manager's proposed hourly rate or per occurrence both as authorized by the District and negotiated by the Parties.

iii. **Litigation Support Services.** Litigation Support Services shall be billed monthly on an hourly basis for the hours incurred at the District Manager's proposed hourly rate, as authorized by the District and negotiated by the Parties.

iv. **Out-of-Pocket expenses**. Out-of-Pocket expenses not included under the Standard-On Going Services of the District Manager shall be billed monthly as incurred.

All invoices shall be due and payable forty-five (45) days from the date of invoice pursuant to the Prompt Payment Act, Chapter 218.70 Florida Statutes.

VII. **SUSPENSION OF SERVICES FOR NON-PAYMENT.** Unless nonpayment is the fault of the District Manager, the District Manager shall have the right to suspend services being provided as outlined in this Contract if the District fails to pay District Manager's invoices in a timely manner, which shall be construed as forty-five (45) days from date of the invoice or as otherwise provided by the Prompt Payment Act, Section 218.70 Florida Statutes. District Manager shall notify the District, in writing, at least ten (10) days prior to suspending services.

VIII. **NON-CONTINGENCY.** The payment of fees and expenses, as outlined in this Contract, are not contingent upon any circumstance not specifically outlined in this Contract.

IX. **AMENDMENT.** Amendments to, and waivers of, the provisions contained in this Contract may be made only by an instrument in writing that is executed by both the District and the District Manager.

X. **RESPONSIBILITIES.**

A. **DISTRICT RESPONSIBILITIES.** The District shall provide for the timely services of its legal counsel, engineer, and any other consultants, contractors, or employees, as required, for the District Manager to perform the duties outlined in this Contract. Expenses incurred in providing this support shall be the sole responsibility of the District unless specified herein.

B. **LIMITATIONS OF RESPONSIBILITIES.** To the extent not referenced herein, and to the extent consistent with Chapter 190.006, District Manager shall not be responsible for the acts or omissions of any other contractor or any of its subcontractors, suppliers, or of any other individual or entity performing services as part of this Contract which are not under the control of the District Manager. District Manager shall not be liable for any damage that occurs from Acts of God, which are defined as those caused by windstorm, hail, fire, flood, hurricane, freezing, or other similar occurrences of nature.

XI. **TERMINATION.** This Contract may be terminated as follows:

A. By the District for "good cause" immediately which shall include misfeasance, malfeasance, nonfeasance, or dereliction of duties by the District Manager. Termination for "good cause" shall be effected by written notice to District Manager

electronically at the address noted herein.

B. By the District Manager for "good cause", immediately which shall include, but is not limited to, failure of the District to timely pay District Manager for services rendered in accordance with the terms set forth in this Contract, malfeasance, nonfeasance, or dereliction of duties by the District, or upon request or demand by the Board, or any member thereof, for District Manager to undertake any action or implement a policy of the Board which District Manager deems unethical, unlawful, or in contradiction of any applicable federal, state, or municipal law or rule. Termination for "good cause" shall be effected by written notice to District electronically at the address noted herein.

C. By the District Manager or District, for any reason, upon provision of a minimum of sixty (60) days written (electronic) notice of termination to the address noted herein.

D. Upon any termination, District Manager shall be entitled to the total amount of compensation pursuant to the terms of this Contract, through the termination date, but subject to any off-sets that the District may have for services not performed or not performed in accordance with the Contract. District Manager shall make all reasonable effort to provide for an orderly transfer of the books and records of the District to the District or its designee.

XII. GENERAL TERMS AND CONDITIONS.

A. All invoices are due and payable within forty-five (45) days of a correctly submitted invoice, or as otherwise provided by the Florida Prompt Payment Act, Section 218.70. Florida Statutes. Invoices not paid within forty-five (45) days of presentation shall be charged interest on the balance due at the maximum legally permissible rate.

B. In the event either party is required to take any action to enforce this Contract, the prevailing party shall be entitled to attorney's fees and costs, including fees and costs incurred in determining entitlement to and reasonableness of such fees and costs.

C. This Contract shall be interpreted in accordance with and shall be governed by the laws of the State of Florida. Venue for all proceedings shall be in Pasco County, Florida.

D. In the event that any provision of this Contract shall be determined to be unenforceable or invalid by a Court of Law, such unenforceability or invalidity shall not affect the remaining provisions of the Contract which shall remain in full force and effect.

E. The rights and obligations of the District as defined by this Contract shall inure to the benefit of and shall be binding upon the successors and assigns of the District. There shall be no assignment of this Contract by the District Manager.

F. The District Manager and its officers, supervisors, staff, and employees shall use due care to protect the property of the District, its residents, and landowners from damage. The District Manager agrees to take steps to repair any damage resulting from the District Manager's activities and work pursuant to the Contract within twenty-four hours (24) hours.

G. Dissolution or court declared invalidity of the District shall not relieve the District of compensation due for services theretofore rendered.

XIII. INDEMNIFICATION.

A. DISTRICT INDEMNIFICATION. To the extent the District Manager or its employees are serving as the District's employees, officers, or agents pursuant to the terms, conditions and requirements of this Agreement, and as may be allowable under applicable law (and without waiving the limitations of liability set forth in Section 768.28, Florida Statutes), the District agrees to indemnify, defend, and hold harmless the District Manager, its employees, officers, or agents from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that District Manager its employees, officers, or agents, may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the negligent, reckless, and/or intentionally wrongful acts or omissions of the District, except to the extent caused by, in whole or in part, the negligence or recklessness and/or willful misconduct of the District Manager. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the District Manager may be entitled and shall continue after the District Manager has ceased to be engaged under this Contract.

DISTRICT MANAGER INDEMNIFICATION. The District Manager agrees to indemnify, defend, and hold harmless the District and its officers, supervisors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that the District may hereafter incur, become responsible for, or be caused to pay arising out of or relating to the failure to perform under this Agreement or at law, or negligent, reckless, and/or intentionally wrongful acts or omissions of the District Manager. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the District may be entitled and shall continue after the District Manager has ceased to be engaged under this Contract.

The terms of this Section shall survive the termination of this Contract.

B. SOVEREIGN IMMUNITY; INDEMNIFICATION OBLIGATIONS. Nothing herein shall be construed to waive or limit the District's sovereign immunity limitations of liability as provided in Section 768.28, Florida Statutes, or other applicable law. Indemnification obligations under this Contract shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

XIV. WAIVER OF DAMAGES. The District Manager, its employees, officers, or agents, shall not be liable for any acts or omissions of any previous manager(s) of the District. Additionally, the District Manager, its employees, officers or agents, shall not be liable, responsible, or accountable in damages or otherwise to the District for any acts performed by the District Manager, its employees, officers or agents, in good faith and within the

scope of this Agreement. Further, the District Manager, its employees, officers, or agents, shall not be liable to the District or otherwise for any loss or damage resulting from the loss or impairment of funds that have been deposited into a bank account owned by the District or otherwise titled in the name of the District (collectively, "District Bank Accounts") due to the failure, insolvency or suspension of a financial institution, or any loss or impairment of funds due to the invalidity of any draft, check, document or other negotiable instrument payable to the District which is delivered to the District Manager and deposited into any of the District Bank Accounts. The terms of this Section shall survive the termination of this Contract.

XV. INSURANCE.

A. The District shall provide and maintain Public Official Liability and General Liability insurance policies, each in an amount not less than One Million Dollars ($1,000,000.00) throughout the term of this Contract.

B. The District Manager shall provide and maintain the following levels of insurance coverage at all times throughout the term of this Contract:

- **i.** Worker's Compensation Insurance in accordance with the laws of the State of Florida.
- **ii.** General Liability Insurance with the limit of One Million Dollars ($1,000,000.00) per each occurrence.
- **iii.** Professional Liability Insurance with limit of no less than One Million Dollars ($1,000,000.00) per each occurrence.
- **iv.** Employment Practices Liability Insurance with limit of Two Million Dollars ($2,000,000.00) per each occurrence.
- **v.** Comprehensive Automobile Liability Insurance for all vehicles used by the District Manager's staff, whether owned or hired, with a combined single limit of One Million Dollars ($1,000,000.00).

C. Except with respect to Professional Liability and Worker's Compensation insurance policies, the District and its officers, supervisors, staff, and employees shall be listed as additional insureds on each insurance policy described above. None of the policies above may be canceled during the term of this Contract (or otherwise cause the District to not be named as an additional insured where applicable) without thirty (30) days written notice to the District. District Manager shall furnish the District with a Certificate of Insurance evidencing compliance with this section upon request. Insurance should be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

D. The District agrees to list the District Manager as an additional insured party on its General Liability and Automobile Liability insurance policies to the extent the District Manager or its employees are serving as the District's employees, officers or agents pursuant to the terms, conditions and requirements of this Agreement, and to the extent the District's insurance provider shall issue an endorsement in substantially the form attached hereto as Exhibit E. The limits of coverage for additional insured parties pursuant to such

endorsement shall not exceed the monetary limitations of liability provided in Section 768.28, Florida Statutes.

E. If the District Manager fails to secure or maintain the required insurance, the District has the right (without any obligation to do so) to secure such required insurance, in which event the District Manager shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

XVI. **ASSIGNMENT.** Except as provided in this section, neither the District nor the District Manager may assign this Contract or any monies to become due hereunder without the prior written approval of the other. Any assignment attempted to be made by the District Manager or the District without the prior written approval of the other party is void.

XVII. **COMPLIANCE WITH PUBLIC RECORDS LAWS.** District Manager understands and agrees that all documents of any kind provided to the District in connection with this Contract may be public records, and, accordingly, District Manager agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. District Manager acknowledges that District Manager is the designated public records custodian for the District("Public Records Custodian"). Among other requirements and to the extent applicable by law, the District Manager shall 1) keep and maintain public records required by the District to perform the service; 2) provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes and the District's Rules of Procedure, and in accordance with **Exhibit A**, which Rules of Procedure shall control; 3) ensure that public records which are exempt or confidential and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the District Manager does not transfer the records to the new Public Records Custodian of the District; 4) follow the Records Request Policy attached hereto as **Exhibit D**; and 5) upon completion of the Contract, transfer to the District, at no cost, all public records in District Manager's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the District Manager, the District Manager shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE DISTRICT MANAGER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE DISTRICT MANAGER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 514-0400, OR BY EMAIL AT INFO@RIZZETTA.COM, OR BY REGULAR MAIL AT 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614.

XVIII. **NOTICES.** All notices, requests, consents and other communications under this Contract ("**Notices**") shall be electronic or in writing and delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

If to the District:	Del Webb Bexley Community Development District 3434 Colwell Avenue, Suite 200 Tampa, FL 33614
With a copy to:	Kutak Rock LLP 107 W. College Avenue Tallahassee, FL 32301 Attn: District Counsel
If to the District Manager:	Rizzetta & Company, Inc. 3434 Colwell Avenue, Suite 200 Tampa, FL 33614

Except as otherwise provided in this Contract, any Notice shall be deemed received only upon actual delivery at the address set forth above or delivered electronically with return receipt. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Contract would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States Government shall not be regarded as business days. Counsel for the District and counsel for the District Manager may deliver Notice on behalf of the District and the District Manager, respectively. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

XIX. **EFFECTIVE DATE.** This Contract shall become effective on October 1, 2025 and shall remain effective until terminated by either the District or the District Manager in accordance with the provisions of this Contract.

XX. **HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Contract are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Contract.

XXI. **AGREEMENT; CONFLICTS.** This instrument, together with accompanying **Exhibits A, B, C and D**, shall constitute the final and complete expression of this Contract between the District and the District Manager relating to the subject matter of this Contract. To the extent of any conflict between this instrument and **Exhibits A, B, C, and D**, this instrument shall control.

XXII. **DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE.** A default by either the District or the District Manager under this Contract shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely

responsible for enforcing its rights under this Contract against any interfering third party. Nothing contained in this Contract shall limit or impair the District's right to protect its rights from interference by a third party to this Contract.

XXIII. **THIRD PARTY BENEFICIARIES.** This Contract is solely for the benefit of the District and the District Manager and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Contract. Nothing in this Contract, express or implied, is intended or shall be construed to confer upon any person or corporation other than the District and the District Manager any right, remedy, or claim under or by reason of this Contract or any of the provisions or conditions of this Contract; and all of the provisions, representations, covenants, and conditions contained in this Contract shall inure to the sole benefit of and shall be binding upon the District and the District Manager and their respective representatives, successors, and assigns.

XXIV. **COMPLIANCE WITH GOVERNMENTAL REGULATION.** The District Manager shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, and ordinances in performing the services under this Contract. If the District Manager fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by a local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Contract or any action of the District Manager or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation of an alleged violation, the District may terminate this Contract, such termination to be effective immediately upon the giving of notice of termination.

XXV. **ARM'S LENGTH TRANSACTION.** This Contract has been negotiated fully between the District and the District Manager as an arm's length transaction. The District and the District Manager participated fully in the preparation of this Contract with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Contract, the Parties are deemed to have drafted, chosen, and selected the language, and any doubtful language shall not be interpreted or construed against any party.

XXVI. **COUNTERPARTS.** This Contract may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

XXVII. **E-VERIFICATION**. Pursuant to Section 448.095(2), Florida Statutes,

A. Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and shall remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.

B. If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District shall terminate this Agreement as

required by Section 448.095(2)(c), Florida Statutes. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Contractor shall immediately terminate its contract with the subcontractor.

C. If this Agreement is terminated in accordance with this section, then the Contractor shall be liable for any additional costs incurred by the District.

XXVIII. SAFE AND HEALTHY WORK ENVIRONMENT. District agrees to provide a safe and healthy work environment for all employees provided by the District Manager. If the District Manager, in the exercise of its reasonable discretion, determines that there are conditions within the District which pose a hazard to the safety and/or health of its employees, including but not limited to, harassment, threats of harm or cyber bullying by residents, guests and invitees, the District Manager shall have the ability, notwithstanding anything to the contrary contained in this Contract, to prohibit its employees from going to the areas managed by the District to provide services or remove on-site employees upon written notice to the District. During the period of time that employees have been removed, District Manager shall have no responsibility for performance of services under this Contract that would be performed by on-site employees or by employees prohibited from going to the areas managed by the District. Further, District Manager shall not be liable to the District or residents, guests and invitees for any injury, losses, costs, penalties, fines, fees, suits, demands, causes of action, judgments, obligations, claims or expenses incurred, sustained, arising out of and/or related to the District Manager's inability and/or failure to perform any of its duties and obligations under this Contract during the period of time when the District Manager's on-site employees have been removed or other employees have been prohibited from going to areas managed by the District.

XXVIV. FORCE MAJEURE. The Parties hereto shall be excused from the obligation to perform pursuant to the terms of this Contract to the extent that such party's performance is prevented due to any delay, or stoppage due to strikes, lockouts, labor disputes, labor shortages, acts of war, terrorism, terrorist activities, pandemic, epidemic, banking or financial institution closures, inability to obtain services from third parties, governmental actions, civil commotions, fire, flood, hurricane, earthquake, or other casualty, and other causes beyond the reasonable control of the party obligated to perform (collectively, a "**Force Majeure**"), except with respect to amounts to be paid by the District for services actually provided by District Manager pursuant to this Contract during a Force Majeure. Notwithstanding anything to the contrary contained in this Contract, a Force Majeure shall excuse the performance of such party for a period equal to any such prevention, delay or stoppage and, therefore, if this Contract specifies a time period for performance of an obligation of either party (other than payment to the District Manager by District for services actually provided during a Force Majeure unless there is an event causing banking or financial institution closures), that time period shall be extended by the period of any delay in such party's performance caused by a Force Majeure. The foregoing shall not be interpreted as extending the term or renewal term of this Contract.

XXVV. DISLCOSURE. Rizzetta & Company, Inc. is an affiliate of FirstService Residential Florida, Inc.

(Remainder of this page is left blank intentionally)

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

ACCEPTED BY:

RIZZETTA & COMPANY, INC.

BY: William J. Rizzetta

PRINTED NAME: William J. Rizzetta

TITLE: President

DATE: Aug 7, 2025

DEL WEBB BEXLEY COMMUNITY DEVELOPMENT DISTRICT

BY: _____

PRINTED NAME: _____

TITLE: Chairman/Vice Chairman

DATE: _____

Exhibit A – Scope of Services
Exhibit B – Schedule of Fees
Exhibit C – Municipal Advisor Disclaimer
Exhibit D – Public Records Request Policy
Exhibit E – Human Trafficking Affidavit

EXHIBIT A
Scope of Services

STANDARD ON-GOING SERVICES: These services shall be provided on a recurring basis and are commonly referred to as the basic services necessary for the normal and routine functioning of the District.

MANAGEMENT:

A. Attend and conduct all regularly scheduled and special Board of Supervisors meetings, Landowners' meetings, continued meetings, hearings and workshops. Arrange for time and location and all other necessary logistics for such meetings, hearings, etc.

B. Ensure compliance with all statutes affecting the district which include but are not limited to:

1. Certify Special District Update Form, submitted to the Special District Information Program, Department of Economic Opportunity each year.
2. Assign and provide Records Management Liaison Officer for reporting to the Department of Library and Archives
3. Provide contact person for the State Commission of Ethics for Financial Disclosure coordination
4. Provide Form 1 Financial Disclosure documents for Board Members
5. Provide Form 1F Financial Disclosure documents for Resigning Board Members.
6. Monitor and supply Form 3A, Interest in Competitive Bid for Public Business as needed
7. Monitor and provide Form 8B, Memorandum of Voting Conflict for the Board.
8. Monitor and provide update on Creation Documents, including Notice of Establishment, to Department of Economic Opportunity and the County.
9. Maintain and file Disclosure of Public Financing and file with Department of Economic Opportunity and each residential developer.
10. Provide for a proposed budget for Board approval on or by June 15 of each fiscal year.
11. Provide copy of approved proposed budget to the County a minimum of 60 days prior to the public hearing on the budget.
    a. Provide written notice to owners of public hearing on the budget and its related assessments.
12. Provide copy of the initial Public Facilities report to the County to be submitted within one (1) year after the district's creation.
13. Provide copy of an annual notice of any changes to the Public Facilities report to the County if changes are made.
14. Provide copy of the seven (7) year Public Facilities report update, based on reporting period assigned to the County it is located in.

15. File name and location of the Registered Agent and Office location annually with Department of Economic Opportunity and the County.
16. Provide for submitting the regular meeting schedule of the Board to County.
17. Provide District Map and update as provided by the District's Engineer as needed to the Department of Economic Opportunity and the County
18. Provide legal description and boundary map as provided by District Engineer to the Supervisor of Elections
19. File request letter to the Supervisor of Election of the County for number of registered voters as of April 15, each year.
20. Provide for public records announcement and file document of registered voter data each June.
21. Update Board Member names, positions and contact information to the State Commission on Ethics annually.
22. Certify and file the Form DR 421, Truth in Millage Document with the Department of Revenue each tax year.
23. Properly notice all public meetings, in accordance with the appropriate Florida Statutes, including but not limited to, public hearings on assessments, the budget, establishment of rates, fees, or charges, rulemaking, uniform method of collection, and all other required notices of meetings, hearings and workshops.
    a. Provide for the appropriate ad templates and language for each of the above.
24. Provide for instruction to Landowners on the Election Process and forms, etc.
25. Respond to Bond Holders Requests for Information.
26. Implement the policies established by the Board in connection with the operations of the District.

C. Assist in the negotiation of contracts, as directed by the Board of Supervisors.

D. Advise the Board on the status of negotiations as well as contract provisions and their impacts on the District and provide contract administration services.

E. Make recommendations on contract approval, rejection, amendment, renewal, and cancellation. In advance of expiration of contracts, advise the Board as to need for renewal or additional procurement activities and implement same.

F. Monitor certificates of insurance as needed per contracts.

G. Answer Project Status Inquiries from Contractors Bonding Companies.

H. Provide an office location to handle and respond to written, phone or e-mail inquiries from the public.

ADMINISTRATIVE:

A. Prepare agendas for transmittal to Board of Supervisors and staff seven (7) days prior to Board of Supervisors' Meeting. Prepare meeting materials for other meetings, hearings, etc., as needed.

B. Provide accurate minutes for all meetings and hearings, including landowners' meetings.

C. Implement and maintain a document management system to create and save documents, and provide for the archiving of District documents.

   1. Certify and file annual report to the Department of State, Library and Archive Division, for storage and disposal of public records.

D. Protect integrity of all public records in accordance with the requirements of State law. Respond to public records requests as required by law and in compliance with the Rules of Procedure and the District's adopted public records policy.

E. Maintain "Record of Proceedings" for the district within the County which includes meeting minutes, agreements, resolutions and other records required by law.

ACCOUNTING:

A. Financial Statements

   1. Establish Fund Accounting System in accordance with federal and state law, as well as GASB and the Rules of the Auditor General. This includes the following:
      a) Chart of Accounts
      b) Vendor and Customer Master File
      c) Report creation and set-up.
   2. Prepare monthly balance sheet, income statement(s) with budget to actual variances, including the following:
      a) Cash Investment Account Reconciliations per fund
      b) Balance Sheet Reconciliations per fund
      c) Expense Variance Analysis
   3. Prepare and file Annual Public Depositor's Report and distribute to State Department of Insurance and Treasury.
   4. Prepare and file Public Depositor's and Indemnification Form on new accounts as needed.
   5. Manage banking relations with the District's Depository and Trustee.
   6. Prepare all other financial reports as required by applicable law and accounting standards, and bond trust indenture requirements.
   7. Account for assets constructed by or donated to the District for maintenance.
   8. On or before October 1st of every year prepare an annual inventory of all District owned tangible personal property and equipment in accordance with all applicable rules and standards.
   9. Provide Audit support to auditors for the required Annual Audit, as follows:
      a) Review statutory and bond indenture requirements
      b) Prepare Audit Confirmation Letters for independent verification of activities.

c) Prepare all supporting accounting reports and documents as requested by the auditors

d) Respond to auditor questions

e) Review and edit draft report

f) Prepare year-end adjusting journal entries as required

10. Provide for transmission of the Audit to the County and the Auditor General's Office of the State.

11. Provide and file Annual Financial Statements (FS. 218 report) by June 30th of each year.

B. Budgeting

1. Prepare budget and backup material for and present the budget at all budget meetings, hearings and workshops. The budget is to be done in accordance with state law standards, and consistent with applicable GFOA and GASB standards. Budget preparation shall include calculation of operation and maintenance assessments, which may include development of benefit methodology for those assessments.

2. File all required documentation to the Department of Revenue, Auditor General, the County, and other governmental agencies with jurisdiction.

3. Prepare and cause to be published notices of all budget hearings and workshops.

4. Prepare all budget amendments on an ongoing basis. Assist in process to retain an auditor and cooperate and assist in the performance of the audit by the independent auditor.

C. Accounts Payable/Receivable

1. Administer the processing, review and approval, and payment of all invoices and purchase orders. Ensure timely payment of vendor invoices and purchase orders.

   a) Manage Vendor Information per W-9 reports

2. Prepare monthly Vendor Payment Report and Invoicing Support for presentation to the Board of Supervisors for approval or ratification.

3. Maintain checking accounts with qualified public depository including:

   a) Reconciliation to reported bank statements for all accounts and funds.

4. Prepare year-end 1099 Forms for Vendor payments as applicable.

   a) File reports with IRS.

D. Capital Program Administration

1. Maintain proper capital fund and project fund accounting procedures and records.

2. Process Construction requisitions including:

   a) Vendor Contract completion status

   b) Verify Change Orders for materials

   c) Check for duplicate submittals

d) Verify allowable expenses per Bond Indenture Agreements such as:

(1) Contract Assignment
(2) Acquisition Agreement
(3) Project Construction and Completion Agreement

3. Oversee and implement bond issue related compliance, i.e., coordination of annual arbitrage report, transmittal of annual audit and budget to the trustee, transmittal of annual audit and other information to dissemination agent (if other than manager) or directly to bond holders as required by Continuing Disclosure Agreements, annual/quarterly disclosure reporting, update etc.
4. Provide Asset Tracking for improvements to be transferred and their value for removal from District's Schedule of Property Ownership that are going to another local government.
5. Provide for appropriate bid and or proposal/qualification processes for Capital Project Construction.

E. Purchasing

1. Assist in selection of vendors as needed for services, goods, supplies, materials. Obtain pricing proposals as needed and in accordance with District rules and state law.
2. Prepare RFPs for Administrative Services as needed, such as audit services, legal services, and engineering services.
3. Prepare and process requisitions for capital expenses, in coordination with District Engineer.

F. Risk Management

1. Prepare and follow risk management policies and procedures.
2. Recommend and advise the Board, in consultation with the District Engineer of the appropriate amount and type of insurance and be responsible for procuring all necessary insurance.
3. Process and assist in the investigation of insurance claims, in coordination with Counsel of the District.
4. Review insurance policies and coverage amounts of District vendors.
5. Provide for an update to the Schedule of Values of Assets owned by the District for purposes of procuring adequate coverage.
6. Maintain and monitor Certificates of Insurance for all service and contract vendors.

FINANCIAL AND REVENUE COLLECTION:

A. Administer Prepayment Collection:

1. Provide payoff information and pre-payment amounts as requested by property owners.
2. Monitor, collect and maintain records of prepayment of assessments.

3. Coordinate with Trustee to confirm semi-annual interest payments and bond call amounts.
4. Prepare periodic continuing disclosure reports to investment bankers, bond holder and reporting agencies.

B. Administer Assessment Roll Process:

1. Prepare annual assessment roll for collection of debt service and operations and maintenance assessments.
2. Update roll to reflect per unit and per parcel assessments based on adopted fiscal year budgets.
3. Verify assessments on platted lots, commercial properties or other assessable lands.
4. Convert final assessment roll to County Property Appraiser or Tax Collector format and remit to county.
5. Execute and issue Certificate of Non-Ad Valorem Assessments to County.

C. Administer Assessments for Off Tax Roll parcels/lots:

1. Maintain and update current list of owners of property not assessed via the tax roll.
2. Prepare and issue direct invoices for the annual debt service and operations and maintenance assessments.
3. Monitor collection of direct invoices and prepare and send delinquent/collection notices as necessary.

D. True-Up Analysis:

1. Annually compare current and un-platted lots to original development plan to ensure adequate collection of assessment revenue as necessary.
2. Prepare true-up calculations and invoice property owners for true-up payments as necessary.

CONTINUING DISCLOSURE:

A. Dissemination Agent:

1. Serve as the District's Dissemination Agent and provides such duties as required per the District's Continuing Disclosure Agreements and compliance with the Securities and Exchange Commission's Rule 15c2-12(b)(5) for all series of bonds requiring such services.

WEBSITE MANAGEMENT:

A. Website Management:

1. Consultant shall manage the content of the website in compliance with Chapter 189.069, Florida Statutes. Consultant shall maintain the domain for the District. Consultant shall provide the website maintenance provider with documents and

updated content as required in accordance with Chapter 189.0069 Florida Statutes.

Required Website Content: Pursuant to section 189.016 & 189.069, Florida Statutes, special district web sites are required to include and make available the following information or documents, which requirements may be changed from time to time. Changes to the requirements may be subject to additional fees:

a. The full legal name of the special district.
b. The public purpose of the special district.
c. The name, official address, official e-mail address, and, if applicable, term and appointing authority for each member of the governing body of the special district.
d. The fiscal year of the special district.
e. The full text of the special district's charter, the date of establishment, the establishing entity, and the statute or statutes under which the special district operates, if different from the statute or statutes under which the special district was established. Community development districts may reference chapter 190 as the uniform charter but must include information relating to any grant of special powers.
f. The mailing address, e-mail address, telephone number, and website uniform resource locator of the special district.
g. A description of the boundaries or service area of, and the services provided by, the special district.
h. A listing of all taxes, fees, assessments, or charges imposed and collected by the special district, including the rates or amounts for the fiscal year and the statutory authority for the levy of the tax, fee, assessment, or charge. For purposes of this subparagraph, charges do not include patient charges by a hospital or other health care provider.
i. The primary contact information for the special district for purposes of communication from the department.
j. A code of ethics adopted by the special district, if applicable, and a hyperlink to generally applicable ethics provisions.
k. The budget of the special district and any amendments thereto in accordance with s. 189.016.
l. Tentative budgets shall be posted at least two (2) days before the budget hearing and remain on District website for forty-five (45) days.
m. Final adopted budgets shall be posted within thirty (30) days after adoption and remain on District website for two (2) years.
n. Budget amendments shall be posted within five (5) days after adoption and remain on District website for two (2) years.
o. The final, complete audit report for the most recent completed fiscal year and audit reports required by law or authorized by the governing body of the special district or a link to the District's most recent final, complete audit report on the Auditor General's website.
p. A listing of the District's regularly scheduled public meetings as required by s. 189.015(1).
q. The link to the Department of Financial Services' website as set forth in s. 218.32(1)(g).
r. At least seven (7) days before each meeting or workshop, the agenda of the event, The information must remain on the website for at least one (1) year after the event.

ADDITIONAL SERVICES:

A. Meetings

1. Extended meetings (beyond three (3) hours in length); continued meetings, special/additional meetings (not including annual budget workshop);

B. Financial Reports

1. Modifications and Certification of Special Assessment Allocation Report;

2. True-Up Analysis;
   a) Should certain modifications be made to a Special Assessment Allocation Report a review of the current platted and un-platted lots compared to the original development plan maybe be required to ensure adequate collection of assessment revenue.

   b) Should it be required prepare true-up calculations and invoice property owners for true-up payments as necessary;

C. Bond Issuance Services

1. Special Assessment Allocation Report;

   a) Prepare benefit analysis based on infrastructure to be funded with bond proceeds.

   b) Prepare Preliminary Special Assessment Allocation Report and present to District board and staff.

   c) Present Final Special Assessment Allocation Report to board and staff at noticed public hearing levying special assessments

2. Bond Validation;

   a) Coordinate the preparation of a Bond Validation Report which states the "Not-to-exceed" par amount of bonds to be issued by the District and present to board as part of the Bond Resolution.
   b) Provide expert testimony at bond validation hearing in circuit court.

3. Certifications and Closing Documents;

   a) Prepare or provide signatures on all closing documents, certificates or schedules related to the bond issue that are required by District Manager or District Assessment Methodology Consultant.

D. Electronic communications/e-blasts;

E. Special requests;

F. Amendment to District boundary;

G. Grant Applications;

H. Escrow Agent;

I. Continuing Disclosure/Representative/Agent;

J. Community Mailings e.g. memos, notifications of rules changes, operations and maintenance assessment notices, etc.

K. Public Records Requests - Refer to **Exhibit D** of this Contract for responsibilities;

LITIGATION SUPPORT SERVICES:

Prepare documentation in response to litigation requests and provide necessary expert testimony in connection with litigation involving District issues.

ADDITIONAL SERVICES PROVIDED TO THIRD PARTIES:

A. Issue estoppel letters as needed for property transfers
   1. Prepare estoppel letter reflecting current district assessment information as required for sale or transfer of residential or commercial property within the District.
   2. Issue lien releases for properties which prepay within in the District.

B. Bond prepayment processing
   1. Collect bond pre-payments, both short term and long term bonds, verify amounts and remit to Trustee with deposit instructions.
   2. Maintain collection log showing all parcels that have pre-paid assessments.
   3. Prepare, execute and issue release of lien to be recorded in public records.

EXHIBIT B
Schedule of Fees

STANDARD ON-GOING SERVICES:

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

	MONTHLY	ANNUALLY
Management:	$1,949.25	$23,391
Administrative:	$432.08	$5,185
Accounting:	$1,743.08	$20,917
Financial & Revenue Collections:	$341.00	$4,092
Assessment Roll(1)		$5,626
Continuing Disclosure:	$416.67	$5,000
Website Management:	$110.00	$1,320
Total Standard On-Going Services:	$4,992.08	$65,531

(1) Assessment Roll is to paid in one lump-sum upon completion.

ADDITIONAL SERVICES:	FREQUENCY	RATE
Extended and Continued Meetings	Hourly	$ 400
Additional Meetings (includes meeting prep, attendance and drafting of minutes)	Hourly	$ 400
Estoppel Requests (billed to requestor):		
One Lot (on tax roll)	Per Occurrence	$ 100
Two+ Lots (on tax roll)	Per Occurrence	$ 125
One Lot (direct billed by the District)	Per Occurrence	$ 100
Two–Five Lots (direct billed by the District)	Per Occurrence	$ 150
Six-Nine Lots (direct billed by the District)	Per Occurrence	$ 200
Ten+ Lots (direct billed by the District)	Per Occurrence	$ 250
Long Term Bond Debt Payoff Requests	Per Occurrence	$ 100/Lot
Two+ Lots	Per Occurrence	Upon Request
Short Term Bond Debt Payoff Requests & Long Term Bond Debt Partial Payoff Requests		
One Lot	Per Occurrence	$ 125
Two – Five Lots	Per Occurrence	$ 200
Six – Ten Lots	Per Occurrence	$ 300
Eleven – Fifteen Lots	Per Occurrence	$ 400
Sixteen+ Lots	Per Occurrence	$ 500
Bond Amortization Schedules	Per Occurrence	$ 600
Special Assessment Allocation Report	Per Occurrence	Upon Request
True-Up Analysis/Report	Per Occurrence	Upon Request
Re-Financing Analysis	Per Occurrence	Upon Request
Bond Validation Testimony	Per Occurrence	Upon Request
Bond Issue Certifications/Closing Documents	Per Occurrence	Upon Request
Electronic communications/E-blasts	Per Occurrence	Upon Request
Special Information Requests	Hourly	Upon Request
Amendment to District Boundary	Hourly	Upon Request
Grant Applications	Hourly	Upon Request
Escrow Agent	Hourly	Upon Request
Continuing Disclosure/Representative/Agent	Annually	Upon Request
Community Mailings	Per Occurrence	Upon Request
Response to Extensive Public Records Requests	Hourly	Upon Request
Litigation Support Services	Hourly	Upon Request

PUBLIC RECORDS REQUESTS FEES:

Public Records Requests shall be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
Regional Manager	$ 52.00
District Manager	$ 40.00
Accounting & Finance Staff	$ 28.00
Administrative Support Staff	$ 21.00

LITIGATION SUPPORT SERVICES:

Litigation Support Services shall be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
President	$ 500.00
Chief Financial Officer	$ 450.00
Vice President	$ 400.00
Controller	$ 350.00
Regional District Manager	$ 300.00
Accounting Director	$ 300.00
Finance Manager	$ 300.00
Senior District Manager	$ 275.00
District Manager	$ 250.00
Amenity Services Manager	$ 250.00
Business Development Manager	$ 250.00
Landscape Inspection Services Manager	$ 250.00
Financial Analyst	$ 250.00
Senior Accountant	$ 225.00
Landscape Specialist	$ 200.00
Administrative Support Manager	$ 200.00
Senior Financial Associate	$ 200.00
Senior Administrative Assistant	$ 200.00
Staff Accountant II	$ 200.00
District Coordinator	$ 175.00
Administrative Assistant II	$ 150.00
District Compliance Associate	$ 150.00
Staff Accountant	$ 150.00
Financial Associate	$ 150.00
Administrative Assistant	$ 100.00
Accounting Clerk	$ 100.00
Client Relations Specialist	$ 100.00

EXHIBIT C
Municipal Advisor Disclaimer

Rizzetta & Company, Inc., does not represent the Community Development District as a Municipal Advisor or Securities Broker nor is Rizzetta & Company, Inc., registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Rizzetta & Company, Inc., does not provide the Community Development District with financial advisory services or offer investment advice in any form.

EXHIBIT D
Public Records Request Policy and Fees

Public Officer, Employee and Staff Policy for Processing Requests for Public Records

Policy Generally:

The District supports policies that facilitate the efficient and complete provision of requested public records in a timely manner. This policy only applies to the way District officers, employees and staff (District Manager, District Counsel, District Engineer) (altogether, "District Persons") respond to public records requests within the organization. Chapter 119, F.S., and the District's Rules of Procedure dictate the way in which the District must produce records to the records requester. This policy is established to provide District Persons with a clear understanding of the process that shall be utilized in preparing responses to public record requests.

Requests for District Records:

1. The requesting party is not required to identify themselves or the reason for the request. The request may be made in writing (electronic or otherwise) or verbally.

2. Content on District social media sites is subject to the public records law. Communication made through a social networking medium may be subject to public disclosure.

3. There may be responsive records located on personal devices or personal accounts that are not maintained by the District. For this reason, District Persons shall be asked to perform searches of personal devices and accounts for any responsive record whenever a request so warrants. District Persons are strongly encouraged to avoid using personal devices or personal accounts for District business.

4. When a request is received, the individual(s) receiving the request shall forward the request to the District Manager who shall then translate the request to the public records request form attached hereto. The form should then be forwarded to the District's Record Custodian (whom is Rizzetta & Company, Inc.). The Records Custodian shall then review the form with the requesting party to ensure that it accurately reflects his/her request so that full compliance can be achieved in a timely and efficient fashion. The Records Custodian shall then notify the requesting party of the estimated time and cost to retrieve the records, in compliance with the District's Rules of Procedure, and confirm whether the requesting party agrees to pay the labor and copy charges, if applicable. Payment shall be made to the District prior to commencing the production process. The provisions of the Rules of Procedure and Florida law must be followed consistently and accurately.

5. To the extent applicable, the District, and not the District Manager or Records Custodian as an entity, shall charge the requesting party the special charge, which amount shall be consistent with Florida law. The District Manager may, consistent with and only pursuant to the terms of the Agreement between the District and the District Manager, charge the District the applicable public records response fees as set forth therein and established within the Agreement.

6. If not clear, the requesting party should be asked to identify whether they wish to simply inspect the records or obtain copies.

7. Florida's public records law does not require the District to answer questions regarding the records produced.

Processing Responsive Records:

1. After the above process is followed, for documents that are readily available, there should not be any charge for the labor in retrieving the requested documents, but any copies purchased by the requesting party shall be charged according to the District's adopted fee schedule.

2. Records are only required to be produced in the format(s) in which they exist.

3. All electronic records must be sent by a file transfer method to the Records Custodian. Any record that can be produced for review by District staff electronically must be produced in that medium. Should District Persons elect to provide records that are capable of being produced electronically in hard format, such individual shall not be entitled to reimbursement for copy or printing charges. It is within the Record Custodian's discretion to determine whether a record is capable of being produced electronically. District Persons shall make their best efforts to produce records for review by District staff as economically and efficiently as possible.

4. District Persons shall use their best efforts to electronically store public record e-mail according to the conventions of their e-mail system and retain it electronically pursuant to the District's retention schedule.

5. The technical details and methods of storing, retrieving and printing e-mail depend on the e-mail system in use. Consult with the Records Custodian or District Manager for guidance should questions arise.

6. Public records retention is governed by the Florida Department of State, Division of Library and Information Services, general record schedules and the District's adopted Record Retention schedule. Should District Persons have any questions regarding retention or disposition of records, please contact the Records Custodian or District Counsel.

EXHIBIT E

Nongovernmental Entity
Human Trafficking Affidavit
Section 787.06(13), Florida Statutes

I, the undersigned, am an officer or representative of Rizzetta & Company, Incorporated and attest that Rizzetta & Company, Incorporated does not use coercion for labor or services as defined in Section 787.06, Florida Statutes. Under penalty of perjury, I hereby declare and affirm that the above stated facts are true and correct.

FURTHER AFFIANT SAYETH NOT.

Rizzetta & Company, Incorporated, a
Florida Corporation

By: William J Rizzetta
Name: William J. Rizzetta
Title: President

2025-10-01 - Del Webb Bexley CDD - Contract for District Management Services (consolidated)

Final Audit Report 2025-08-07

Created:	2025-08-07
By:	Scott Brizendine (sbrizendine@rizzetta.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAc089JDyjMe2Vu-5OWX8tO-nPugHP6hII

"2025-10-01 - Del Webb Bexley CDD - Contract for District Management Services (consolidated)" History

Document created by Scott Brizendine (sbrizendine@rizzetta.com)
2025-08-07 - 3:24:31 PM GMT

Document emailed to Bill Rizzetta (brizzetta@rizzetta.com) for signature
2025-08-07 - 3:24:39 PM GMT

Email viewed by Bill Rizzetta (brizzetta@rizzetta.com)
2025-08-07 - 3:35:07 PM GMT

Document e-signed by Bill Rizzetta (brizzetta@rizzetta.com)
Signature Date: 2025-08-07 - 3:37:06 PM GMT - Time Source: server

Agreement completed.
2025-08-07 - 3:37:06 PM GMT

Adobe Acrobat Sign

Tab 5

Del Webb Bexley Community Development District
Performance Measures/Standards & Annual Reporting Form
October 1, 2024 – September 30, 2025

1. Website Maintenance

Goal 1.1 Administrative Goals and Objectives – Website Maintenance

Objective: Ensure that public records are readily available and easily accessible to the public by posting agendas to website seven (7) days in advance of the CDD meeting.

Measurement: Quarterly website reviews will be completed to ensure public records are up to date.

Standard: 100% of quarterly website checks were completed by District Management and ADA Website Provider.

Achieved: Yes ☐ No ☐

2. Operational Goals

Goal 2.1: Reserve Study

Objective: Complete a Reserve Study to ensure future needs of the district are met.

Measurement: Ensure that an updated Reserve Study is completed and on-file to assist the Board of future needs.

Standard: District Staff reviews the Reserve Study with the Board in preparation for the current Fiscal Year budget.

Achieved: Yes ☐ No ☐

Chair/Vice Chair:_____ Date:_____

Print Name:_____

Del Webb Bexley Community Development District

District Manager:_____ Date:_____

Print Name:_____

Del Webb Bexley Community Development District

Tab 6

Proposal Date: 5-20-25

ENVIRONMENTAL SERVICE AGREEMENT

This agreement made the date set forth below, by and between Advanced Aquatic Services, Inc., a Florida Corporation, hereinafter called "AAS, Inc.", and

Del Webb Bexley CDD
c/o Rizzetta & Company, Inc
5844 Old Pasco Road, Suite 100
Wesley Chapel, FL 33544

hereinafter called "CUSTOMER". The parties hereto agree as follows:

1) AAS, Inc. agrees to the management of approximately 33,580 linear feet of wetland conservation buffer areas as defined by SWFWMD. The 33,580 linear feet of buffers are divided into twelve areas with a buffer treatment zone of 20' bordering each WCA. Please see attached report for details. The management will entail the use of EPA approved herbicides targeting all invasive plant & tree vegetation as defined by FISC (The Florida Invasive Species Council). This includes control of aggressive native plants (including but not limited to Cattails and Dog Fennel).

Invasive tree growth (primarily but not limited to Brazilian Pepper, Chinese Tallow & Primrose Willow) 10' tall and shorter will be treated directly via foliar application and left to decompose in place naturally. Invasive tree growth more than 10' tall will be treated after cutting the tree cambium layer of the tree and treated tree growth will be left to decompose naturally. Both of these sizes of invasive tree growth will be left to decompose naturally, with the two different methods of application.

2) Monthly service visits (month one treat approximately 1/3 of the linear footage, month two treat approximately another 1/3 of the linear footage, month three treat the final 1/3 of the linear footage).

3) CUSTOMER agrees to pay AAS, Inc., its agents or assigns, the following sum for specified environmental services:

<u>Wetland Conservation Buffer Areas:</u>

Quarterly Quality Assurance Reports with photo summary ……Included

Total Monthly Investment ……$3,195.00

Payments to be made in equal and consecutive monthly installments of $3,195.00.

Accepted payment methods are by check mailed to our Deerfield Beach office, Automated Clearing House (ACH), or by credit card (a 5% convenience fee will be added to credit card payments).

This agreement shall have as its effective date the first day of the month in which services are first rendered to the CUSTOMER under this agreement. The length of this contract is valid for one year from that date. This contract will automatically renew every year on the anniversary date for a one-year term, with a four percent (4%) escalation in the annual contract price each year, rounded to the nearest dollar, unless written notice is received by AAS,

ESTIMATE

A1 Native Plants
5124 Medulla Rd
Lakeland, FL 33811

A1NativePlants@aol.com
+1 (863) 286-2434

Bill to
Del Webb Bexley CDD c/o
Rizzetta & Company
3434 Colwell Ave Suite 200
Tampa, Fl 33614

Estimate details
Estimate no.: 3231
Estimate date: 07/14/2025
Expiration date: 10/14/2025

Job: Del Webb Bexley

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Maintenance**	Monthly fee is broken up into 2 visits per month, each visit will approx cover 16825 feet- Treat any invasive species within 20 feet around the perimeter of 12 wetlands. (This is approximately 33650 linear feet.) The main targets are Brazilian peppers, Primrose willow, Torpedo grass, Caesar weed, Cattails and Chinese tallo. (Price covers the 2 visits per month)	1	$3,675.00	$3,675.00

Total **$3,675.00**

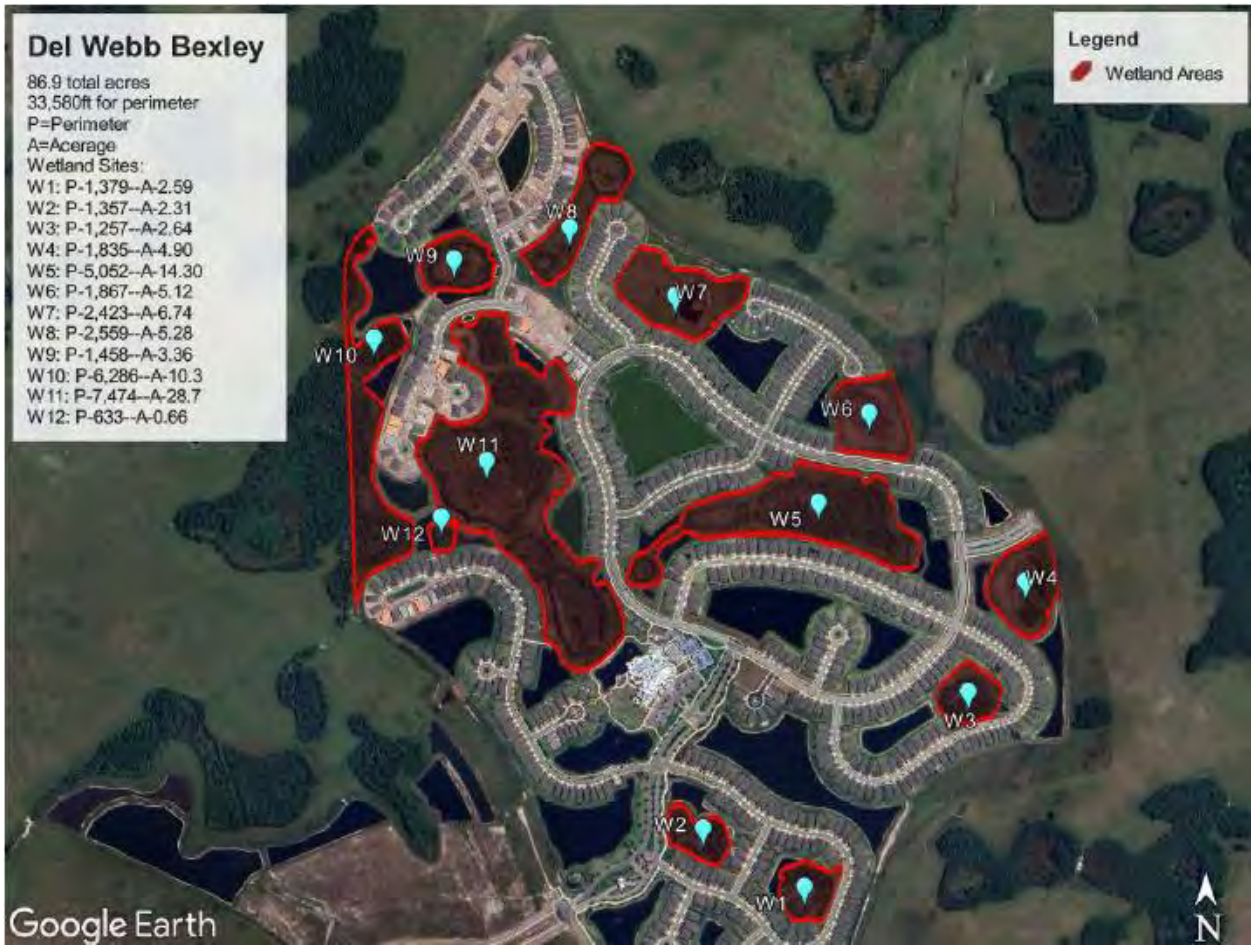
Expiry date 10/14/2025

Accepted date **Accepted by**

Allstate
RESOURCE MANAGEMENT, INC.

6900 S.W. 21st Court . Building 9 . Davie, FL 33317
Toll-Free: 800.270.6558 . Local: 954.382.9766 . Fax: 954.382.9770
Email: info@allstatemanagement.com

SITE MAP



Allstate
RESOURCE MANAGEMENT, INC.

6900 S.W. 21st Court . Building 9 . Davie, FL 33317
Toll-Free: 800.270.6558 . Local: 954.382.9766 . Fax: 954.382.9770
Email: info@allstatemanagement.com

MITIGATION MAINTENANCE AGREEMENT

This agreement, dated August 1, 2025, is made between ALLSTATE RESOURCE MANAGEMENT, INC. (ARMI) and CUSTOMER:

Del Webb Bexley CDD
c/o Rizzetta & Company
3434 Colwell Ave Suite 200 JGray@rizzetta.com
Tampa, FL 33614 LHayes@rizzetta.com

Both Customer and ARMI agree to the following terms and conditions:

1. ARMI will provide mitigation area management services on behalf of the customer in accordance with the terms and conditions of this agreement at the following mitigation site:

   Twelve (12) wetland mitigation areas, estimated to be 33,580 linear feet total, (treatment to take place inward 20') located at Del Webb Bexley CDD in Pasco County, Florida - map attached.

2. Customer agrees to pay ARMI the following amount during the term of this agreement for these specific mitigation management services:

   Mitigation maintenance 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 must be treated with only 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 tree species) 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.

   Post-treatment Reporting Included

   Monthly maintenance visits with entire site being treated once per quarter

   $3,800.00 / monthly

3. Schedule of payment: First month's payment shall be due and payable upon execution of this agreement; the balance shall be payable in advance in equal monthly installments.

4. The offer contained in this agreement is valid for thirty (30) days only and must be returned to our offices for acceptance within that period.

5. ARMI agrees to use only products that have been shown to present a wide margin of safety for Florida fish and wildlife.

6. This agreement may be terminated by either party with thirty (30) days written notice. Notification must be sent by certified mail; return receipt requested, to ALLSTATE RESOURCE MANAGEMENT, INC., 6900 SW 21st Court, Unit #9, Davie, Florida 33317. CUSTOMER agrees to pay for all services rendered by ARMI to date of termination of contract. ARMI reserves the right, under special circumstances, to initiate surcharges relating to extraordinary price increases of treatment products.

7. This agreement will automatically renew yearly, on the anniversary date, unless terminated by either party with thirty (30) days written notice.

8. FISH STOCKING: Annual Spring Fish Stocking optional.

9. Addendums: See attached map, survey and report (where applicable).

   A. Except as noted herein, additional work as requested by customer such as trash clean-up, physical cutting and/or plant removal and other manual maintenance may be performed by our staff.

   B. Customer will allow trash and cut plant materials to be placed at a location on-site or will provide a dumpster for collected materials. This will avoid necessary hauling and dump fees, which will be billed on a truckload basis, if no provisions are made.

   C. Care proposed in this contract is for maintenance control of exotic vegetation and does not include stump removal, removal of treated vegetation, irrigation, or any ground work.

   D. Marking of staff gauge elevations must be measured by a licensed surveyor. This cost is not included herein.

   E. Customer will provide Allstate Resource Management, Inc. with a copy of permits, and the Time-Zero Monitoring Report (when prepared by others).

10. Proof of insurance upon request.

11. This agreement constitutes the entire agreement of ARMI and the CUSTOMER. No oral or written alterations of the terms contained herein shall be deemed valid unless made in writing and accepted by an authorized agent of both ARMI and CUSTOMER.

ALLSTATE RESOURCE MANAGEMENT, INC.

CUSTOMER ACCEPTANCE: The above prices, specifications and conditions are satisfactory and are hereby accepted and the signers acknowledge that they are authorized to execute this document.

_____	_____
ALLSTATE (Signature)	CUSTOMER (Signature)
_____	_____
NAME / TITLE (Printed)	NAME / TITLE (Printed)
_____	_____
DATE	DATE

Tab 7

Del Webb Community Development District

Waterway Inspection Report

Reason for Inspection:

Quality Assurance

Inspection Date:

7/31/2025

Prepared for:

Del Webb

Community Development District

Prepared by:

Jacob Adams- Project Manager & Biologist
Doug Agnew- Senior Environmental Consultant

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

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Sites 19-20 12

Sites 21-22 13

Sites 23-24 14

Sites 25-26 15

Sites 27-28 16

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Site Assessments

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Sump 5-6 27

Sump 7-8 28

Sump 9-10 29

Sump 11-12 30

Site Map 31

Site Assessments

Pond 1

Comments:

Pond 1 looks good.

The water level on pond 1 remains low. Previous treatments for Slender Spike Rush and algae have kept new growth minimal amounts. No issues were observed on this pond with algae, submersed weeds, or shoreline weeds.

Fountain was not running at time of this inspection.

Pond 2

Comments:

Normal growth observed.

The previous treatments for Slender Spike Rush have resulted in minimal regrowth. A minimal amount of Slender Spike Rush, algae, and shoreline weeds were observed. These will be targeted during the upcoming treatments.

Both Fountains were operational.

Site Assessments

Pond 3

Comments:

Normal growth observed.

A minor amount of algae was observed. This new growth was located primarily in just one pocket of the pond. This will be targeted for treatment during the upcoming visits. The water level is currently up to a normal level. No issues were observed with submersed weeds or shoreline weeds.

Pond 4

Comments:

Pond 4 Looks Good.

The water level on Pond 4 has remained low. No issues with algae, submersed weeds, or shoreline weeds were observed during the inspection.

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lakes@advancedaquatic.com
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Site Assessments

Pond 5

Comments:

Treatment in progress.

A minor amount of algae was observed on pond 5. The algae shows signs of previous treatment. Positive results have been seen in the reduction of Slender Spike Rush around the shoreline perimeter. Treatments will continue to target algae and Slender Spike Rush to further reduce these two.

Pond 6

Comments:

Pond 6 looks good.

Previous treatments for Slender Spike Rush have shown positive results in the reduction of this submersed weed. No issues were observed with algae, submersed weeds, or shoreline weeds.

The fountain was operational.

Site Assessments

Pond 7

Comments:

Treatment in progress.

The conditions on pond 7 are continuing to improve. The algae has been reduced and some of this biomass has dropped to the pond benthic area as a result of the treatments. This algae will continue to decompose. No issues were observed with submersed weeds or shoreline weeds.

Pond 8

Comments:

Pond 8 looks good.

No issues were observed with algae, submersed weeds, or shoreline weeds. Pond 8 looks great. Nothing new to report this month.

Fountain is operational.

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Site Assessments

Pond 9

Comments:
Normal growth observed.

Algae growth was observed on pond 9. This growth is a minor band in some areas of the shoreline perimeter. This will be targeted for treatment during the upcoming visits. No issues were observed with shoreline weeds.

Pond 10

Comments:

Normal growth observed.

Some algae growth was observed in pond 10. This growth is normal and can be expected this time of year with water levels so low, and with such a shallow site. This new growth will be targeted for treatment. No issues were observed with submersed weeds or shoreline weeds.

Site Assessments

Pond 11

Comments:

Pond 11 looks good.

While water levels continue to remain low, each rain event shows progressive amounts of erosion damage along the shoreline perimeter.

No issues were observed with algae, submersed weeds, or shoreline weeds.

Pond 12

Comments:

Normal growth observed.

Algae growth was observed on pond 11. This growth is minor and can be expected this time of year with shallow water. This will be targeted for treatment during the upcoming visits. No issues were observed shoreline weeds or submersed weeds.

Site Assessments

Pond 13

Comments:

Normal growth observed.

Overall, pond 13 looks good but a minor growth of algae was observed. This new growth is minimal and will be targeted for treatment. No issues were observed with submersed weeds or shoreline weeds.

Pond 14

Comments:

Normal growth observed.

Southern Naiad (Najas guadalupensis) growth was observed on Pond 14. This submersed plant species was previously targeted for treatment and results will begin to be seen in 7-14 days. No issues were observed with algae or shoreline weeds.

Site Assessments

Pond 15

Comments:

Pond 15 looks good.

The water level on pond 15 remains low. No issues were observed with algae, submersed weeds or shoreline weeds. Shoreline weeds were previously treated and positive results were observed.

Pond 16

Comments:

Pond 16 looks good.

The water level on pond 16 has remained low. No issues were observed with algae, submersed weeds, or shoreline weeds.

Site Assessments

Pond 17

Comments:

Pond 17 looks good.

A very minimal amount of new Slender Spike Rush growth was observed. This will be targeted for treatment to keep growth at a minimum. No issues were observed with algae or shoreline weeds.

Pond 18

Comments:

Pond 18 looks good.

Slender Spike Rush was previously treated and positive results 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.
No issues were observed with algae, submersed weeds, or shoreline weeds.

Site Assessments

Pond 19

Comments:

Treatment in progress.

A minor amount of algae and Slender Spike Rush were previously treated and signs of treatment were observed. No issues were observed with shoreline weeds.

Fountain is operational.

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 remained low. As the water level has remained low and we have begun to receive rain, small erosion spots can be seen.

Site Assessments

Pond 21

Comments:

Pond 21 Looks Good.

Pond 21 is in need of returning to a normal level. No issues were observed with algae, submersed weeds, or shoreline weeds. The pond's water level has remained low but has slightly increased since last month.

Pond 22

Comments:

Pond 22 Looks Good.

No issues were observed on pond 22 with algae, submersed weeds, or shoreline weeds. The water level is back to a normal level.

Site Assessments

Pond 23

Comments:

Normal growth observed.

Slender Spike Rush growth, and a minimal amount of algae was observed on pond 23. These will be targeted for treatment during the upcoming visits. Shoreline weeds were previously treated and no issues were observed.

Pond 24

Comments:

Pond 24 looks good.

No issues were observed with algae, submersed weeds, or shoreline weeds. Some grass clippings around the perimeter shoreline were observed in the pond. This can lead to a rapid growth of algae and should be minimized.

Site Assessments

Pond 25

Comments:

Pond 25 Looks Good.

Pond 25 continues to look good after treatments continue to targeted algae and Slender Spike Rush in past months. No issues were observed with algae, submersed weeds, or shoreline weeds. The water level is at a normal level.

Pond 26

Comments:

Pond 26 looks good.

Overall pond 26 looks great. A very minimal amount of Slender Spike Rush regrowth was observed. This new growth will be targeted for treatment to keep new growth at a minimum. No issues were observed with algae or shoreline weeds.

Site Assessments

Pond 27

Comments:

Pond 27 Looks Good.

Pond 27 continues to look good. The water level is at a normal level. No issues were observed with algae, submersed weeds, or shoreline weeds. Shoreline weeds were previously treated and positive results were seen.

Pond 28

Comments:

Pond 28 Looks Good.

Previous shoreline weed treatments were effective. No 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.
Fountain is operational.

Site Assessments

Pond 29

Comments:

Normal growth observed.

A Trace amount of Slender Spike Rush was observed on pond 29. This new growth is very minimal and was only observed in a few spots around the perimeter. This will be targeted for treatment. No issues were observed with algae, and shoreline weeds were previously treated and positive results were observed.

Pond 30

Comments:

Normal growth observed.

A minor amount of Slender Spike Rush and a very minimal amount of algae and Torpedograss were observed on pond 30. This new growth is minimal and can be expected this time of year. These will be targeted for treatment to keep growth at a minimum.

Site Assessments

Pond 31

Comments:

Pond 31 looks good.

The water level on pond 31 has remained low. The exposed shoreline perimeter was previously treated for shoreline weeds, including Torpedograss, and positive results were observed. No issues were observed with algae, submersed weeds, or shoreline weeds.

Pond 32

Comments:

Normal Growth Observed.

Pond 32 is in need of returning to a normal level. Overall pond 32 looks good. A minor amount of algae growth was observed. The previous growth of Torpedograss and other shoreline weeds show positive results from recent treatments. The new algae growth will be targeted for treatment. No other issues were observed.

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1-800-491-9621

Site Assessments

Pond 33

Comments:

Pond 33 Looks Good.

Pond 33 is in need of returning to a normal level as the water level has remained low. Pond 33 continues to look good and no issues were observed with algae, submersed weeds, or shoreline weeds. Shoreline weeds were previously treated around the shoreline perimeter.

Pond 34

Comments:

Pond 34 Looks Good.

The water level on Pond 34 has returned to a normal level. No issues were observed with algae, submersed weeds, and shoreline weeds. Pond 34's open water area and shoreline perimeter continue to remain free of excessive algal and aquatic weed growth and look good.

Site Assessments

Pond 35

Comments:

Pond 35 Looks Good.

The water level on pond 35 has returned to a normal level. No issues were observed with algae, submersed weeds, or shoreline weeds. The shoreline perimeter was previously treated for shoreline weeds and positive results were seen.

Pond 36

Comments:

Pond 36 looks good.

Overall, pond 36 looks good. There was a very minor amount of Planktonic algae observed. The Planktonic algae will be targeted for treatment during the upcoming visits. No issues were observed with submersed weeds or shoreline weeds.

Site Assessments

Pond 37

Comments:

Pond 37 looks good.

Pond 37 is in need of returning to a normal level. No issues were observed with algae, submersed weeds, or shoreline weeds. A slight wash out spot was observed at the end of the inflow pipe concrete apron. This can be seen in the left picture. To prevent further damage, we recommend having this washout area repaired.

Pond 38

Comments:

Pond 38 looks good.

A very minimal amount of algae was observed on pond 38. This can be expected this time of year and will also be targeted for treatment. No other issues were observed with submersed weeds or shoreline weeds.

Site Assessments

Pond 39

Comments:

Pond 39 Looks Good.

Previous treatments for Slender Spike Rush have still shown positive results. No issues were observed with algae, submersed weeds, or shoreline weeds. The water level on Pond 39 is almost at a normal level.

Pond 40

Comments:

Pond 40 Looks Good.

The water level on Pond 40 remains low. No issues were observed with algae, submersed weeds, or shoreline weeds. Previous treatments targeted Torpedograss and other shoreline weeds.

Site Assessments

Pond 41

Comments:

Pond 41 Looks Good.

Pond 41 is in need of returning to a normal level still. No issues were observed with submersed weeds or shoreline weeds. A minor growth or algae was observed. This new growth is minimal and will be targeted on upcoming visits.

Pond 42

Comments:

Normal growth observed.

A trace amount of Slender Spike Rush and algae were observed around the shoreline perimeter in a few spots. This growth is minimal and will be targeted for treatment to keep new growth to a minimum. No issues were observed with shoreline weeds.

Site Assessments

Pond 43

Comments:

Pond 43 Looks Good.

Pond 43 is in need of returning to a normal level. Planktonic algae was treated previously and positive results were seen. No issues were observed with algae, submersed weeds, or shoreline weeds.

Pond 44

Comments:

Pond 44 Looks Good.

No issues were observed with algae, submersed weeds, or shoreline weeds. Positive results from algae and submersed weed treatments continue to be seen on this pond.

Site Assessments

Sump 1

Comments:

The water level in this site is low and algae was observed. This is normal growth that can be expected. Site is clear of vegetation to allow water to flow freely.

Sump 2

Comments:

The water level in this site is low and algae was observed. This is normal growth that can be expected. Site is clear of vegetation to allow water to flow freely.

Site Assessments

Sump 3

Comments:

The water level in this site is low and algae was observed. This is normal growth that can be expected. Site is clear of vegetation to allow water to flow freely.

Sump 4

Comments:

The water level in this site is low and algae was observed. This is normal growth that can be expected. Site is clear of vegetation to allow water to flow freely.

Site Assessments

Sump 5

Comments:

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

Sump 6

Comments:

The water level in this site is low and algae was observed. This is normal growth that can be expected. Site is clear of vegetation to allow water to flow freely.

Site Assessments

Sump 7

Comments:

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

Sump 8

Comments:

The water level in this site is low and algae was observed. This is normal growth that can be expected. Site is clear of vegetation to allow water to flow freely.

Site Assessments

Sump 9

Comments:

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

Sump 10

Comments:

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

Site Assessments

Sump 11

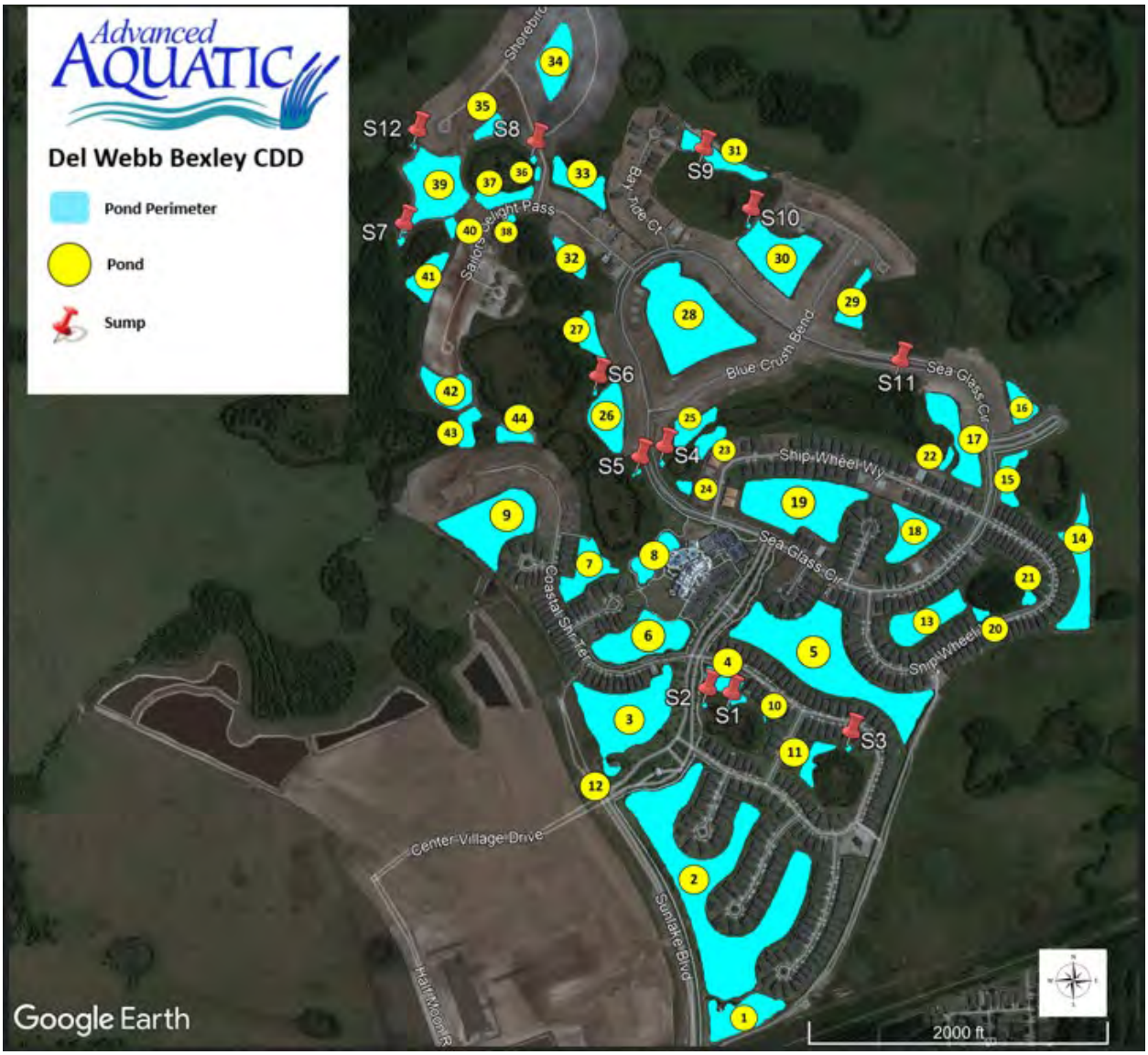
Comments:

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

Sump 12

Comments:

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


Advanced AQUATIC
Del Webb Bexley CDD
Pond Perimeter
Pond
Sump
S1
S2
S3
S4
S5
S6
S7
S8
S9
S10
S11
S12
Shorebird
Sailors Delight Pass
Bay Tide Ct
Blue Crush Bend
Sea Glass Cir
Ship Wheel Wy
Coastal Shifter
Center Village Drive
Sunlake Blvd
Half Moon R
Google Earth
2000 ft

Del Webb Bexley Community Development District

Wetlands Inspection Report

Reasons for Inspection:

Quality Assurance

Prepared for:

Del Webb Bexley Community Development District

Date:

5/8/2025

Prepared by:

Jason Jasczak, Environmental Consultant

Doug Agnew, Sr. Environmental Consultant

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

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www.AdvancedAquatic.com
lakes@advancedaquatic.com
292 S. Military Trail, Deerfield Beach, FL 33442
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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.

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.

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

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.

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.

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.

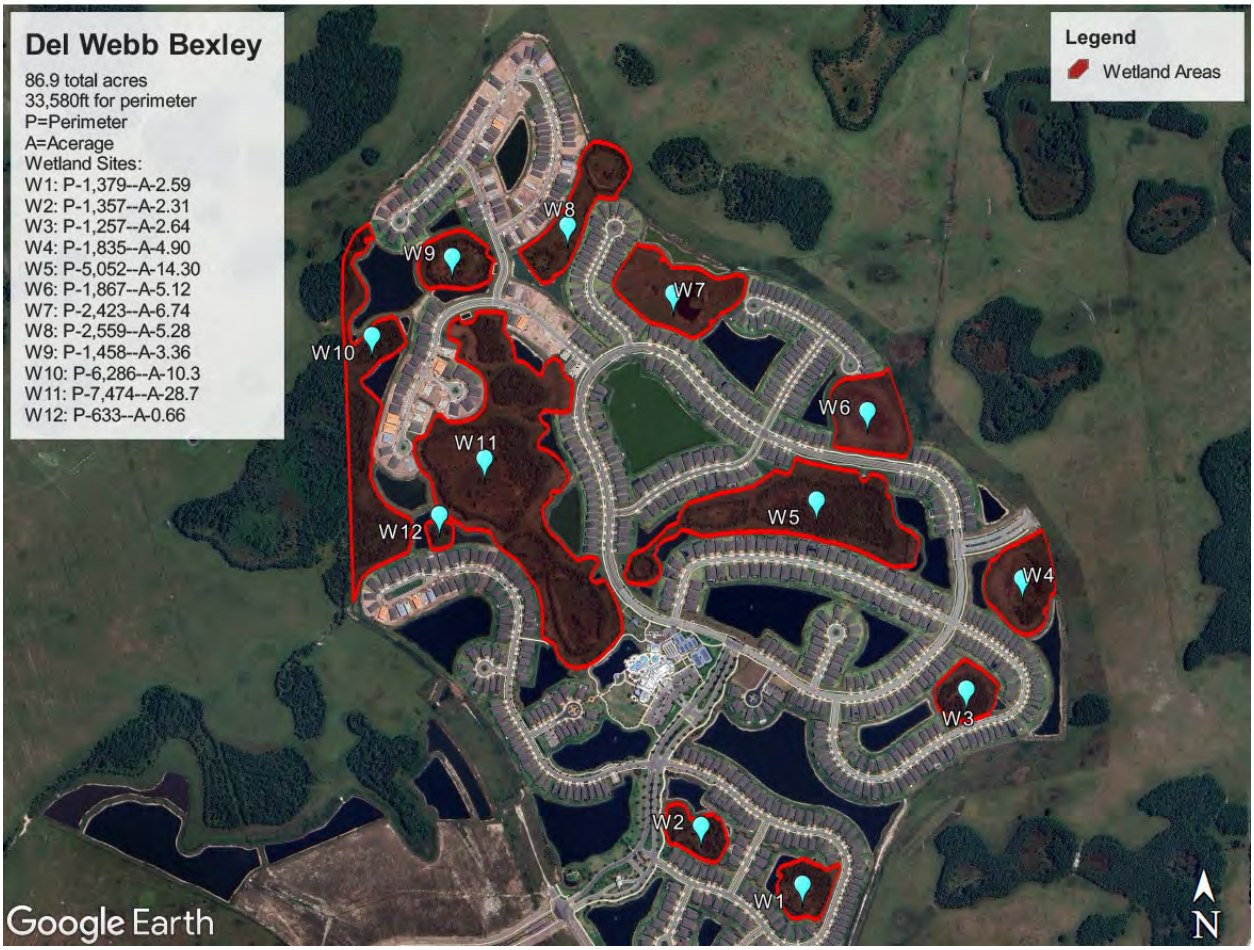
Initial recommendation- control all invasive tree & plant species within 20' buffer perimeter around entire wetland.

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.

SITE MAP:


Del Webb Bexley
86.9 total acres
33,580ft for perimeter
P=Perimeter
A=Acerage
Wetland Sites:
W1: P-1,379--A-2.59
W2: P-1,357--A-2.31
W3: P-1,257--A-2.64
W4: P-1,835--A-4.90
W5: P-5,052--A-14.30
W6: P-1,867--A-5.12
W7: P-2,423--A-6.74
W8: P-2,559--A-5.28
W9: P-1,458--A-3.36
W10: P-6,286--A-10.3
W11: P-7,474--A-28.7
W12: P-633--A-0.66
Legend
Wetland Areas
W1
W2
W3
W4
W5
W6
W7
W8
W9
W10
W11
W12
Google Earth
N

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.

Tab 8

Technical Memorandum

Date: July 28, 2025

To: Del Webb Bexley CDD

Project Name:

From: Stephen Brletic

Location: Pond 2 Bank Assessment

Subject: Erosion after dewatering activity

On July 25, 2025, BDi completed a site visit at the request of the CDD District Manager regarding reported erosion of the banks on pond 2 after the installation of a newly constructed mitered end section that was performed by the developer of the community in which dewatering of pond 2 was implemented.

Observations are as follows:

- The recently repaired erosion around the control structure in pond 2 repaired by the developer's contractor that performed the work for the mitered end section replacement/dewatering was intact with no observed erosion since previous inspection on May 21st, 2025.
- Moderate to severe gully erosion was observed specifically in between homes where drainage is intended to be conveyed in between the homes and sheet flow into the pond. There are several more locations of the observed erosion when compared to the pond assessment observation on March 4th, 2025 and follow up board requested inspection on May 21st, 2025. Stormwater System Assessment Report dated June 2025 issued by BDI pages 11-40 can be referred to for pictures taken prior to the dewatering activity.
- Significant erosion and undermining of some of the mitered end section was observed. See pictures attached to this report.

Pictures of the entirety of the pond perimeter banks are below. Stormwater System Assessment Report dated June 2025 issued by BDI pages 11-40 can be referred to for pictures taken prior to the dewatering activity.

Del Webb Blvd Land O Lakes FL
81°E (T) 28°13'40"N, 82°30'9"W ±13ft 68ft
Pond 2
DWB CDD
25 Jul 2025, 11:45:24

Del Webb Blvd Land O Lakes FL
87°E (T) 28°13'40"N, 82°30'9"W ±6ft 64ft
Pond 2
DWB CDD
25 Jul 2025, 11:45:44

Del Webb Blvd Land O Lakes FL
73°E (T) 28°13'40"N, 82°30'7"W ±6ft 57ft
Pond 2
DWB CDD
25 Jul 2025, 11:46:15

4835 Maritime Waters Ct Land O Lakes FL
45°NE (T) 28°13'40"N, 82°30'6"W ±6ft 60ft
Pond 2
DWB CDD
25 Jul 2025, 11:46:53

4863 Maritime Waters Ct Land O Lakes FL
72°E (T) 28°13'41"N, 82°30'5"W ±6ft 64ft
Pond 2
DWB CDD
25 Jul 2025, 11:47:16

4863 Maritime Waters Ct Land O Lakes FL
202°S (T) 28°13'41"N, 82°30'4"W ±6ft 67ft
Pond 2
DWB CDD
25 Jul 2025, 11:47:52

4863 Maritime Waters Ct Land O Lakes FL
199°S (T) 28°13'41"N, 82°30'4"W ±6ft ▲ 64ft
Pond 2
DWB CDD
25 Jul 2025, 11:48:20

4835 Maritime Waters Ct Land O Lakes FL
198°S (T) 28°13'40"N, 82°30'5"W ±6ft ▲ 66ft
Pond 2
DWB CDD
25 Jul 2025, 11:48:40

4823 Maritime Waters Ct Land O Lakes FL
210°SW (T) 28°13'39"N, 82°30'5"W ±6ft 68ft
Pond 2
DWB CDD
25 Jul 2025, 11:48:59

4797 Maritime Waters Ct Land O Lakes FL
222°SW (T) 28°13'39"N, 82°30'5"W ±6ft 63ft
Pond 2
DWB CDD
25 Jul 2025, 11:49:16

4797 Maritime Waters Ct Land O Lakes FL
197°S (T) 28°13'39"N, 82°30'6"W ±6ft 65ft
Pond 2
DWB CDD
25 Jul 2025, 11:49:25

4797 Maritime Waters Ct Land O Lakes FL
196°S (T) 28°13'38"N, 82°30'6"W ±6ft 67ft
Pond 2
DWB CDD
25 Jul 2025, 11:49:41

4785 Maritime Waters Ct Land O Lakes FL
173°S (T) 28°13'38"N, 82°30'6"W ±9ft 65ft
Pond 2
DWB CDD
25 Jul 2025, 11:49:58

4785 Maritime Waters Ct Land O Lakes FL
152°SE (T) 28°13'37"N, 82°30'6"W ±9ft 63ft
Pond 2
DWB CDD
25 Jul 2025, 11:50:23

4781 Maritime Waters Ct Land O Lakes FL
133°SE (T) 28°13'36"N, 82°30'6"W ±6ft ▲ 65ft
Pond 2
DWB CDD
25 Jul 2025, 11:50:40

4781 Maritime Waters Ct Land O Lakes FL
125°SE (T) 28°13'36"N, 82°30'5"W ±6ft ▲ 67ft
Pond 2
DWB CDD
25 Jul 2025, 11:50:59

4781 Maritime Waters Ct Land O Lakes FL
115°SE (T) 28°13'35"N, 82°30'5"W ±6ft ▲ 65ft
Pond 2
DWB CDD
25 Jul 2025, 11:51:23

4780 Maritime Waters Ct Land O Lakes FL
81°E (T) 28°13'35"N, 82°30'4"W ±6ft ▲ 61ft
Pond 2
DWB CDD
25 Jul 2025, 11:51:42

4780 Maritime Waters Ct Land O Lakes FL
62°NE (T) 28°13'35"N, 82°30'3"W ±6ft 65ft
Pond 2
DWB CDD
25 Jul 2025, 11:52:03

4792 Maritime Waters Ct Land O Lakes FL
39°NE (T) 28°13'36"N, 82°30'2"W ±6ft 67ft
Pond 2
DWB CDD
25 Jul 2025, 11:52:21

4804 Maritime Waters Ct Land O Lakes FL
17°N (T) 28°13'36"N, 82°30'2"W ±6ft 69ft
Pond 2
DWB CDD
25 Jul 2025, 11:52:40

4804 Maritime Waters Ct Land O Lakes FL
10°N (T) 28°13'37"N, 82°30'2"W ±6ft 67ft
Pond 2
DWB CDD
25 Jul 2025, 11:53:00

4828 Maritime Waters Ct Land O Lakes FL
23°NE (T) 28°13'38"N, 82°30'2"W ±6ft 69ft
Pond 2
DWB CDD
25 Jul 2025, 11:53:17

4840 Maritime Waters Ct Land O Lakes FL
33°NE (T) 28°13'38"N, 82°30'1"W ±6ft 67ft
Pond 2
DWB CDD
25 Jul 2025, 11:53:33

4840 Maritime Waters Ct Land O Lakes FL
116°SE (T) 28°13'39"N, 82°30'1"W ±6ft ▲ 73ft
Pond 2
DWB CDD
25 Jul 2025, 11:53:52

19539 Coastal Shore Terr Land O Lakes FL
206°SW (T) 28°13'38"N, 82°30'0"W ±6ft ▲ 65ft
Pond 2
DWB CDD
25 Jul 2025, 11:54:27

4777 Archboard Pl Land O Lakes FL
200°S (T) 28°13'37"N, 82°30'1"W ±6ft ▲ 73ft
Pond 2
DWB CDD
25 Jul 2025, 12:01:33

4777 Archboard Pl Land O Lakes FL
200°S (T) 28°13'36"N, 82°30'1"W ±13ft ▲ 71ft
Pond 2
DWB CDD
25 Jul 2025, 12:01:50

4753 Archboard Pl Land O Lakes FL
204°SW (T) 28°13'35"N, 82°30'1"W ±13ft ▲ 66ft
Pond 2
DWB CDD
25 Jul 2025, 12:02:08

4741 Archboard Pl Land O Lakes FL
217°SW (T) 28°13'35"N, 82°30'2"W ±13ft ▲ 63ft
Pond 2
DWB CDD
25 Jul 2025, 12:02:24

4729 Archboard Pl Land O Lakes FL
230°SW (T) 28°13'34"N, 82°30'2"W ±9ft ▲ 66ft
Pond 2
DWB CDD
25 Jul 2025, 12:02:40

4705 Archboard Pl Land O Lakes FL
229°SW (T) 28°13'34"N, 82°30'3"W ±6ft ▲ 63ft
Pond 2
DWB CDD
25 Jul 2025, 12:03:13

4705 Archboard Pl Land O Lakes FL
218°SW (T) 28°13'34"N, 82°30'3"W ±6ft 64ft
Pond 2
DWB CDD
25 Jul 2025, 12:03:31

4705 Archboard Pl Land O Lakes FL
210°SW (T) 28°13'33"N, 82°30'3"W ±6ft 65ft
Pond 2
DWB CDD
25 Jul 2025, 12:03:42

4693 Archboard Pl Land O Lakes FL
168°S (T) 28°13'32"N, 82°30'4"W ±6ft 64ft
Pond 2
DWB CDD
25 Jul 2025, 12:04:12

4681 Archboard Pl Land O Lakes FL
146°SE (T) 28°13'31"N, 82°30'4"W ±6ft 63ft
Pond 2
DWB CDD
25 Jul 2025, 12:04:34

4681 Archboard Pl Land O Lakes FL
118°SE (T) 28°13'31"N, 82°30'3"W ±6ft ▲ 64ft
Pond 2
DWB CDD
25 Jul 2025, 12:04:54

4681 Archboard Pl Land O Lakes FL
131°SE (T) 28°13'30"N, 82°30'3"W ±6ft ▲ 63ft
Pond 2
DWB CDD
25 Jul 2025, 12:05:06

4680 Archboard Pl Land O Lakes FL
85°E (T) 28°13'30"N, 82°30'2"W ±6ft 63ft
Pond 2
DWB CDD
25 Jul 2025, 12:05:24

4680 Archboard Pl Land O Lakes FL
57°NE (T) 28°13'30"N, 82°30'1"W ±6ft 60ft
Pond 2
DWB CDD
25 Jul 2025, 12:05:44

4692 Archboard Pl Land O Lakes FL
33°NE (T) 28°13'31"N, 82°30'0"W ±6ft 58ft
Pond 2
DWB CDD
25 Jul 2025, 12:06:04

4704 Archboard Pl Land O Lakes FL
22°NE (T) 28°13'31"N, 82°30'0"W ±6ft 57ft
Pond 2
DWB CDD
25 Jul 2025, 12:06:19

4716 Archboard Pl Land O Lakes FL
24°NE (T) 28°13'32"N, 82°29'59"W ±72ft ▲ 82ft
Pond 2
DWB CDD
25 Jul 2025, 12:06:59

4728 Archboard Pl Land O Lakes FL
26°NE (T) 28°13'32"N, 82°29'59"W ±13ft ▲ 68ft
Pond 2
DWB CDD
25 Jul 2025, 12:07:16

4740 Archboard Pl Land O Lakes FL
16°N (T) 28°13'33"N, 82°29'58"W ±6ft 68ft
Pond 2
DWB CDD
25 Jul 2025, 12:07:35

4764 Archboard Pl Land O Lakes FL
17°N (T) 28°13'34"N, 82°29'58"W ±6ft 68ft
Pond 2
DWB CDD
25 Jul 2025, 12:08:00

4764 Archboard Pl Land O Lakes FL
17°N (T) 28°13'35"N, 82°29'58"W ±6ft 70ft
Pond 2
DWB CDD
25 Jul 2025, 12:08:16

4788 Archboard Pl Land O Lakes FL
104°E (T) 28°13'36"N, 82°29'57"W ±6ft 65ft
Pond 2
DWB CDD
25 Jul 2025, 12:08:44

19459 Coastal Shore Terr Land O Lakes FL
139°SE (T) 28°13'36"N, 82°29'56"W ±6ft 68ft
Pond 2
DWB CDD
25 Jul 2025, 12:09:04

4745 Ballast Crest Cove Land O Lakes FL
186°S (T) 28°13'35"N, 82°29'56"W ±6ft 65ft
Pond 2
DWB CDD
25 Jul 2025, 12:09:20

4729 Ballast Crest Cove Land O Lakes FL
192°S (T) 28°13'34"N, 82°29'56"W ±6ft 66ft
Pond 2
DWB CDD
25 Jul 2025, 12:09:37

4713 Ballast Crest Cove Land O Lakes FL
191°S (T) 28°13'33"N, 82°29'56"W ±6ft 65ft
Pond 2
DWB CDD
25 Jul 2025, 12:10:06

4689 Ballast Crest Cove Land O Lakes FL
209°SW (T) 28°13'32"N, 82°29'57"W ±6ft ▲ 67ft
Pond 2
DWB CDD
25 Jul 2025, 12:10:38

4657 Ballast Crest Cove Land O Lakes FL
236°SW (T) 28°13'31"N, 82°29'58"W ±6ft ▲ 68ft
Pond 2
DWB CDD
25 Jul 2025, 12:11:10

4627 Ballast Crest Cove Land O Lakes FL
233°SW (T) 28°13'30"N, 82°29'58"W ±13ft ▲ 68ft
Pond 2
DWB CDD
25 Jul 2025, 12:12:00

4619 Ballast Crest Cove Land O Lakes FL
213°SW (T) 28°13'29"N, 82°30'0"W ±6ft ▲ 66ft
Pond 2
DWB CDD
25 Jul 2025, 12:12:45

4619 Ballast Crest Cove Land O Lakes FL
208°SW (T) 28°13'29"N, 82°30'0"W ±6ft 65ft
Pond 2
DWB CDD
25 Jul 2025, 12:12:56

4611 Ballast Crest Cove Land O Lakes FL
182°S (T) 28°13'29"N, 82°30'0"W ±6ft 65ft
Pond 2
DWB CDD
25 Jul 2025, 12:13:11

4611 Ballast Crest Cove Land O Lakes FL
168°S (T) 28°13'28"N, 82°30'0"W ±6ft ▲ 60ft
Pond 2
DWB CDD
25 Jul 2025, 12:13:28

4603 Ballast Crest Cove Land O Lakes FL
235°SW (T) 28°13'27"N, 82°30'0"W ±6ft ▲ 65ft
Pond 2
DWB CDD
25 Jul 2025, 12:13:46

4603 Ballast Crest Cove Land O Lakes FL
247°SW (T) 28°13'27"N, 82°30'1"W ±6ft ▲ 63ft
Pond 2
DWB CDD
25 Jul 2025, 12:14:05

4603 Ballast Crest Cove Land O Lakes FL
281°W (T) 28°13'26"N, 82°30'2"W ±6ft ▲ 67ft
Pond 2
DWB CDD
25 Jul 2025, 12:14:33

Bud Bexley Pkwy Land O Lakes FL
303°NW (T) 28°13'26"N, 82°30'3"W ±6ft ▲ 67ft
Pond 2
DWB CDD
25 Jul 2025, 12:14:53

Land O Lakes FL
4°N (T) 28°13'27"N, 82°30'4"W ±6ft ▲ 65ft
Pond 2
DWB CDD
25 Jul 2025, 12:15:12

Land O Lakes FL
340°N (T) 28°13'28"N, 82°30'4"W ±6ft 62ft
Pond 2
DWB CDD
25 Jul 2025, 12:15:43

4681 Archboard Pl Land O Lakes FL
342°N (T) 28°13'29"N, 82°30'4"W ±6ft 64ft
Pond 2
DWB CDD
25 Jul 2025, 12:16:07

4681 Archboard Pl Land O Lakes FL
336°NW (T) 28°13'30"N, 82°30'4"W ±6ft 65ft
Pond 2
DWB CDD
25 Jul 2025, 12:16:32

4693 Archboard Pl Land O Lakes FL
354°N (T) 28°13'31"N, 82°30'5"W ±6ft 73ft
Pond 2
DWB CDD
25 Jul 2025, 12:16:53

4693 Archboard Pl Land O Lakes FL
334°NW (T) 28°13'32"N, 82°30'5"W ±6ft 67ft
Pond 2
DWB CDD
25 Jul 2025, 12:17:06

4693 Archboard Pl Land O Lakes FL
334°NW (T) 28°13'33"N, 82°30'5"W ±6ft 68ft
Pond 2
DWB CDD
25 Jul 2025, 12:17:31

4693 Archboard Pl Land O Lakes FL
331°NW (T) 28°13'33"N, 82°30'6"W ±6ft 65ft
Pond 2
DWB CDD
25 Jul 2025, 12:17:49

4781 Maritime Waters Ct Land O Lakes FL
324°NW (T) 28°13'34"N, 82°30'6"W ±6ft 66ft
Pond 2
DWB CDD
25 Jul 2025, 12:18:15

4781 Maritime Waters Ct Land O Lakes FL
324°NW (T) 28°13'35"N, 82°30'7"W ±6ft ▲ 66ft
Pond 2
DWB CDD
25 Jul 2025, 12:18:39

4785 Maritime Waters Ct Land O Lakes FL
326°NW (T) 28°13'36"N, 82°30'7"W ±6ft ▲ 69ft
Pond 2
DWB CDD
25 Jul 2025, 12:19:03

4785 Maritime Waters Ct Land O Lakes FL
329°NW (T) 28°13'37"N, 82°30'8"W ±6ft 71ft
Pond 2
DWB CDD
25 Jul 2025, 12:19:31

Del Webb Blvd Land O Lakes FL
328°NW (T) 28°13'38"N, 82°30'9"W ±6ft 65ft
Pond 2
DWB CDD
25 Jul 2025, 12:19:58

Technical Memorandum

Date: August 13, 2025

To: Del Webb Bexley CDD

From: Stephen Brletic

Location: Pond 2 Bank Assessment 8/4/2025

Subject: Pond 2 Erosion after dewatering activity

On August 4, 2025, BDi completed a site visit at the request of the CDD District Manager regarding reported erosion of the banks on pond 2 after the installation of a newly constructed mitered end section that was performed by the developer of the community in which dewatering of pond 2 was implemented.

Observations are as follows:

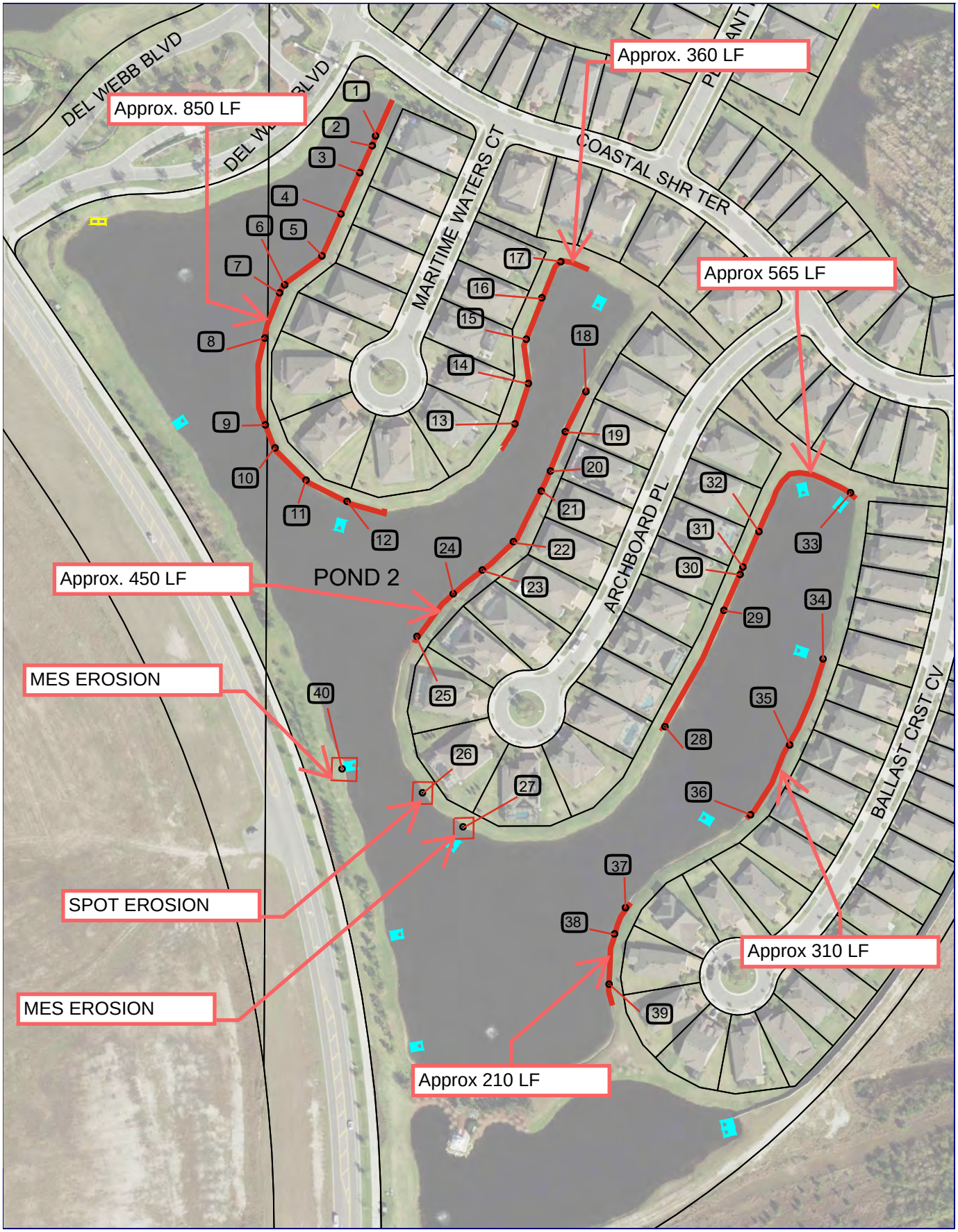
- The recently repaired erosion around the control structure in pond 2 repaired by the developer's contractor that performed the work for the mitered end section replacement/dewatering was intact with no observed erosion since previous inspection on May 21st, 2025.
- Moderate to severe gully erosion was observed specifically in between homes where drainage is intended to be conveyed in between the homes and sheet flow into the pond. There are several more locations of the observed erosion when compared to the pond assessment observation on March 4th, 2025 and follow up board requested inspection on May 21st, 2025. Stormwater System Assessment Report dated June 2025 issued by BDI pages 11-40 can be referred to for pictures taken prior to the dewatering activity.
- Significant erosion and undermining of some of the mitered end section was observed. See pictures attached to this report.

Recommendations:

- Attached to this report is a map of specific repair locations recommended. Most of the washouts, undermining, and erosion locations observed are close together and spot repairs are not a preferred option as the probability of washouts to keep occurring adjacent to spot repairs is high. It is highly recommended to perform bank restoration in full lot frontage sections to address the entirety of the lot frontage and lower the risk of reoccurring washouts/erosion unless otherwise noted.
- The total linear footage of affected bank is 2,745 feet. There are three isolated locations of erosion at mitered end sections and spot erosion also. BDi has asked for more specific costs

from a vendor that typically perform this kind of work for a more refined unit cost for repairs but has not received it yet. It is anticipated to have this information by the next board meeting.

- The pond assessment Stormwater System Assessment Report dated June 2025 issued by BDI did not have a project for pond 2 on the priority schedule for several years, however, pond 2 is now the recommended priority.


DEL WEBB BLVD
DEL WEBB BLVD
MARITIME WATERS CT
COASTAL SHR TER
ARCHBOARD PL
BALLAST CRST CV
POND 2
Approx. 850 LF
Approx. 360 LF
Approx 565 LF
Approx. 450 LF
MES EROSION
SPOT EROSION
MES EROSION
Approx 210 LF
Approx 310 LF
1
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1

4863 Maritime Waters Ct Land O Lakes FL 34638
165°S (T) 28°13'41"N, 82°30'4"W ±13ft ▲ 67ft
Del Webb Bexley
04 Aug 2025, 10:13:20

2

4863 Maritime Waters Ct Land O Lakes FL 34638
179°S (T) 28°13'41"N, 82°30'4"W ±26ft ▲ 63ft
Del Webb Bexley
04 Aug 2025, 10:13:49

3

4847 Maritime Waters Ct Land O Lakes FL 34638
170°S (T) 28°13'40"N, 82°30'4"W ±19ft ▲ 71ft
Del Webb Bexley
04 Aug 2025, 10:14:10

4

4835 Maritime Waters Ct Land O Lakes FL 34638
190°S (T) 28°13'40"N, 82°30'5"W ±16ft ▲ 67ft
Del Webb Bexley
04 Aug 2025, 10:14:47

5

4823 Maritime Waters Ct Land O Lakes FL 34638
190°S (T) 28°13'39"N, 82°30'5"W ±9ft ▲ 66ft
Del Webb Bexley
04 Aug 2025, 10:15:20

6

4797 Maritime Waters Ct Land O Lakes FL 34638
196°S (T) 28°13'39"N, 82°30'6"W ±6ft ▲ 69ft
Del Webb Bexley
04 Aug 2025, 10:16:21

7

4785 Maritime Waters Ct Land O Lakes FL 34638
190°S (T) 28°13'38"N, 82°30'6"W ±9ft 73ft
Del Webb Bexley
04 Aug 2025, 10:17:04

8

4781 Maritime Waters Ct Land O Lakes FL 34638
5°N (T) 28°13'36"N, 82°30'6"W ±6ft 65ft
Del Webb Bexley
04 Aug 2025, 10:19:07

9

4781 Maritime Waters Ct Land O Lakes FL 34638
190°S (T) 28°13'36"N, 82°30'6"W ±6ft 68ft
Del Webb Bexley
04 Aug 2025, 10:19:26

10

4781 Maritime Waters Ct Land O Lakes FL 34638
190°S (T) 28°13'35"N, 82°30'5"W ±9ft 70ft
Del Webb Bexley
04 Aug 2025, 10:20:14

11

4781 Maritime Waters Ct Land O Lakes FL 34638
118°SE (T) 28°13'35"N, 82°30'5"W ±6ft ▲ 70ft
Del Webb Bexley
04 Aug 2025, 10:20:33

12

4804 Maritime Waters Ct Land O Lakes FL 34638
109°E (T) 28°13'37"N, 82°30'2"W ±9ft ▲ 73ft
Del Webb Bexley
04 Aug 2025, 10:23:31

13

4828 Maritime Waters Ct Land O Lakes FL 34638
30°NE (T) 28°13'38"N, 82°30'1"W ±19ft ▲ 71ft
Del Webb Bexley
04 Aug 2025, 10:25:12

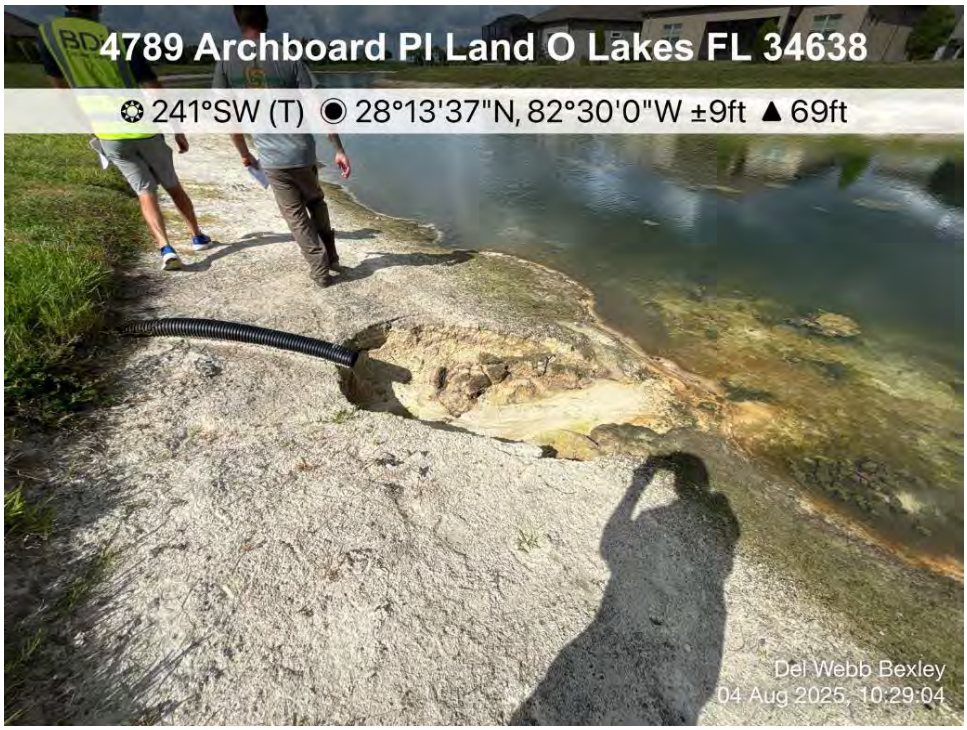
14

4840 Maritime Waters Ct Land O Lakes FL 34638
65°NE (T) 28°13'38"N, 82°30'1"W ±13ft ▲ 71ft
Del Webb Bexley
04 Aug 2025, 10:25:31

15

4840 Maritime Waters Ct Land O Lakes FL 34638
80°E (T) 28°13'39"N, 82°30'1"W ±22ft 73ft
Del Webb Bexley
04 Aug 2025, 10:26:34

16


4789 Archboard Pl Land O Lakes FL 34638
241°SW (T) 28°13'37"N, 82°30'0"W ±9ft 69ft
Del Webb Bexley
04 Aug 2025, 10:29:04

17

4777 Archboard Pl Land O Lakes FL 34638
209°SW (T) 28°13'36"N, 82°30'1"W ±9ft ▲ 72ft
Del Webb Bexley
04 Aug 2025, 10:29:45

18

4753 Archboard Pl Land O Lakes FL 34638
307°NW (T) 28°13'36"N, 82°30'1"W ±13ft ▲ 74ft
Del Webb Bexley
04 Aug 2025, 10:30:29

19

4753 Archboard Pl Land O Lakes FL 34638
151°SE (T) 28°13'36"N, 82°30'1"W ±19ft ▲ 70ft
Del Webb Bexley
04 Aug 2025, 10:30:42

20

4753 Archboard Pl Land O Lakes FL 34638
209°SW (T) 28°13'35"N, 82°30'1"W ±9ft ▲ 58ft
Del Webb Bexley
04 Aug 2025, 10:35:37

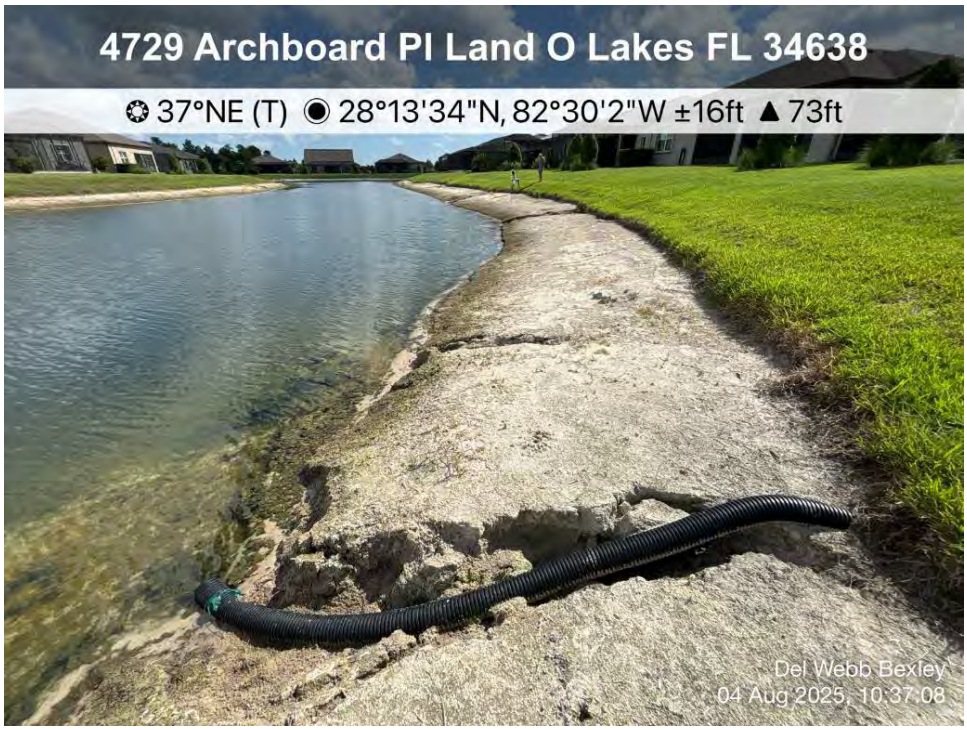
21

4741 Archboard Pl Land O Lakes FL 34638
236°SW (T) 28°13'35"N, 82°30'2"W ±6ft 71ft
Del Webb Bexley
04 Aug 2025, 10:36:22

22

4729 Archboard Pl Land O Lakes FL 34638
251°W (T) 28°13'34"N, 82°30'2"W ±9ft 69ft
Del Webb Bexley
04 Aug 2025, 10:36:49

23


4729 Archboard Pl Land O Lakes FL 34638
37°NE (T) 28°13'34"N, 82°30'2"W ±16ft 73ft
Del Webb Bexley
04 Aug 2025, 10:37:08

24

4705 Archboard Pl Land O Lakes FL 34638
245°SW (T) 28°13'34"N, 82°30'3"W ±16ft 72ft
Del Webb Bexley
04 Aug 2025, 10:37:32

25

4705 Archboard Pl Land O Lakes FL 34638
333°NW (T) 28°13'34"N, 82°30'3"W ±13ft 73ft
Del Webb Bexley
04 Aug 2025, 10:37:54

26

4681 Archboard Pl Land O Lakes FL 34638
129°SE (T) 28°13'31"N, 82°30'3"W ±9ft 63ft
Del Webb Bexley
04 Aug 2025, 10:42:28

27

4681 Archboard Pl Land O Lakes FL 34638
145°SE (T) 28°13'30"N, 82°30'3"W ±16ft ▲ 68ft
Del Webb Bexley
04 Aug 2025, 10:43:43

28

4680 Archboard Pl Land O Lakes FL 34638
95°E (T) 28°13'30"N, 82°30'2"W ±13ft ▲ 73ft
Del Webb Bexley
04 Aug 2025, 10:44:22

29

4728 Archboard Pl Land O Lakes FL 34638
230°SW (T) 28°13'32"N, 82°29'59"W ±6ft 70ft
Del Webb Bexley
04 Aug 2025, 10:46:40

30

4752 Archboard Pl Land O Lakes FL 34638
52°NE (T) 28°13'34"N, 82°29'58"W ±9ft 69ft
Del Webb Bexley
04 Aug 2025, 10:47:40

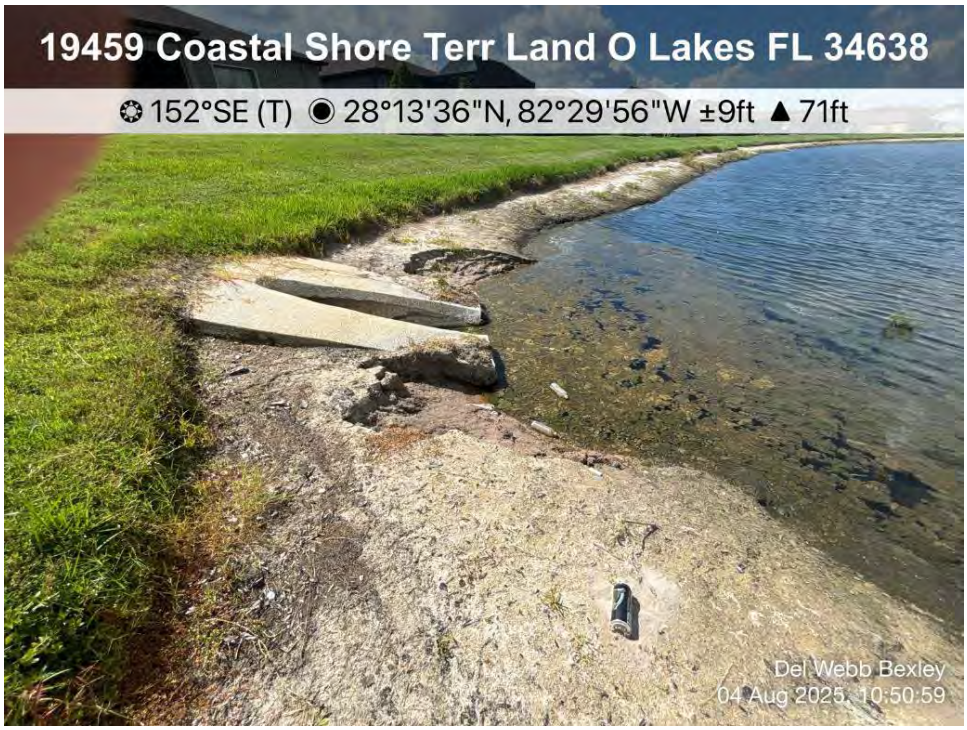
31

4764 Archboard Pl Land O Lakes FL 34638
66°NE (T) 28°13'34"N, 82°29'58"W ±9ft 73ft
Del Webb Bexley
04 Aug 2025, 10:48:19

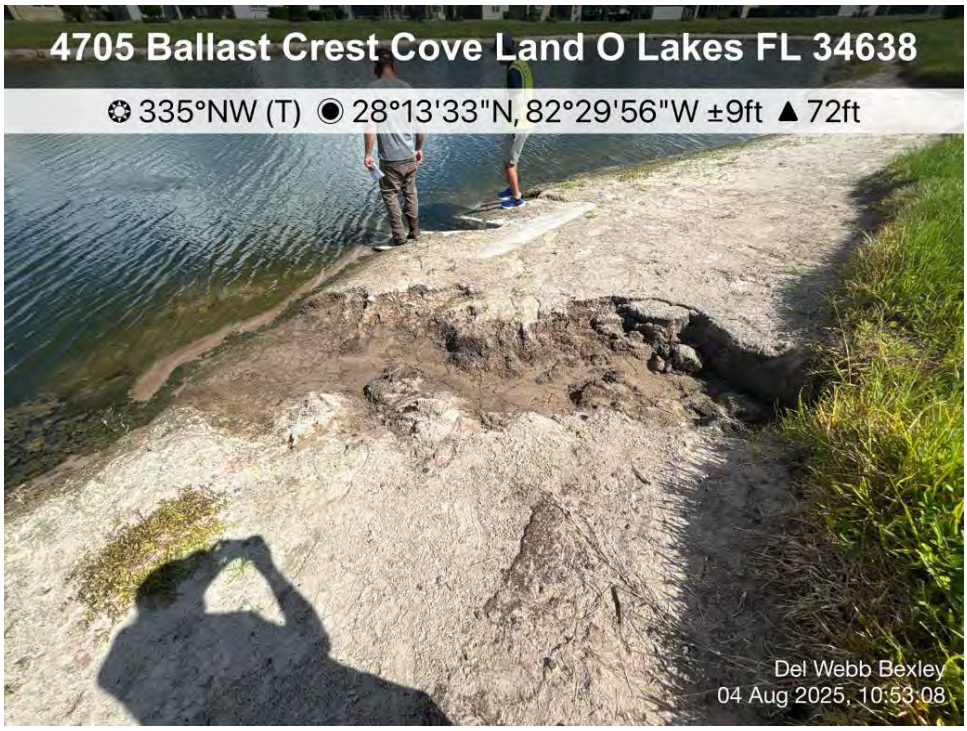
32

4764 Archboard Pl Land O Lakes FL 34638
43°NE (T) 28°13'34"N, 82°29'58"W ±13ft 73ft
Del Webb Bexley
04 Aug 2025, 10:48:24

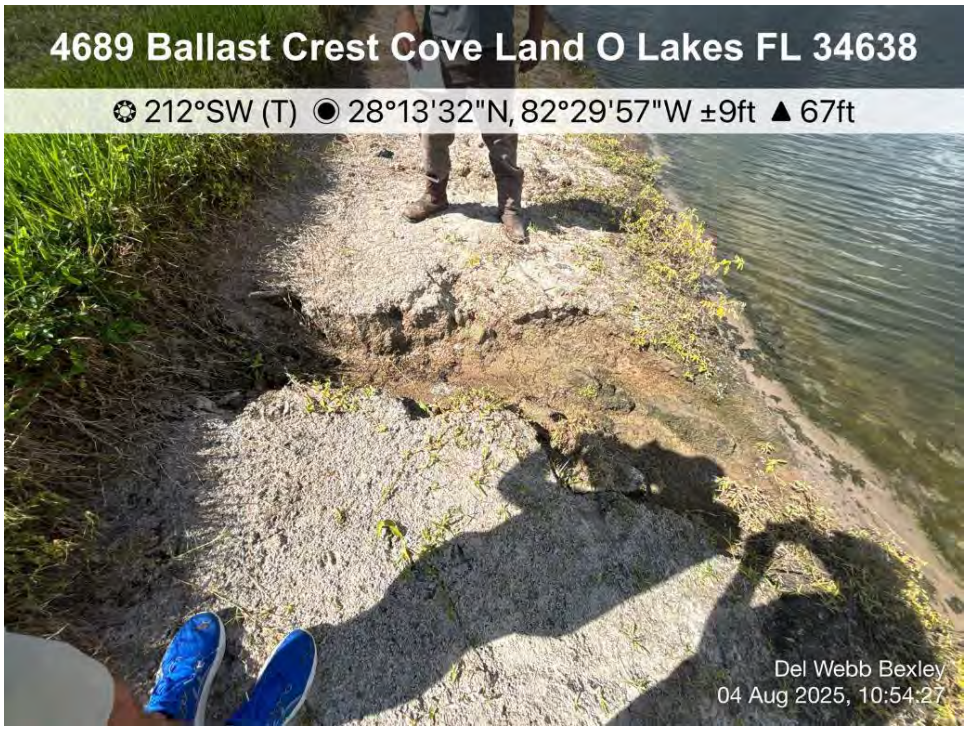
33


19459 Coastal Shore Terr Land O Lakes FL 34638
152°SE (T) 28°13'36"N, 82°29'56"W ±9ft ▲71ft
Del Webb Bexley
04 Aug 2025, 10:50:59

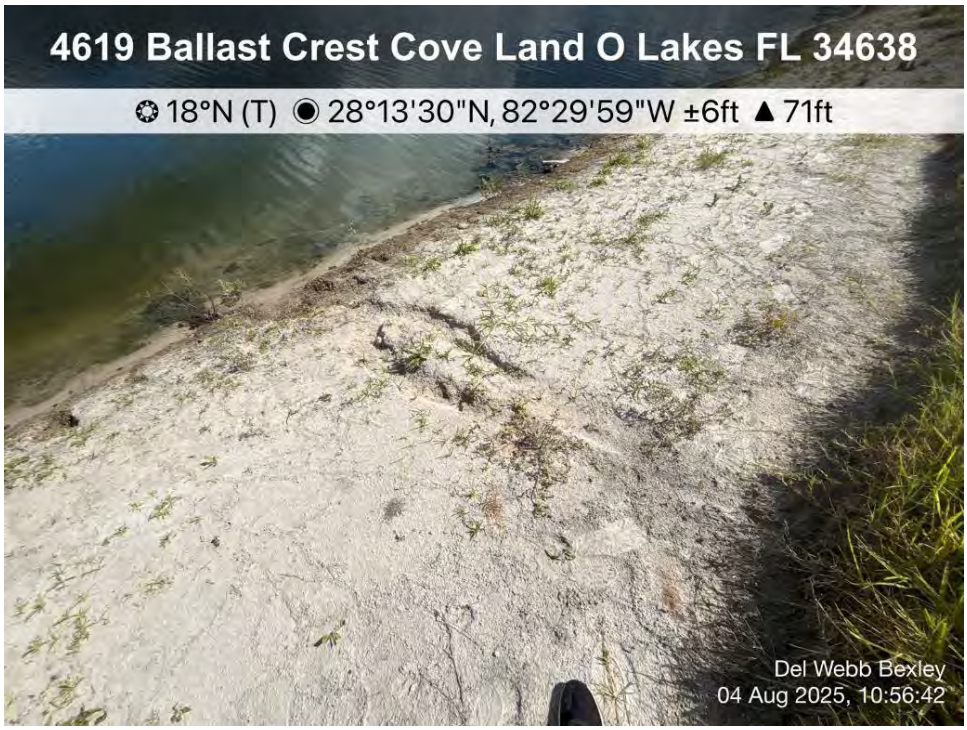
34


4705 Ballast Crest Cove Land O Lakes FL 34638
335°NW (T) 28°13'33"N, 82°29'56"W ±9ft ▲72ft
Del Webb Bexley
04 Aug 2025, 10:53:08

35


4689 Ballast Crest Cove Land O Lakes FL 34638
212°SW (T) 28°13'32"N, 82°29'57"W ±9ft ▲ 67ft
Del Webb Bexley
04 Aug 2025, 10:54:27

36


4619 Ballast Crest Cove Land O Lakes FL 34638
18°N (T) 28°13'30"N, 82°29'59"W ±6ft ▲ 71ft
Del Webb Bexley
04 Aug 2025, 10:56:42

37

4619 Ballast Crest Cove Land O Lakes FL 34638
203°SW (T) 28°13'29"N, 82°30'0"W ±6ft ▲ 69ft
Del Webb Bexley
04 Aug 2025, 10:57:41

38

4611 Ballast Crest Cove Land O Lakes FL 34638
209°SW (T) 28°13'29"N, 82°30'0"W ±9ft ▲ 70ft
Del Webb Bexley
04 Aug 2025, 10:57:46

39

4611 Ballast Crest Cove Land O Lakes FL 34638
142°SE (T) 28°13'28"N, 82°30'0"W ±13ft ▲ 70ft
Del Webb Bexley
04 Aug 2025, 10:58:31

40

4693 Archboard Pl Land O Lakes FL 34638
73°E (T) 28°13'31"N, 82°30'5"W ±39ft ▲ 75ft
Del Webb Bexley
04 Aug 2025, 11:06:02

Tab 9

Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Regular Meeting:** September 17, 2025 @ 4:00 PM

District Manager's Report

August 20

2025

DEL WEBB BEXLEY CDD

FINANCIAL SUMMARY	6/30/2025
General Fund Cash & Investment Balance:	$256,522
Reserve Fund Cash & Investment Balance:	$75,270
Debt Service Fund Investment Balance:	$701,332
Total Cash and Investment Balances:	**$1,033,124**
General Fund Expense Variance: $90,653	**Under Budget**

Tab 10

Del Webb Bexley CDD

HTTPS://DELWEBBBEXLEYCDD.VGLOBALTECH.COM/

ADA & WCAG AUDIT SUMMARY REPORT

06-20-2025 – QUARTER 2 AUDIT RESULTS & REMEDIATION

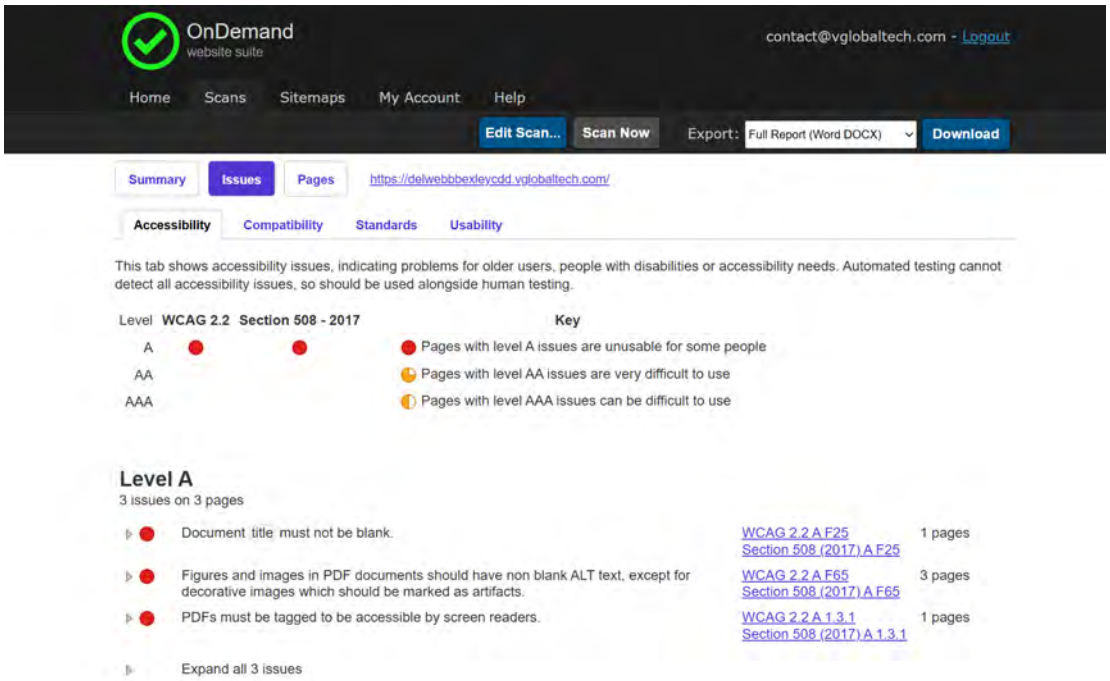
CONDUCTED AND REMEDIATED BY:

VGlobalTech Proprietary Document ONLY FOR DIRECT CUSTOMER & INTERNAL USE – DO NOT DISTRIBUTE WITHOUT WRITTEN CONSENT

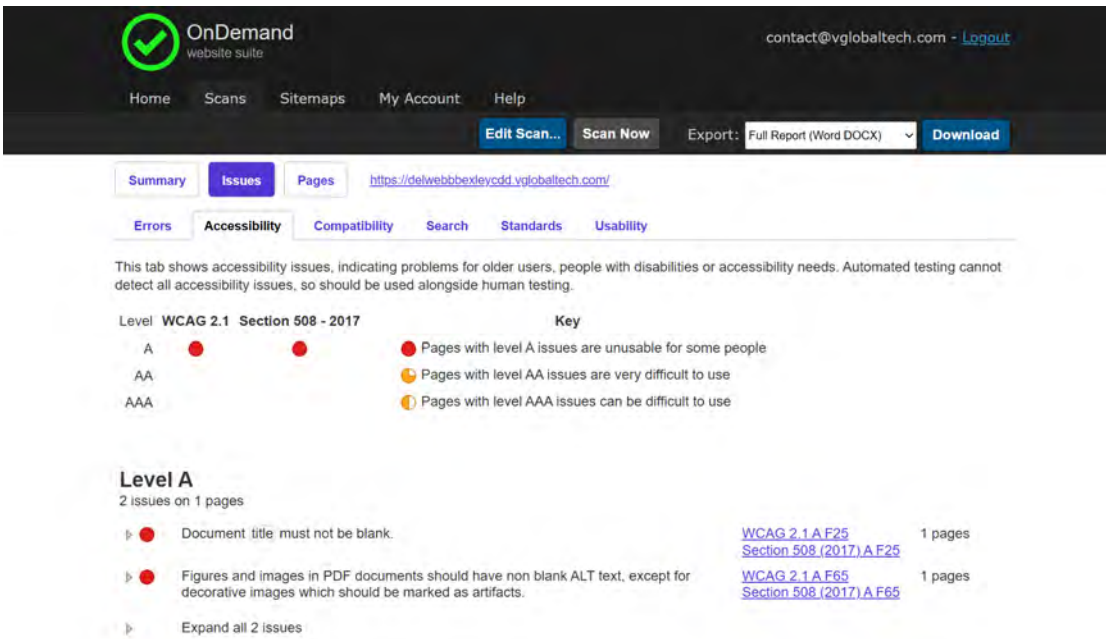
Del Webb Bexley CDD

Audit Date: 20th June 2025 Audit

Statue: **Passed**

Task List:	● Audit ● Remediate Issues ● Check WordPress Version – Update if Necessary ● Check Plugins Version – Update if Necessary ● Issue Seal
Issues:	● Document title must not be blank ● Figures and images in PDF documents should have non-blank ALT text, except for decorative images which should be marked as artifacts ● PDFs must be tagged to be accessible by screen readers
Remediation	● Added document title in all PDF ● Added ALT text to all PDF ● All PDF documents have been tagged
Before ADA	
Audit Results:	● AUDIT RESULT HERE ● 1 document has signature issue

VGlobalTech Proprietary Document ONLY FOR DIRECT CUSTOMER & INTERNAL USE – DO NOT DISTRIBUTE WITHOUT WRITTEN CONSENT



- Passed WCAG and Section 508-2017
- Seal Dated 09/2025 has been issued

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Tab 11

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, May 21, 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	**Board Supervisor, Chairman**
Dennis Bauld	**Board Supervisor, Vice Chairman**
Mario Delgado	**Board Supervisor, Asst. Secretary**
Thomas Eurell	**Board Supervisor, Asst. Secretary**
Gerry Fezzuoglio	**Board Supervisor, Asst. Secretary**

Also present were:

Lynn Hayes	**District Manager, Rizzetta & Co., Inc.**
Angela Savinon	**Associate District Manager, Rizzetta & Co**
Ryan Dugan	**District Counsel, Kutak Rock** (Via Phone)
Stephen Brletic	**District Engineer, BDI Engineering**
Doug Agnew	**Representative, Advanced Aquatics**
Audience	**Present**

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 1:01 p.m.

SECOND ORDER OF BUSINESS **Audience Comments**

The first audience member raised questions about the work being done on the Pond 2 project and expressed concerns about why the pond's water level is dropping so quickly. Mr. Hayes and Mr. Brletic addressed the audience member questions. Additionally, Mr. Hayes informed the audience member that these are retention ponds and how it relies on rainfall and natural sources for the water levels. The second audience member raised questions regarding trespassing on Del Webb Bexley Community Development District property and residents walking dogs around the ponds. Mr. Hayes addressed the questions. The third audience member had questions regarding pond 2 water levels. Mr. Brletic addressed the audience member question.

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THIRD ORDER OF BUSINESS **Staff Reports**

A. Aquatics Report

Mr. Agnew presented his reports to the Board of Supervisors and a discussion was held with the Board of Supervisors It was reported that the Del Webb Bexley Community Development District received the permit for the Triploid Grass Carp install and the Migration barriers were installed at ponds 29 & 30.

> On a motion from, Mr. Eurell seconded by, Mr. Fezzuoglio with all in favor, the Board of Supervisors approved the purchase and installation of the Triploid Grass Carp with not to exceed in the amount of $300.00 for permitted stormwater ponds for Del Webb Bexley Community Development District.

Mr. Agnew suggested to the Board of Supervisors that the next pond stocking of Triploid Grass Carp and Migration barriers should be installed in the 1st quarter of 2026. Additionally, in the future they will request from Florida Fish and Wildlife Conservation Commission for the pond stocking of Carp and Migration Barriers as needed. The Board of Supervisors has requested that Mr. Hayes to contact Advanced Aquatics to obtain the schedule for completing the Pond 17 prototype planting project. Additionally, the Board of Supervisors reviewed the Wetland Buffer Maintenance Agreement, it was not approved. The Board of Supervisors requested that Mr. Hayes seek additional proposals that covers the same scope of work. The Board of Supervisors requested that Mr. Agnew provide to Mr. Hayes with information on invasive and native plants and explaining why entering Wetland Conservation is prohibited so Mr. Hayes can post this information on the Del Webb Bexley Community Development District website. The Board of Supervisors did adjust the Wetland Monitoring & Maintenance Fiscal Year 2025/2026 budget line item to $ 30,000.00.

B. District Counsel

Mr. Dugan provided the Board of Supervisors with an update on the State Bill 810 concerning Stormwater Management System Inspections. The Bill proposed changing the inspection requirements to annually versus every five years. However, the bill did not pass, and the existing requirements will remain in effect. There was a brief discussion regarding the current district policies permitting dog walking and fishing on Del Webb Bexley Community Development District property. The Board of Supervisors considered whether any changes to these policies were necessary but did not take any action or make any changes to the current policies at this time.

C. District Engineer

Mr. Brletic and the Board of Supervisors reviewed and discussed the draft Stormwater System Assessment Report related to the pond bank erosion projects. The Board of Supervisors requested that Mr. Brletic to make the following edits of the stormwater system assessment report; Add a table of

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contents, legend, provide a digital file that could be shared, change the purple items from the report to a different color, provide a summary with details for each pond bank erosion project with cost, install aquatic plants at the same time that pond banks repairs are made and include cost, create a guide with cost for the escalation of pond bank restoration projects to use for budgeting for future budget years. The Board of Supervisors directed Mr. Hayes to add a discussion item regarding the Request for Proposal for the Pond Bank Restoration Projects to the August 20, 2025 Del Webb Bexley Community Development District meeting agenda to initiate the process. Since the Request for Proposal is under the dollar amount threshold, the formal Request for Proposal process is not required. Mr. Brletic must provide to Mr. Hayes with all necessary documents needed for the Request For Proposal Pond Bank Restoration Projects no later than August 10, 2025 to ensure inclusion in the August 20, 2025 Del Webb Bexley Community Development District meeting agenda. Additionally, the Board of Supervisors requested that Mr. Brletic review the repairs made by Pulte to the Pond 2 outflow structure, including the wall cracks and other associated repairs. Mr. Brletic is to report back to the Board of Supervisors and provide a report of any additional repairs that need to be completed by Pulte to Mr. Hayes. Mr. Brletic addressed concerns of the wall dam and how its causing sand and sediment getting into the fountain pool of water and that the dam structure is not causing this issue. The Board of Supervisors requested that Mr. Hayes send an email reply to the Homeowners Association with this information regarding this concern.

D. District Manager

Mr. Hayes presented his report. Mr. Hayes reminded the Board that the next regular meeting will be on June 18, 2025 at 1:00 p.m. Mr. Hayes stated to the Board of Supervisors that as of April 15, 2025 the Pasco County Supervisor of Elections office reports that the Del Webb Bexley Community Development District has 1,448 registered voters. Additionally, Mr. Hayes presented the 1st Quarter Website Audit Compliance Report and told the Board of Supervisors that the district passed all ADA Website Accessibility and Florida Statute 189.069 requirements. Mr. Hayes informed the Board of Supervisors that each member will receive an email from the Florida Ethics Commission and is required to submit Form 1 by July 1, 2025.

On a motion from, Mr. McDermott seconded by, Mr. Bauld with all in favor, the Board of Supervisors approved to cancel the meeting scheduled for June 18, 2025 for the Del Webb Bexley Community Development District.

Mr. Hayes informed the Board of Supervisors that the next scheduled meeting will be held on July 16, 2025 at 1:00 p.m.

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FOURTH ORDER OF BUSINESS **Ratification of Fiscal Year 2023/2024 Financial Audit**

Mr. Hayes presented the Acceptance of Fiscal Year 2023/2024 Financial Audit to the Board of Supervisors. Mr. Hayes informed the Board of Supervisors that there were no findings, and this was a clean financial audit

On a motion from, Mr. McDermott seconded by, Mr. Bauld with all in favor, the Board of Supervisors ratified the 2023/2024 Financial Audit for the Del Webb Bexley Community Development District.

FIFTH ORDER OF BUSINESS **Presentation of Fiscal 2025/2026 Proposed Budget**

Mr. Hayes presented and reviewed the Fiscal Year 2025/2026 proposed budget to the Board of Supervisors. The Board of Supervisors made the following adjustments to the Fiscal Year 2025/2026 proposed budget. The Board of Supervisors changed the amount of Wetland Monitoring and Maintenance to the amount of $30,000.00, removed all funds budgeted for Midge Fly Treatments, and added 3,000.00 to the reserve funds for Triploid Grass Carp Migration Barriers.

On a motion from Mr. McDermott seconded by Mr. Eurell, with all in favor, the Board of Supervisors approved the Fiscal Year 2025/2026 Proposed Budget for the Del Webb Bexley Community Development District.

SIXTH ORDER OF BUSINESS **Consideration of 2025-05 Resolution Approving Fiscal Year 2025/2026 Proposed Budget & Setting Public Hearing**

Mr. Hayes presented the 2025-05 Resolution Approving the Fiscal Year 2025/2026 Proposed Budget and Setting Public Hearing to the Board of Supervisors.

On a motion from Mr. McDermott seconded by Mr. Bauld, with all in favor, the Board of Supervisors adopted Resolution 2025-05 approving the Fiscal Year 2025/2026 Proposed Budget and Setting the Public Hearing on the Final Budget for the Del Webb Bexley Community Development District.

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SEVENTH ORDER OF BUSINESS **Proposals for the Prototype Bank Stabilization Project**

Mr. Hayes presented the Rainmaker and Marimba Landscape Proposals to the Board of Supervisors. The Marimba Landscape Inc. proposal is for removal and disposal of existing turf along the ponds edge and installation (250) square feet Bahia Sod and (28) 3-Gallon Muhly Grass Plants.

On a motion from Mr. McDermott, seconded by Mr. Bauld, with all in favor, the Board of Supervisors approved the proposal from Marimba Landscape Inc. for the removal and disposal of existing turf along the ponds edge and install (250) square feet Bahia Sod and (28) 3-Gallon Muhly Grass Plants in the amount of $1,654.00 after Mr. Dugan prepares the final form agreement and authorize Mr. McDermott to execute the agreement for the Del Webb Bexley Community Development District.

Mr. Hayes presented the Rainmaker Landscape Community Development District and Homeowner Association Cost Share proposal 556146 under separate cover to the Board of Supervisors. This is to conduct monthly maintenance of retention ponds throughout the Del Webb Bexley Community Development District.

On a motion from Mr. McDermott, seconded by Mr. Bauld, with all in favor, the Board of Supervisors approved the Rainmaker Community Development District landscape maintenance proposal 556146 in the amount of $4,750.00 monthly after Mr. Dugan prepares the final form agreement/addendum between the Homeowner Association and Community Development District and authorize Mr. McDermott to execute the agreement for the Del Webb Bexley Community Development District.

EIGHTH ORDER OF BUSINESS **Consideration of Minutes of Board of Supervisors Regular Meeting held on March 26, 2025**

On a motion from Mr. McDermott, seconded by Mr. Bauld, with all in favor, the Board of Supervisors approved the March 26, 2025 Regular Board of Supervisor Meeting Minutes as presented for the Del Webb Bexley Community Development District.

NINTH ORDER OF BUSINESS **Consideration of Minutes of Board of Supervisors Budget Workshop Meeting held on March 26, 2025**

On a motion from Mr. McDermott, seconded by Mr. Bauld, the Board of Supervisors approved the March 26, 2025 Budget Board of Supervisor Workshop Meeting Minutes as presented for the Del Webb Bexley Community Development District.

DRAFT

TENTH ORDER OF BUSINESS **Ratification of Operation & Maintenance Expenditures for February 2025 & March 2025 & April 2025**

On a motion from Mr. McDermott, seconded by Mr. Bauld, the Board of Supervisors ratified the Operation and Maintenance Expenditures for February 2025 ($14,811.96) and March 2025 ($17,642.93) and April 2025 ($27,011.60) for the Del Webb Bexley Community Development District.

ELEVENTH ORDER OF BUISNESS **Supervisor Requests**

During the Supervisor Requests, the topic of the fishing policy was raised again. The Board of Supervisors reiterated that they do not want to make any changes or post resolutions on the Del Webb Bexley Community Development District website. Mr. Hayes explained the process for submitting a public records request, noting that such requests can be made by email, and he will provide the requested information accordingly. The schedule for the fountain timers, including both fountains and their associated lights, was also discussed, and it was confirmed that the timer schedules is set correctly. Board Member Supervisor Mr. Eurell informed the Board of Supervisors that he will not be in attendance at the August 20, 2025 Del Webb Bexley Community Development District meeting. He also reported that the Homeowners Association is hiring a new attorney to address 558 issues against Pulte and asked if a Del Webb Bexley Community Development District representative should attend the Homeowners Association meeting and work with the Homeowners Association attorney. Mr. Dugan stated that no this was not necessary and that the Homeowners Association can request information if needed for the Del Webb Bexley Community Development District to be involved.

TWELFTH ORDER OF BUSINESS **Adjournment**

On a motion from Mr. Bauld, seconded by Mr. McDermott, with all in favor, the Board of Supervisors adjourned the meeting at 4:00 p.m., for the Del Webb Bexley Community Development District.

Secretary/Assistant Secretary

Chairman/ Vice Chairman

DRAFT

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

Operation and Maintenance Expenditures
May 2025
For Board Approval

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

The total items being presented: **$33,295.77**

Approval of Expenditures:

_____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Del Webb Bexley Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2025 Through May 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Advanced Aquatic Services, Inc.	100057	10558733	Monthly Lake Maintenance 05/25	$ 3,760.00
Advanced Aquatic Services, Inc.	100060	10558842	Wetland Conservation Are Field Assessment 05/25	$ 2,000.00
Berger, Toombs, Elam, Gaines & Frank CPA	100061	371929	Auditing Services FY 23/24	$ 3,665.00
Brletic Dvorak, Inc.	100062	1933	Engineering Services 04/25	$ 1,200.00
Brletic Dvorak, Inc.	100062	1947	Engineering Services - Pond Bank 04/25	$ 9,870.00
Del Webb Bexley Community Association, Inc.	100063	DWB-MAY25	Shared Pond Mowing 05/25	$ 4,689.83
Dennis M Bauld	100066	DB052125	Board of Supervisors Meeting 05/21/25	$ 200.00
George W McDermott	100067	GM052125	Board of Supervisors Meeting 05/21/25	$ 200.00
Gerry Fezzuoglio	100068	GF052125	Board of Supervisors Meeting 05/21/25	$ 200.00
Kutak Rock, LLP	100064	3565292	Legal Services 03/25	$ 1,365.00
Kutak Rock, LLP	100071	3569045	Legal Services 04/25	$ 825.00
Mario Delgado	100069	MD052125	Board of Supervisors Meeting 05/21/25	$ 200.00
Rizzetta & Company, Inc.	100058	INV0000098863	District Management Fees 05/25	$ 4,783.75

Del Webb Bexley Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2025 Through May 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
The Observer Group, Inc.	100065	25-00900P	Legal Advertising 05/09/25	$ 54.69
Thomas Eurell	100070	TE052125	Board of Supervisors Meeting 05/21/25	$ 200.00
VGlobal Tech	100059	7258	ADA Website Maintenance 05/25	$ 82.50
Report Total				**$ 33,295.77**

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

5/1/2025
10558733
$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
5/31/2025

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

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

RECEIVED
04-21-2025

$3,760.00

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

5/14/2025
10558842
$2,000.00

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
6/13/2025

Wetland Conservation Area field Assessment Completed 5-12-25	2,000.00

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

RECEIVED
05-14-2025

$2,000.00

Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

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

DEL WEBB BEXLEY COMMUNITY DEVELOPMENT DISTRICT
3434 COLWELL AVE
SUITE 200
TAMPA, FL 33614

Invoice No.	*371929*
Date	*04/30/2025*
Client No.	*21718*

Services rendered in connection with the audit of the Basiic Financial Statements
as of and for the year ended September 30, 2024.

Total Invoice Amount $ 3,665.00

You can pay online at: https://treasurecoastcpas.com or

Scan to Pay

Berger, Toombs, Elam, Gaines, Frank,
McGuire & Gonano CPAs PL
Invoice Payment

POWERED BY CPACHARGE

We accept major credit cards.
A 3% fee will be applied.

Please enter client number on your check.
Finance charges are calculated on balances over 30 days old at an annual percentage rate of 18%.

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	1933
DATE	04/30/2025
TERMS	Net 30
DUE DATE	05/30/2025

PROJECT NAME
Del Webb Bexley CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Senior Inspector	[April 09]	3:00	120.00	360.00
Project Manager	[April 09 - April 30]	4:00	210.00	840.00

BALANCE DUE **$1,200.00**

Pay invoice

RECEIVED
05-04-2025

Del Webb Bexley COMMUNITY DEVELOPMENT DISTRICT
Apr-25

	HOURS	RATE		PERSON	TOTAL
CDD Activities					
Board Meeting Prep, Attendance, Follow up Engineer's Reports/Invoicing, Misc. Emails to DM/Board	0.50	$210	S. Brletic		$105.00
Pond 3 & 12 Dam: Site Visit & Plans review	3.50	$210	S. Brletic		$735.00
	3.00	$120	K. Wagner		$360.00
INVOICE TOTAL	7.00				**$1,200.00**

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	1947
DATE	04/30/2025
TERMS	Net 30
DUE DATE	05/30/2025

PROJECT NAME
Infrastructure Assessment Task

DESCRIPTION
Task: Pond Bank and Associated Infrastructure Assessment (69% complete)

BALANCE DUE **$9,870.00**

Pay invoice

RECEIVED 05-04-2025

Del Webb
Active Adult Communities

INVOICE

Del Webb Bexley HOA

5901 US Highway 19 Ste. 7Q
New Port Richey, FL 34652
877.869.9700
Invoices@qualifiedproperty.com

DATE May 6, 2025
CUSTOMER ID Pond Mowing

TO

Del Webb Bexley, CDD
glee@rizzetta.com
3434 Colwell Ave, Suite 100
Tampa, FL 33614

Details	Invoice #	Service Dates	Amount
May Service	DWB-MAY25	May	4,689.83
		TOTAL	4,689.83

RECEIVED
05-06-2025

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

RAINMAKER irrigation & landscaping, inc. | A YELLOWSTONE LANDSCAPE COMPANY

Invoice

DATE	INVOICE #
5/1/2025	9052260

Palm Harbor, FL 34685

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	5/31/2025

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

Phone #
727-669-2320

TOTAL	$101,250.00
Tax	$0.00
Payments/Credits	$0.00
Balance Due	$101,250.00

Del Webb Bexley CDD
Meeting Date: May 21,2025

SUPERVISOR PAY REQUEST

RECEIVED 05-22-2025

Name of Board Supervisor	Check if present	Check if paid
George McDermott	✓	x
Thomas Eurell	✓	x
Dennis Bauld	✓	x
Mario Delgado	✓	x
Gerry Fezzuoglio	✓	x

(*) Does not get paid

EXTENDED MEETING TIMECARD

Meeting Start Time:	1:00 pm
Meeting End Time:	4:00 PM
Total Meeting Time:	2 hours and 59 minutes

Time Over **3** Hours:	0

Total at $175 per Hour:	0

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	0
Additional or Continued Meeting?	0
Total at $175 per Hour:	$0.00

Business Mileage Round Trip	0
IRS Rate per Mile	$0.700
Mileage to Charge	$0.00

DM Signature: _____

K U T A K R O C K L L P

TALLAHASSEE, FLORIDA
Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

Check Remit To:
Kutak Rock LLP
PO Box 30057
Omaha, NE 68103-1157

May 5, 2025

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

Invoice No. 3565292
6223-1

Re: General Counsel

For Professional Legal Services Rendered

03/03/25	P. Avrett	0.40	64.00	Coordinate response to auditor letter
03/09/25	L. Whelan	0.30	115.50	Monitor legislative process relating to matters impacting special districts
03/10/25	R. Dugan	0.10	30.50	Correspondence with district manager regarding public notice of meeting
03/14/25	R. Dugan	0.10	30.50	Review community letter regarding stormwater repairs
03/17/25	R. Dugan	0.40	122.00	Conference and correspondence regarding no trespass resolution; review records regarding same
03/18/25	J. Gillis	0.10	19.00	Review Capitol Conversations distribution list and update same
03/26/25	R. Dugan	2.60	793.00	Review draft proposed budget resolution; correspondence regarding same; attend budget workshop and board meeting; conference and correspondence with district manager regarding same
03/26/25	D. Wilbourn	0.20	38.00	Prepare budget approval resolution
03/28/25	R. Dugan	0.50	152.50	Listen to audio of remainder of board meeting

TOTAL HOURS	4.70	
TOTAL FOR SERVICES RENDERED		$1,365.00
TOTAL CURRENT AMOUNT DUE		$1,365.00

RECEIVED
05-07-2025

K U T A K R O C K L L P

TALLAHASSEE, FLORIDA
Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

Check Remit To:
Kutak Rock LLP
PO Box 30057
Omaha, NE 68103-1157

May 13, 2025

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

Invoice No. 3569045
6223-1

Re: General Counsel

For Professional Legal Services Rendered

04/01/25	A. Willson	0.20	65.00	Review correspondence regarding taking of district property; work session with Dugan regarding same
04/02/25	R. Dugan	0.20	61.00	Review letter regarding County's Bud Bexley Road extension project; correspondence regarding same
04/06/25	J. Johnson	0.30	115.50	Monitor legislative process relating to matters impacting special districts
04/18/25	R. Dugan	0.20	61.00	Review proposed budget resolution; correspondence regarding same
04/27/25	R. Dugan	1.00	305.00	Review draft audited financial statements for FY 2024; correspondence regarding same
04/28/25	R. Dugan	0.50	152.50	Review district records regarding dog walking on stormwater ponds; correspondence regarding same
04/28/25	A. Willson	0.20	65.00	Review items regarding district stormwater ponds and public access; work session with Dugan regarding same

PRIVILEGED AND CONFIDENTIAL
ATTORNEY-CLIENT COMMUNICATION AND/OR WORK PRODUCT

TOTAL HOURS	2.60	
TOTAL FOR SERVICES RENDERED		$825.00
TOTAL CURRENT AMOUNT DUE		$825.00

RECEIVED
05-28-2025

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

Invoice

Date	Invoice #
5/2/2025	INV0000098863

Bill To:

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

Services for the month of	Terms	Client Number
May	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

RECEIVED 04-29-2025

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 # 25-00900P **Date 05/09/2025**

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 # 25-00900P **Public Board Meetings** **RE:** Del Webb Bexley Board of Supervisors Meeting on May 21, 2025 **Published:** 5/9/2025	$54.69

RECEIVED 05-08-2025

Important Message

Please include our Serial # on your check

Pay by credit card online: https://legals.businessobserverfl.com/send-payment/

Paid	()
Total	**$54.69**

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
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.

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 May 21, 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 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

May 9, 2025 25-00900P

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 # 7258
DATE 05/01/2025
DUE DATE 05/01/2025
TERMS Due on receipt

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

Monthly maintenance

BALANCE DUE **$82.50**

RECEIVED
05-01-2025

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

Reserve Expenditures
May 2025
For Board Approval

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

The total items being presented: **$14,739.35**

Approval of Expenditures:

_____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Del Webb Bexley Community Development District

Paid Reserve Expenditures

May 1, 2025 Through May 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Finn Outdoor, LLC	100009	2851	Erosion/Pond Bank Restoration 12/24	$ 5,950.00
Fountain Design Group, Inc.	100035	35578A	Light Fixture Replacement in Fountain 02/25	$ 1,699.12
Fountain Design Group, Inc.	100038	35687A	Rainjet Light Fixtures 03/25	$ 5,932.48
Fountain Design Group, Inc.	300003	35793A	Replaced Power Cable to Fountain 03/25	$ 1,157.75
Report Total				**$ 14,739.35**

INVOICE

Finn Outdoor LLC
730 20th Ave N
Saint Petersburg, FL 33704

robb@finnoutdoor.com
+1 (813) 957-6075

Bill to
Del Webb Bexley CDD
C/O Rizetta & Company
5844 Old Pasco Road STE 100
Wesley Chapel, Florida 33544

Ship to
Del Webb Bexley CDD
C/O Rizetta & Company
5844 Old Pasco Road STE 100
Wesley Chapel, Florida 33544

Invoice details
Invoice no.: 2851
Terms: Due on receipt
Invoice date: 12/05/2024
Due date: 12/05/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Erosion/Pond Bank Restoration**	Pond 2 -- Repairs to address individual eroding areas (between lots). Each area to be repaired with imported fill, geotextile filter fabric, erosion control mat, and sod to match surroundings. Each repair 20 linear feet. 11 areas were provided by engineer, but areas chosen by board may be more or fewer. ALTERNATE 1 -- Highlighted pond bank is roughly 800 linear feet. Restore all of the bank with the same spot repair method listed above, fill, geotextile, erosion control fabric, and sod: $62 per linear foot ($49,600) ALTERNATE 2 -- Highlighted pond bank is roughly 800 linear feet. Restore all of the bank with limestone rip rap repair method which is the most cost-effective hard armoring; limestone rip rap, imported fill, geotextile, erosion control fabric, and sod: $98 per linear foot ($78,400)	1	$3,200.00	$3,200.00
2.		**Control Structure Maintenance**	Pond 8 Control Structure -- Excavate around discharge pipe, evaluate for any breaks or separations, pour concrete collar if needed, restore bank surrounding control structure and pipe	1	$2,750.00	$2,750.00

with rip rap, fill, geotextile, and sod to match surroundings.

Total **$5,950.00**

Note to customer

All invoices are due and payable within 30 days of submittal unless otherwise agreed to in writing. Late fees of up to 3% of invoice amount may be added if payment not received within 30 days.

RECEIVED
12-05-2024

FOUNTAIN DESIGN GROUP, INC.
DBA CASCADE FOUNTAINS

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

Invoice

Date	Invoice #
2/28/2025	35578A

Bill To	Ship To
DEL WEB BEXLEY CDD 5844 OLD PASCO ROAD, STE. 100 WESLEY CHAPEL, FL. 33544	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	RP	2/28/2025		TW	

Qty	Description	Rate	Amount
2	RAIN JET LIGHT FIXTURES WITH TWO LED LIGHT BULBS	672.06	1,344.12
	LABOR TO REPLACE TWO EXISTING LIGHT FIXTURES AND BULBS ON THE SEA GLASS LAKE FOUNTAIN BY THE MAIL BOXES	355.00	355.00
	SALES TAX	7.00%	0.00

RECEIVED
03/03/2025

Balance Due $1,699.12

FOUNTAIN DESIGN GROUP, INC.

DBA CASCADE FOUNTAINS

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

Invoice

Date	Invoice #
3/13/2025	35687A

Bill To	Ship To
DEL WEB BEXLEY CDD 5844 OLD PASCO ROAD, STE. 100 WESLEY CHAPEL, FL. 33544	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	RP	3/13/2025		TW	

Qty	Description	Rate	Amount
4	RAINJET LIGHT FIXTURES	996.00	3,984.00
4	WHITE 3K LED LIGHT BULBS	310.00	1,240.00
2	82-A1 SPLICE KIT	121.74	243.48
	LABOR FOR TECHNICIAN TO INSTALL NEW LIGHT FIXTURES ON THE TWO LAKE FOUNTAINS. ONE IN POND #8 BEHIND CLUBHOUSE AND THE OTHER IN POND #2 AT THE RIGHT SIDE OF THE ENTRANCE	465.00	465.00
	SALES TAX	7.00%	0.00

RECEIVED 03-13-2025

Balance Due $5,932.48

FOUNTAIN DESIGN GROUP, INC.
DBA CASCADE FOUNTAINS

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

Invoice

Date	Invoice #
3/25/2025	35793A

Bill To	Ship To
DEL WEB BEXLEY CDD 5844 OLD PASCO ROAD, STE. 100 WESLEY CHAPEL, FL. 33544	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	RP	3/25/2025		MR - TW	

Qty	Description	Rate	Amount
175	12/3 SOWA CABLE	3.19	558.25
1	82-A1 SPLICE KIT	134.50	134.50
	TECHNICIAN REPLACED THE DAMAGED POWER CABLE ON THE LAKE FOUNTAIN BEHIND THE CLUBHOUSE	465.00	465.00
	SALES TAX	7.00%	0.00

RECEIVED
03-25-2025

Balance Due $1,157.75

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

Operation and Maintenance Expenditures
June 2025
For Board Approval

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

The total items being presented: **$18,594.30**

Approval of Expenditures:

_____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Del Webb Bexley Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Advanced Aquatic Services, Inc.	100073	10559147	Monthly Lake Maintenance 06/25	$ 3,760.00
Brletic Dvorak, Inc.	100074	1971	Engineering Services 05/25	$ 2,175.00
Brletic Dvorak, Inc.	100074	1991	Engineering Services - Pond Bank 05/25	$ 2,865.00
Del Webb Bexley Community Association, Inc.	100077	DWB-JUNE25	Shared Pond Mowing 06/25	$ 4,750.00
Pasco County Tax Collector	100076	2024 Postage Assessment 178	2024 Postage Assessment	$ 178.05
Rizzetta & Company, Inc.	100072	INV0000099640	District Management Fees 06/25	$ 4,783.75
VGlobal Tech	100075	7336	ADA Website Maintenance 06/25	$ 82.50
Report Total				**$ 18,594.30**

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

6/1/2025
10559147
$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
7/1/2025

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

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

RECEIVED
05-21-2025

$3,760.00

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	1971
DATE	05/30/2025
TERMS	Net 30
DUE DATE	06/29/2025

PROJECT NAME
Del Webb Bexley CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Project Manager	[May 01 - May 30]	7:30	210.00	1,575.00
Senior Inspector	[May 01]	5:00	120.00	600.00

BALANCE DUE **$2,175.00**

RECEIVED
06-07-2025

Pay invoice

Del Webb Bexley COMMUNITY DEVELOPMENT DISTRICT
May-25

	HOURS	RATE		PERSON	TOTAL
CDD Activities					
Board Meeting Prep, Attendance, Follow up Engineer's Reports/Invoicing, Misc. Emails to DM/Board	5.00	$210	S. Brletic		$1,050.00
Pond 2 MES Construction/Bank review/Control Structure Issue	2.50	$210	S. Brletic		$525.00
	5.00	$120	K. Wagner		$600.00
INVOICE TOTAL	12.50				**$2,175.00**

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	1991
DATE	05/30/2025
TERMS	Net 30
DUE DATE	06/29/2025

PROJECT NAME
Infrastructure Assessment Task

DESCRIPTION
Task: Pond Bank and Associated Infrastructure Assessment (79% complete)

BALANCE DUE **$2,865.00**

Pay invoice

RECEIVED
06-07-2025

Del Webb
Active Adult Communities

INVOICE

Del Webb Bexley HOA

5901 US Highway 19 Ste. 7Q
New Port Richey, FL 34652
877.869.9700
Invoices@qualifiedproperty.com

DATE June 11, 2025
CUSTOMER ID Pond Mowing

TO

Del Webb Bexley, CDD
glee@rizzetta.com
3434 Colwell Ave, Suite 100
Tampa, FL 33614

Details	Invoice #	Service Dates	Amount
June Service	DWB-June25	June	4,750.00
		TOTAL	4,750.00

RECEIVED
06/11/2025

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 #
6/2/2025	933540C

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	7/2/2025

DESCRIPTION	AMOUNT
June 2025 Landscape Service Contract - Common Area - GL Code 8720	**$20,500.00**
June 2025 Landscape Service Contract - 850 Homes - GL Code 8710	**$76,000.00**
June 2025 Landscape Service Contract - Ponds - GL Code 8721	**$4,750.00**

Phone #
727-669-2320

TOTAL	$101,250.00
Tax	$0.00
Payments/Credits	$0.00
Balance Due	$101,250.00

RAINMAKER
irrigation & landscaping, inc.

A YELLOWSTONE LANDSCAPE COMPANY

36181 East Lake Road #101
Palm Harbor, FL 34685

Invoice

DATE	INVOICE #
6/2/2025	933540C

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	7/2/2025

DESCRIPTION	AMOUNT
June 2025 Landscape Service Contract - Common Area - GL Code 8720	**$20,500.00**
June 2025 Landscape Service Contract - 850 Homes - GL Code 8710	**$76,000.00**
June 2025 Landscape Service Contract - Ponds - GL Code 8721	**$4,750.00**

Phone #
727-669-2320

TOTAL	$101,250.00
Tax	$0.00
Payments/Credits	$0.00
Balance Due	$101,250.00

MIKE FASANO
TAX COLLECTOR
PASCO COUNTY FLORIDA
POST OFFICE BOX 276 • DADE CITY, FLORIDA 33526-0276

June 16, 2025

Del Web Bexley CDD
Rizzetta & Co
3434 Colwell Ave Suite 200
Tampa, FL 33614-8390

Re: Del Web Bexley CDD Postage Assessment

Pursuant to F.S. 197.3632, this letter will serve as an invoice for $178.05 for the cost of collection of Del Web Bexley CDD Postage Assessment for the 2024 Tax Year.

RECEIVED 06/17/2025

Should you have any questions, please feel free to contact my office.

Best wishes,

Mike Fasano
Tax Collector

MF/mg

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

Invoice

Date	Invoice #
6/2/2025	INV0000099640

Bill To:

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

Services for the month of	Terms	Client Number
June	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

Subtotal	$4,783.75
Total	$4,783.75

RECEIVED
05-28-2025

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 # 7336
DATE 06/01/2025
DUE DATE 06/01/2025
TERMS Due on receipt

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

Monthly maintenance

BALANCE DUE **$82.50**

RECEIVED
06-01-2025

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

Operation and Maintenance Expenditures
July 2025
For Board Approval

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

The total items being presented: **$26,721.58**

Approval of Expenditures:

_____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Del Webb Bexley Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Advanced Aquatic Services, Inc.	100079	10559577	Monthly Lake Maintenance 07/25	$ 3,760.00
Advanced Aquatic Services, Inc.	100081	10559680	Fish Stocking 07/25	$ 270.00
Brletic Dvorak, Inc.	100082	2030	Engineering Services 06/25	$ 930.00
Brletic Dvorak, Inc.	100086	2033	Engineering Services - Pond Bank 06/25	$ 5,985.00
Del Webb Bexley Community Association, Inc.	100091	DWB-JUL25	Shared Pond Mowing 07/25	$ 4,750.00
Fountain Design Group, Inc.	100080	36574A	Quarterly Fountain Cleaning 06/25	$ 460.00
Kutak Rock, LLP	100083	3585017	Legal Services 05/25	$ 2,471.00
Marimba Landscapes, Inc.	100092	20603	Pond 17 Erosion 07/25	$ 1,654.00
Rizzetta & Company, Inc.	100078	INV0000100454	District Management Fees 07/25	$ 4,783.75
Rizzetta & Company, Inc.	100093	INV0000101153	Mass Mailing - Budget Notice 07/25	$ 1,310.64
The Observer Group, Inc.	100084	25-01344P	Legal Advertising 07/25	$ 54.69
The Observer Group, Inc.	100094	25-01541P	Legal Advertising 07/25	$ 210.00
VGlobal Tech	100085	7470	ADA Website Maintenance 07/25	$ 82.50
Report Total				**$ 26,721.58**

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

7/1/2025
10559577
$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
7/31/2025

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

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

RECEIVED
06-23-2025

$3,760.00

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

7/9/2025
10559680
$270.00

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
8/8/2025

Fish Stocking. Stocked 18 Grass Carp ($15 per fish=$270)	270.00

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

RECEIVED
07-09-2025

$270.00

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	2030
DATE	06/27/2025
TERMS	Net 30
DUE DATE	07/27/2025

PROJECT NAME
Del Webb Bexley CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Project Manager	[June 16 - June 27]	1:00	210.00	210.00
Senior Inspector	[June 27]	6:00	120.00	720.00

BALANCE DUE **$930.00**

RECEIVED
07-01-2025

Del Webb Bexley COMMUNITY DEVELOPMENT DISTRICT
Jun-25

	HOURS	RATE		PERSON	TOTAL
CDD Activities					
Board Meeting Prep, Attendance, Follow up Engineer's Reports/Invoicing, Misc. Emails to DM/Board	0.50	$210	S. Brletic		$105.00
Pond 2 MES Construction/Bank review/Control Structure Issue	0.50	$210	S. Brletic		$105.00
		$120	K. Wagner		$0.00
SWFWMD SOI Certification ERP: 13740.017	6.00	$120	K. Wagner		$720.00
INVOICE TOTAL	7.00				**$930.00**

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	2033
DATE	06/27/2025
TERMS	Net 30
DUE DATE	07/27/2025

PROJECT NAME
Infrastructure Assessment Task

DESCRIPTION
Task: Pond Bank and Associated Infrastructure Assessment (100% complete)

BALANCE DUE **$5,985.00**

RECEIVED
07-01-2025

Del Webb Active Adult Communities

INVOICE

Del Webb Bexley HOA

SEND PDF

5901 US Highway 19 Ste. 7Q
New Port Richey, FL 34652
877.869.9700
Invoices@qualifiedproperty.com

DATE July 14, 2025
CUSTOMER ID Pond Mowing

TO

Del Webb Bexley, CDD
glee@rizzetta.com
3434 Colwell Ave, Suite 100
Tampa, FL 33614

Details	Invoice #	Service Dates	Amount
July Service	DWB-JUL25	July	4,750.00
		TOTAL	4,750.00

RECEIVED
07-25-2025

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

YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
950829C	7/1/2025
TERMS	**PO NUMBER**
Net 30	

Bill To:

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

Property Name: Del Webb Bexley Community Association, Inc.

Address: 19265 Del Webb Blvd
Land O' Lakes, FL 34638

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: July 31, 2025

Invoice Amount: $101,250.00

Description	Current Amount
July 2025 Landscape Service Contract – Common Area – GL Code 8720	$20,500.00
July 2025 Landscape Service Contract- 850 Homes – GL Code 8710	$76,000.00
July 2025 Landscape Service Contract – Ponds – GL Code 8721	$4,750.00

Invoice Total **$101,250.00**

IN COMMERCIAL LANDSCAPING

Should you have any questions or inquiries please contact
Yvette Conroy at 813-579-4798 or yconroy@yellowstonelandscape.com

FOUNTAIN DESIGN GROUP, INC.
DBA CASCADE FOUNTAINS

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

Invoice

Date	Invoice #
6/30/2025	36574A

Bill To	Ship To
DEL WEB BEXLEY CDD 5844 OLD PASCO ROAD, STE. 100 WESLEY CHAPEL, FL. 33544	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	6/30/2025		TW	

Qty	Description	Rate	Amount
	JUNE-AUGUST QUARTERLY CLEANING OF SEVEN FOUNTAINS SERVICE	460.00	460.00
	SALES TAX	7.00%	0.00

RECEIVED
06-30-2025

Balance Due $460.00

K U T A K R O C K L L P

TALLAHASSEE, FLORIDA
Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

Check Remit To:
Kutak Rock LLP
PO Box 30057
Omaha, NE 68103-1157

June 30, 2025

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

Invoice No. 3585017
6223-1

Re: General Counsel

For Professional Legal Services Rendered

05/02/25	R. Dugan	0.20	61.00	Review district engineer report on pond 2; correspondence regarding same
05/04/25	G. Lovett	0.30	79.50	Monitor legislative process relating to matters impacting special districts
05/08/25	R. Dugan	0.20	61.00	Correspondence regarding meeting attendance; correspondence regarding budget and assessment documents
05/09/25	D. Wilbourn	0.40	76.00	Prepare fiscal year budget documents
05/14/25	R. Dugan	0.60	183.00	Review agenda package and prepare for board meeting; correspondence regarding same
05/19/25	R. Dugan	0.30	91.50	Review district records regarding stormwater ponds; review HOA declarations regarding same; correspondence regarding fishing in stormwater ponds
05/19/25	A. Willson	0.20	65.00	Work session with Dugan regarding stormwater management system and recreational uses

05/21/25	R. Dugan	3.50	1,067.50	Attend board meeting; conferences and correspondence regarding same
05/26/25	R. Dugan	1.30	396.50	Review pond erosion pictures; correspondence regarding same; correspondence regarding pond bank mowing proposal and CDD-HOA agreement; prepare Sixth Amendment to agreement regarding same; prepare Marimba Landscapes Inc pond planting agreement; correspondence regarding same
05/27/25	R. Dugan	0.60	183.00	Conference and correspondence with district manager and district engineer regarding pond 2 erosion
05/27/25	T. Mackie	0.40	142.00	Conference regarding matters pertaining to stormwater ponds
05/27/25	A. Willson	0.20	65.00	Work session with Dugan regarding lake bank items
TOTAL HOURS		8.20		

TOTAL FOR SERVICES RENDERED $2,471.00

TOTAL CURRENT AMOUNT DUE $2,471.00

RECEIVED
07-01-2025

Marimba Landscapes Inc

Date: 18th July 2025

Invoice # 20603

Invoice

To: Del Webb Bexley CDD
C/o Rizzetta & Company

Address:
3434 Colwell Avenue
Tampa, Fl 33614

Qty	Description	Unit Price	Line Total
	Description for Pond 17 Erosion Planting		
	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
		Total	$1654.00

57900-6409

RECEIVED
07-21-2025

Thank You for Your Business

Marimba Landscapes Inc, 38929 Tall Dr, Zephyrhills, FL 33540
Phone No: (813) 713-2825 Email: john@marimbalandscapes.com

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

Invoice

Date	Invoice #
7/2/2025	INV0000100454

Bill To:

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

Services for the month of	Terms	Client Number
July	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

RECEIVED
06-27-2025

Subtotal	$4,783.75
Total	$4,783.75

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

Invoice

Date	Invoice #
7/25/2025	INV0000101153

Bill To:

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

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

Description	Qty	Rate	Amount
Mass Mailing - Budget Notice	1.00	$1,310.64	$1,310.64

RECEIVED
07-25-2025

Subtotal	$1,310.64
Total	$1,310.64

Business Observer

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

INVOICE

Legal Advertising

Invoice # 25-01344P **Date 07/04/2025**

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 # 25-01344P **Public Board Meetings** **RE:** Del Webb Bexley Board of Supervisors Meeting on July 16, 2025 **Published:** 7/4/2025	$54.69

Important Message

Please include our Serial # on your check

Pay by credit card online: https://legals.businessobserverfl.com/send-payment/

Paid	()
Total	**$54.69**

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

RECEIVED 07-03-2025

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.

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.

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

July 16, 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 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

July 4, 2025 25-01344P

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.

Business Observer

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

INVOICE

Legal Advertising

Invoice # 25-01541P **Date 07/25/2025**

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 # 25-01541P **Notice of Public Hearing** **RE:** Del Webb Bexley Board of Supervisors Meeting on August 20, 2025 **Published:** 7/25/2025	$210.00

RECEIVED 07/24/2025

Important Message

Please include our Serial # on your check

Pay by credit card online: https://legals.businessobserverfl.com/send-payment/

Paid	()
Total	**$210.00**

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
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.

Business Observer

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

INVOICE

Legal Advertising

DEL WEBB BEXLEY COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 2025/2026 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") for the Del Webb Bexley Community Development District ("District") will hold the following public hearings and regular meeting:

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

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("FY 2025/2026"). The second public hearing is being held pursuant to Chapters 190, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District to fund the Proposed Budget for FY 2025/2026; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of O&M Assessments. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A regular Board meeting of the District will also be held where the Board may consider any other District business that may properly come before it.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units/ Acres	EAU/ERU Factor	Proposed Annual O&M Assessment
Single Family 40'	231	1.00	$605.14
Single Family 50'	412	1.00	$605.14
Single Faily 65'	206	1.00	$605.14

*includes collection costs and early payment discounts

NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, NUMBER OF UNITS, EQUIVALENT ASSESSMENT OR RESIDENTIAL UNIT ("EAU/ERU") FACTORS, AND O&M ASSESSMENT AMOUNTS AT THE PUBLIC HEARING, WITHOUT FURTHER NOTICE.

The proposed O&M Assessments as stated include collection costs and/or early payment discounts imposed on assessments collected by the Pasco County ("County") Tax Collect on the tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any.

For FY 2025/2026, the District intends to have the County Tax Collector collect the O&M Assessments imposed on all benefitted property. It is important to pay your O&M Assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title or, for direct billed O&M Assessments, may result in a foreclosure action which also may result in a loss of title. The District's decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the public hearings and meeting may be obtained at the offices of the District Manager, Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 Ph: (813) 994-1001 ("District Manager's Office"), during normal business hours, or by visiting the District's website at https://delwebbbexleycdd.org. The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at the public hearings or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearings and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of 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 such appeal is to be based.

District Manager
Lynn Hayes

July 25, 2025 25-01541P

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Serial Number
25-01541P

Business Observer

RECEIVED
JUL 28 2025
BY: .....

Published Weekly
New Port Richey , Pasco County, Florida

COUNTY OF PASCO

STATE OF FLORIDA

Before the undersigned authority personally appeared Lindsey Padgett who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at New Port Richey , Pasco County, Florida; that the attached copy of advertisement,

being a Notice of Public Hearing

in the matter of Del Webb Bexley Board of Supervisors Meeting on August 20, 2025

in the Court, was published in said newspaper by print in the

issues of 7/25/2025

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.

Lindsey Padgett

Sworn to and subscribed, and personally appeared by physical presence before me,

25th day of July, 2025 A.D.

by Lindsey Padgett who is personally known to me.

Notary Public, State of Florida
(SEAL)

KIMBERLY S. MARTIN
MY COMMISSION # HH 282034
EXPIRES: July 25, 2026

DEL WEBB BEXLEY COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 2025/2026 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

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District Manager
Lynn Hayes

July 25, 2025 25-01541P

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 # 7470
DATE 07/01/2025
DUE DATE 07/01/2025
TERMS Due on receipt

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

Monthly maintenance

BALANCE DUE **$82.50**

RECEIVED
07-01-2025