

**RIVERBEND WEST
COMMUNITY DEVELOPMENT DISTRICT**

AGENDA PACKAGE

**Monday, November 17, 2025, at 6:00 p.m.
Meeting to be held at:**

**Riverview Public Library
9951 Balm Riverview Rd.
Riverview, FL 33569**



313 Campus Street
Celebration, FL 34747
407-566-1935

Riverbend West Community Development District

Board of Supervisors

Clayton Patmagrian, Chairperson
Rebecca Hartsook, Vice Chairperson
Joseph Collins, Assistant Secretary
Laura Ferreira, Assistant Secretary
Shalonda Antoine, Assistant Secretary

Staff:

Kristee Cole, District Manager
John Vericker, District Counsel
Phil Chang, District Engineer
Jason Liggett, Field Services
Epi Carvajal, Pine Lake Nursery
Jason Jaszak, Advanced Aquatic
Hanni Yi, District Accountant
Melinda Gallo, Administrative Assistant

Meeting Agenda

Monday, November 17, 2025 – 6:00 p.m.

-
- 1. Call to Order and Roll Call**
 - 2. Adoption of the Agenda**
 - 3. Audience Comments on Agenda Items – Three (3) Minute Time Limit**
 - 4. Staff Reports**
 - A. Accountant Report
 - B. Aquatics Inspection Report.....Page 3
 - C. Field Inspection Report for September 2025 and October 2025.....Page 13
 - D. Landscape Report
 1. Ratification of PineLake Tree Removal Proposal.....Page 22
 2. Ratification of PineLake Valve Replacement Proposal.....Page 29
 3. Consideration of Annuals Proposal.....Page 35
 - E. Irrigation Report
 - F. District Engineer
 - G. District Counsel
 - H. District Manager
 - 5. Business Items**
 - A. Consideration of Fiscal Year 2024-2025 Engagement Letter.....Page 42
 - B. Consideration of Resolution 2026-01 Amending FY 2024-2025 Budget...Page 56
 - 6. Business Administration**
 - A. Consideration of Minutes from the Meeting held September 15, 2025.....Page 63
 - B. Review of September 2025 and October 2025 Check Register.....Page 66
 - 7. Supervisor Requests**
 - 8. Adjournment**

The next meeting is scheduled for Monday, December 15, 2025, at 6:00 p.m.

District Office:

313 Campus Street
Celebration FL 34747
407-566-1935
<https://www.riverbendwestcdd.com/>

Staff:

Riverview Public
9951 Balm Riverview Rd
Riverview, FL 33569



Riverbend West Community Development District Waterway Inspection Report

Reason for Inspection:
Quality Assurance

Inspection Date:
10/6/2025

Prepared for:
Riverbend West
Community Development District

Prepared by:
Jacob Adams, Project Manager & Biologist

www.AdvancedAquatic.com
lakes@advancedaquatic.com

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



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Site Assessments

Pond 1

Comments:

Site Looks Good

Pond 1 continues to look great. The Gulf Spike Rush has remained healthy, thriving, and is free from invasive growth. No issues were observed with algae, submersed weeds, or shoreline weeds.



Pond 2

Comments:

Site Looks Good

Pond 2 continues to look great. No issues were observed with algae, submersed weeds, or shoreline weeds. The open water area and the shoreline perimeter look great.



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Site Assessments

Wetland Buffer 3

Comments:

Normal Growth Observed

Invasive grasses, Primrose Willow, Caesar Weed, and other invasive growth was targeted for treatment in the Wetland buffer area.



Pond 4

Comments:

Site Looks Good

The water level has dropped since the last visit. This pond looks good overall. No issues were observed with algae, submersed weeds, or shoreline weeds. Previously Planktonic algae and shoreline weeds were treated. Positive results have been seen from these treatments.



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Site Assessments

Ditch 5

Comments:

Site Looks Good

Ditch 5 looks good. This site is clear from vegetation to allow water to flow freely. A new accumulation of trash was observed during this visit.



Ditch 6N

Comments:

Site Looks Good

Ditch 6n looks good. Site is clear of vegetation so that water can flow freely. No issues were observed. Trash was collected during previous visits.



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Site Assessments

Ditch 6S

Comments:

Site Looks Good

Ditch 6s looks good. Site is clear of vegetation so that water can flow freely. No issues were observed. Trash was collected during previous visits.



Ditch 7

Comments:

Site Looks Good

Ditch 7 looks great. Water can freely move through this system. Trash was collected during previous visits.



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Site Assessments

Ditch 8

Comments:

Site Looks Good

Ditch 8 looks good. Site is clear of vegetation so that water is flowing freely. No issues were observed. Trash was collected during previous visits.





Site Assessments

Pond 1

Comments:

Normal Growth Observed

A minor amount of Hydrilla was observed in a few small patches around the shoreline perimeter of this pond. This will be targeted for treatment during the upcoming visit. No issues were observed with algae or shoreline weeds.



Pond 2

Comments:

Site Looks Good

Pond 2 looks good. No issues were observed with algae, submersed weeds, or shoreline weeds. The water level has dropped since the last visit.



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Map



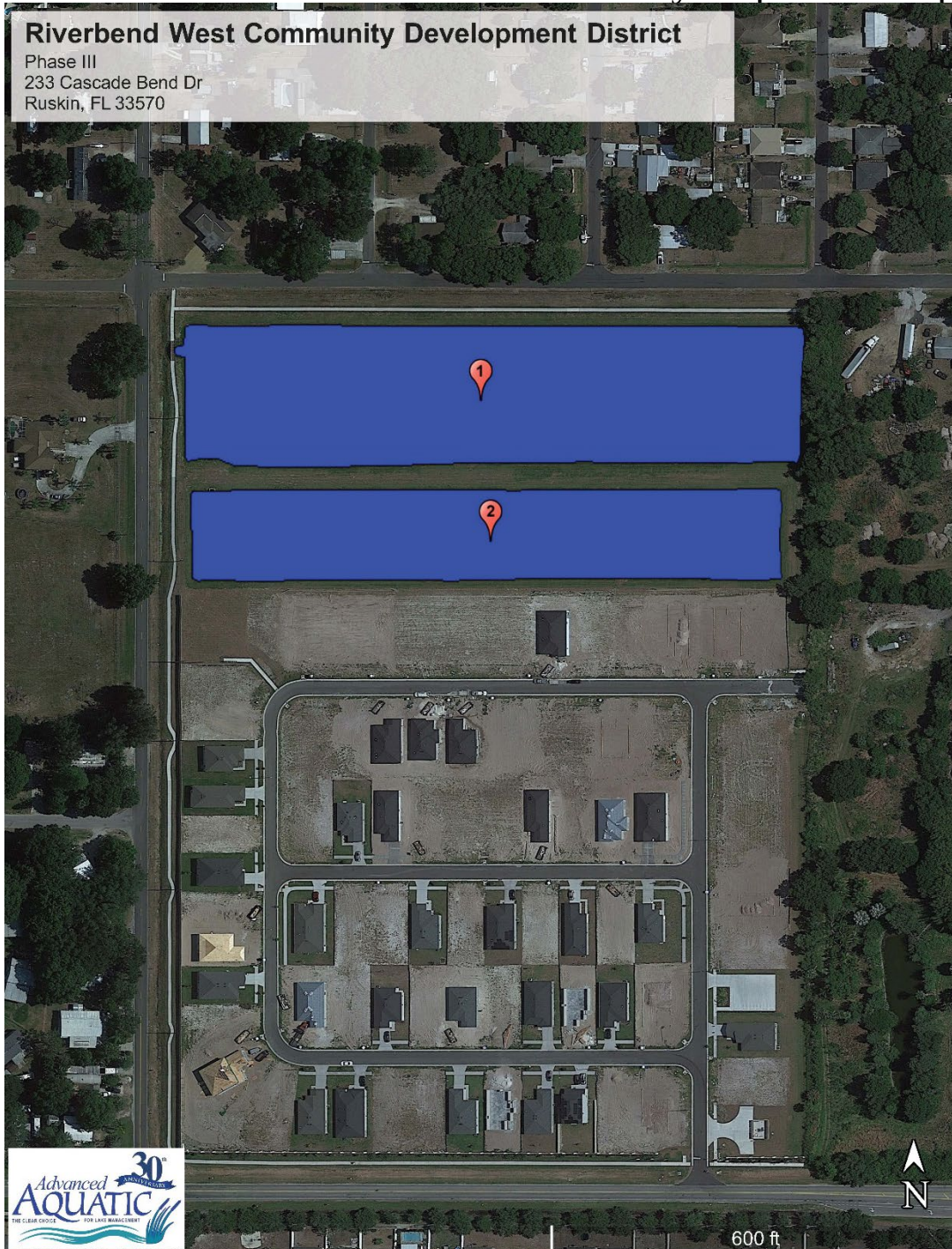
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Waterway Inspection Report | Page 9



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Riverbend West CDD

Wednesday, 24 September 2025

Prepared For Board Of Supervisors

13 Item Identified

13 Item Incomplete

A handwritten signature in black ink, appearing to read "Jason Liggett".

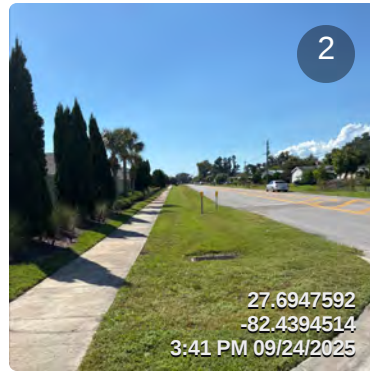
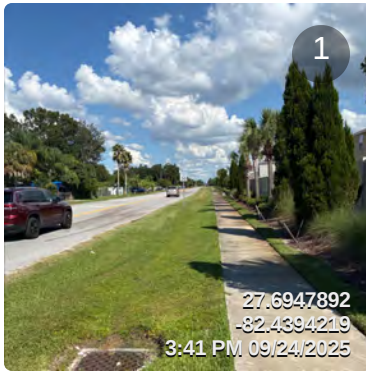
Jason Liggett

Lead District Field Coordinator

Item 1

Assigned To: Board

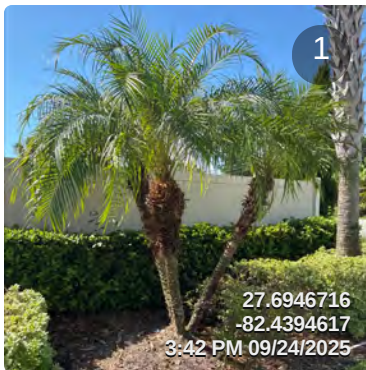
The ditches along 22nd Ave SW appear to be in good condition.



Item 2

Assigned To: Board

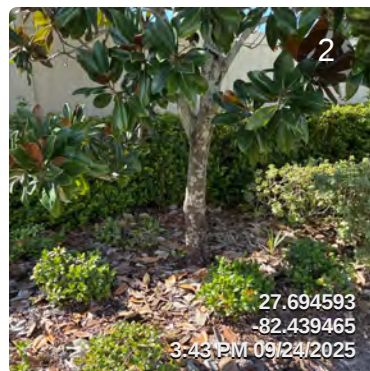
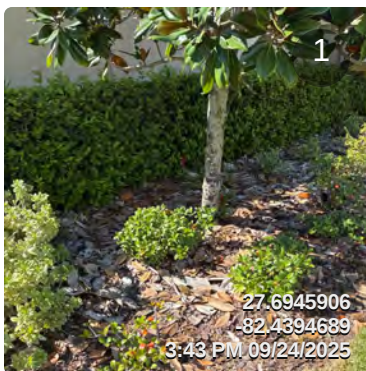
Pine Lake has completed the cleanup of the Robellini palms at the entrance on 4th St SW. The area now looks well-maintained and visually appealing.



Item 3 Carryover

Assigned To: Pine Lake

The magnolia leaf drop at the entrance on 4th St SW still requires attention.

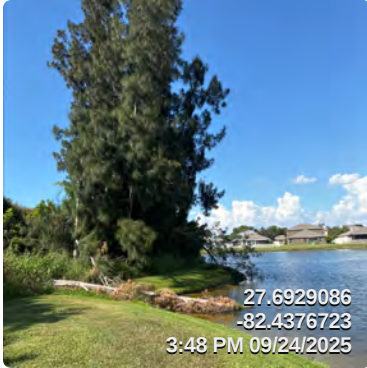




Item 4

Assigned To: [Inframark Maintenance Service](#)

Dog station missing bags and the trash can is full of material that is not dog waste. Will get with IMS



Item 5

Assigned To: [Board](#)

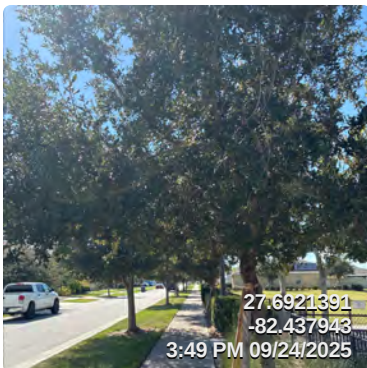
Is the Board aware of the pine tree that has fallen on the pond bank behind 2203 Purple Orchid Place? Would you like me to obtain a proposal to have it cut up and relocated to the conservation area?



Item 6

Assigned To: [Board](#)

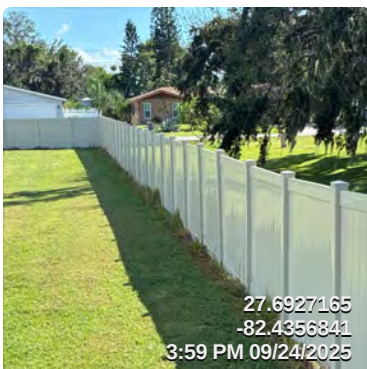
The area behind the dog park has been completed, and the conservation area has also been trimmed vertically.



Item 7

Assigned To: [Pine Lake](#)

I believe there is still an opportunity for selective pruning on the young oaks at the dog park to raise their canopy and promote healthy growth.



Item 8

Assigned To: [Pine Lake](#)

Pine Lake has sprayed along the border fence behind 203 Cascade Bend Drive. We may need to revisit this area to ensure adequate coverage and long-term control.



Item 9 Carryover

Assigned To: [Pine Lake](#)

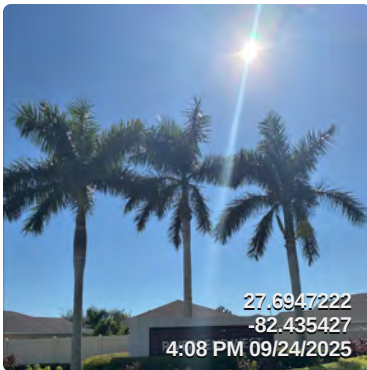
The Robellini palms at the Smokey Hill Ave entrance still need to be cleaned up to match the standard of the other entrance.



Item 10

Assigned To: [Board/ District Manager](#)

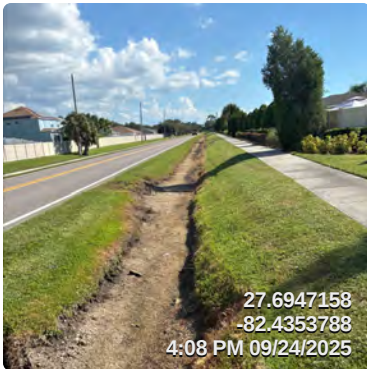
The drainage structure at the corner of 21st Ave SW and 1st SW appears to be collapsing into the ditch. This seems to fall under county jurisdiction and may require their attention.



Item 11

Assigned To: [Board](#)

The Royal Palm chute has been removed from the main entrance.



Item 12

Assigned To: [Board](#)

The ditches along 1st SW are clear and in good condition



Item 13

Assigned To: [Pine Lake](#)

Please remove the dead Schilling hollies along the fence east of the Leaping Wildcat entrance.



Riverbend West CDD

Friday, 24 October 2025

Prepared For Board Of Supervisors

9 Items Identified

9 Items Incomplete

Nathan Neidlinger

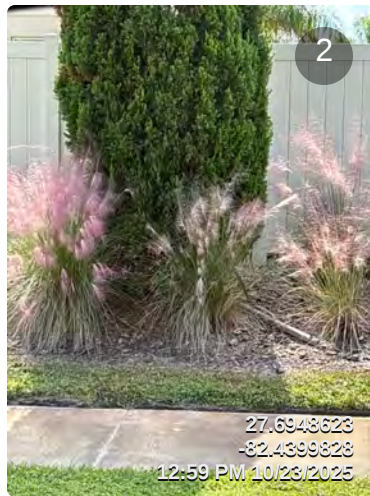
Nathan Neidlinger

Field Inspection Coordinator

Items 2

Assigned To: Pine Lake

There are a few loose tree stake poles along 21st Ave, please reattach or remove. They are currently just laying on the ground.



Items 3

Assigned To: Pine Lake

Remove loose debris from the fence line on 21st Ave.



Items 4

Assigned To: Board

Tire tracks in the ditch on 21st Ave, just to be aware.



Items 5 carry over

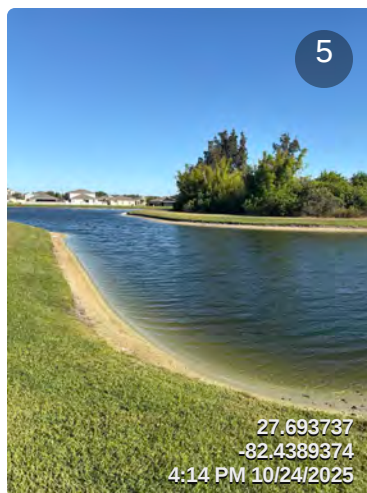
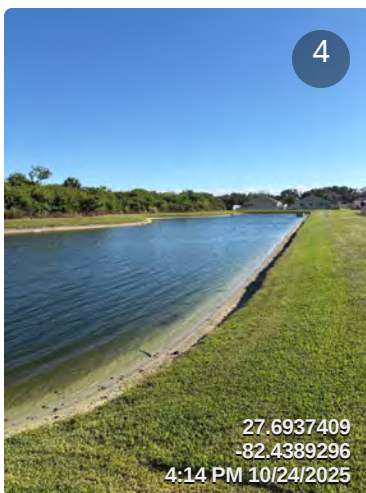
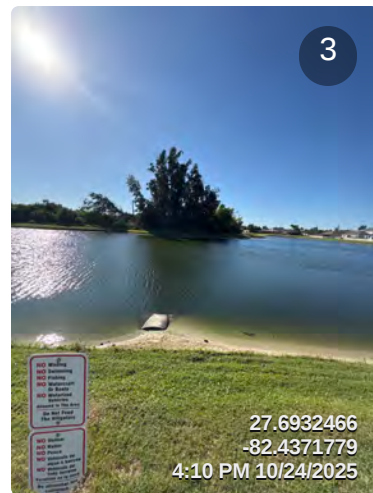
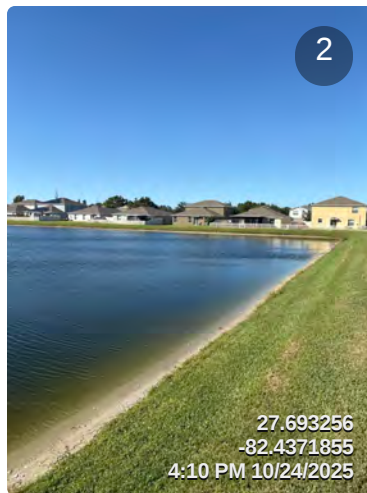
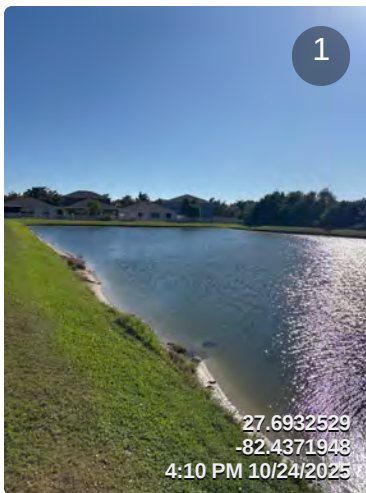
Assigned To: Board

A few downed pine trees in wetlands. Very visible from 2111 Purple Orchid Pl.

Items 6

Assigned To: Board

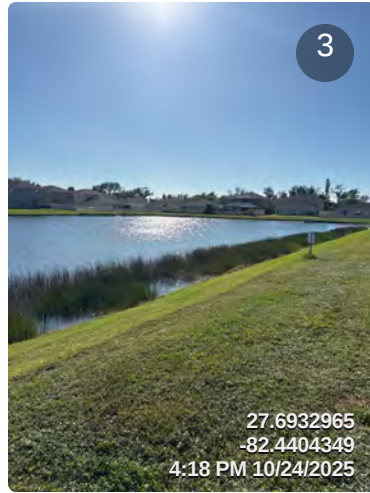
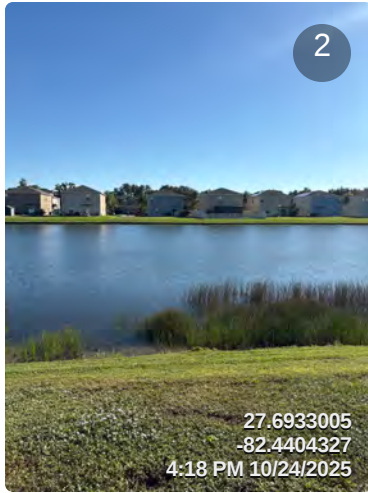
Pond around wetland area. No issues.



Items 7

Assigned To: Board

Serenity Mill Lp pond. No issues.



Items 8

Assigned To: Board

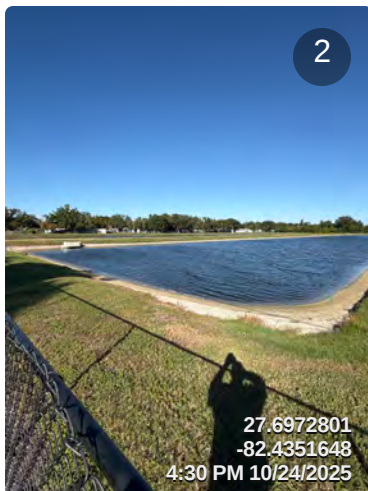
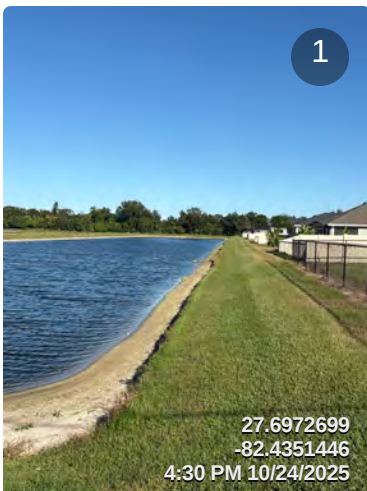
Cascade Bend Dr pond. No issues.



Items 9

Assigned To: Board

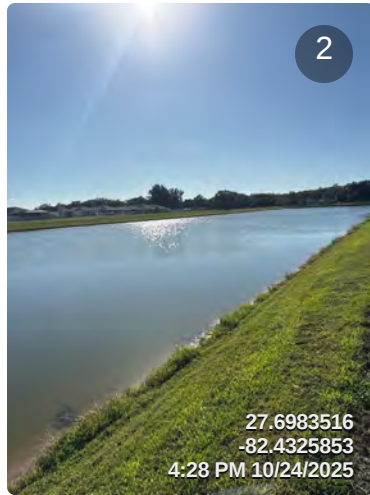
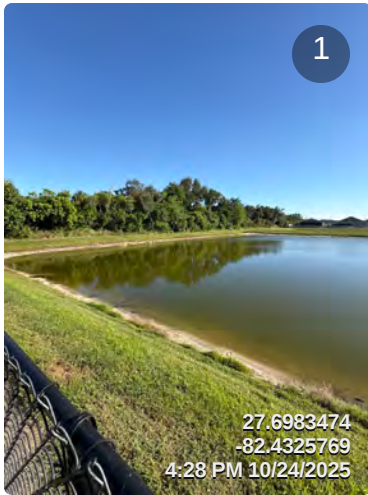
1st St SW pond. No issues



Items 10

Assigned To: Board

Flood plain pond. No issues.





Proposal #6890

Riverbend west Remove fallen trees at pond # 2 Enhancement Proposal

Date 9/23/2025
Customer Kristee Cole | Inframark | 313 Campus Street | Celebration, FL 34747
Property Riverbend West CDD | 368 Cascade Bend Dr. | Ruskin, FL 33570

Pine Lake Services, LLC would like to thank you for the opportunity to bid. We look forward to working with you on this project. If you have any questions, please feel free to contact us at any time at projects@pinelakeLLC.com or (813) 948-4736.

Remove Fallen trees at Pond # 2

Items	Quantity	Unit
Dumping Charge	1.00	EA
Remove Fallen trees at Pond # 2:		\$1,840.00
PROJECT TOTAL:		\$1,840.00

Terms & Conditions

Terms & Conditions

Payment Terms

Any proposal exceeding \$5,000 for an enhancement to a Maintenance property, a 50% deposit will be required upon acceptance to schedule job. The remaining 50% balance will be due upon completion of job.

Payments made via credit card will be accepted up to \$4,750 and will include an additional 3% credit card fee. Interest will accrue on all invoices over thirty days old. Past due amounts will accrue interest at a rate of 1.5% per month (18% APR). Client agrees to pay any costs associated with collection, including but not limited to court and attorney's fees as additional sums owed.

Exclusions

The Following matters are excluded from the Work, unless specified in writing to the contrary:

This Proposal price is valid for thirty (30) days. We reserve the right to modify pricing after that time to reflect current market prices.

Site work is excluded unless specified in writing within the Proposal. Site should be at finished grade (within 1" of final grade), with all soils in sod and planting areas to be loose, not compacted, and ready to install landscape material. If site is not at finished grade, Contractor reserves the right to delay until site is properly prepared.

Removal of base material and/or aggregate material within all landscape planting areas, sod areas and other green space areas that impedes or impacts proper planting of plant material and sod.

Soil replacement where base material and/or aggregate material was removed for proper planting

Drainage: Should the Client's property be the lowest elevation in relation to surrounding property or buildings, the Contractor reserves the right to retain an expert to evaluate and propose drainage solutions. All costs for engineering services, as well as the actual drainage work will be at the Client's expense. Unless the Client has a detailed Topographical survey completed, the above clause may come into effect.

Soil, Sod and/or Mulch quantities are estimates only. They do not account for disturbed construction areas or other fluctuations. Invoices will reflect actual quantities used at proposed price per unit.

Conduit and connections for electrical, gas, and all other utilities and services

Site Unknowns: Including, but not limited to, sub-surface conditions/obstacles that create unforeseen labor, equipment, material, or disposal charges

MOT for temporary traffic control

Any Irrigation or utility trenching thru roads, road base, concrete, or rock will incur additional costs

Any cutting or repairing of any hard surface such as asphalt, concrete, pavers or curbs for irrigation or

landscape

We need 72 hours' notice prior to road base material or concrete work is installed so that sleeves and/or road bores are installed

Backflow Connection

Water source for irrigation is based on specifications at the dedicated meter of the location marked on irrigation plan sheet. If a different location of the dedicated water source is established during construction a change order will be entered into to adjust for the costs associated with the new route for mainline and connections.

Man hours required to find installed buried irrigation sleeves or irrigation piping in areas where asphalt, concrete, curbs, or other hard surfaces are installed prior to completing the irrigation system and where markings or stubs have been placed to show location of irrigation sleeves or piping and these markers have been damaged, buried, or removed by others.

Additional man hours required to maintain plant material and/or sod of a landscape and irrigation installation project that:

Has been started by Pine Lake Nursery and Landscape and/or its subcontractors and is interrupted, delayed, impeded, or prohibited, by others from being worked on continuously until the landscape and irrigation project is completed. Pine Lake Nursery and Landscaper and its subcontractors are excluded. Upon completion of the landscape and irrigation installation project as specified in the landscape and irrigation plan sets is considered complete but will not be accepted as completed until the project as a whole is accepted as complete.

Existing tree preservation, barricading, pruning, root pruning, or inventory

Repairs to any erosion control measures that are damaged or inoperative prior to commencement of landscape and irrigation work

Any planting of sod or other ground cover as required by any municipality when construction of landscape and irrigation has ceased or been suspended for more than 30 days that is no fault of the landscape or irrigation contractor or subcontractors

Warranty on transplanted plant material from the project site

Warranty on plant material that is not rated to grow in established USDA plant hardiness growth zone(s)

Procedure for Extra Work, Changes and Escalation

If it shall become necessary for the Contractor to make changes in any designs, drawings, plans, or specifications for any part of the project or reasons over which we have no control, or we are put to any extra work, cost or expense by reason of any act or matter over which it has no control, the Customer will pay to the

work, cost or expense by reason of any act or matter over which it has no control, the Customer will pay to the Contractor a fee for such changed or extra Work calculated on a time and materials basis. All changes to Work or pricing or the terms of this Agreement will be read and understood within the context and meanings of this Agreement unless stated explicitly to the contrary.

Change Order: The quantities or specifications of material as outlined in the Proposal could be adjusted at any time with approval in the form of a signed Change Order. Change Orders will be executed using current market prices

Escalation Clause

In the event of significant delay or price increase of material, equipment, or energy occurring during the performance of the contract through no fault of the Construction Manager, the Contract Sum, time of completion or contract requirements shall be equitably adjusted by Change Order in accordance with the procedures of the Contract Documents. A change in price of an item of material, equipment, or energy will be considered significant when the price of an item increases 5% percent between the date of this Contract and the date of installation

Warranty and Tolerances

Payments Received: The Warranty for the contract is only valid if payment is received in full on acceptance of the work

Diligence: The Contractor agrees to carry out its Work diligently and to provide sufficient supervision and inspection of its staff and subcontractors and that its work will be of proper and professional quality, and in full conformity with the requirements of the contract

Competence: The Contractor warrants that it is competent to perform the Work and that it has the necessary qualifications including knowledge and skill with the ability to use them effectively.

Site Unknowns: It is the responsibility of the Client or the Client's Representative to fully inform the Contractor of all the information regarding site unknowns that may include difficult buried materials, cables, and pipes, tree stumps, drainage or water table issues, rock, and shale sub surfaces and/or other impediments, issues or factors that could otherwise impact the quality, cost and timeliness of project completion. Failure to notify the Contractor may lead to additional costs to the Client (at the Contractor's discretion) and schedule time not included in the proposal and may require changes in design and construction to overcome such problems – all for which the Client will be responsible. Client can avoid such risks by permitting the Contractor to do appropriate soil and ground tests, review the site, and to secure additional required site information from appropriate government and other authorities.

Damaged Utilities: Should damage occur to utilities during construction, the Contractor is only liable for

the cost of the repair. the Contractor is not liable in any way for inconvenience to the Client caused by damage to the utilities

Damage to neighbors buried utilities, on the Client's property, are the responsibility of the Client

Damage to installed material (plants, trees, sod, etc.) by foot traffic, machinery, equipment, other trades, owner neglect or acts of nature will be excluded from any warranty and will not be replaced at the cost of Contractor

Damage due to pest infestation is excluded from warranty and any damaged material will not be replaced at the cost of the Contractor. If, however, the Contractor has a separate maintenance contract with the client, pest control would fall under that contract and would be subject to those warranty parameters.

Damage due to improper watering after final acceptance will not be replaced at the cost of the Contractor

Material Tolerances

Wood: Pressure treated wood cannot be guaranteed against warp age, checking, or cupping.

Stone: Natural stone has color variations that vary from stone to stone. In addition, mineral deposits such as lime, iron, etc. can change the stone and even bleed. This is the nature of the product, and the Client accepts this as a natural and acceptable quality of the stone

Metal: Metal, which is not galvanized, is not guaranteed from rusting commencing immediately after installation

Concrete: Spider cracks (hairline stress-fractures) are considered a normal characteristic of all types of concrete. Concrete may crack substantially over time due to proximity of tree roots.

Warranty Time Period: The Contractor warrants all construction and installation for a period of one (1) year, providing that they have been maintained properly. All construction materials are subject to manufacturer's specific warranties/guarantees. Planting is warranted for one (1) year if there is an approved irrigation system

Client Responsibilities: The Client recognizes and agrees that they have a responsibility to maintain constructions, plants, bushes, trees, and other installations in keeping with standard quality maintenance requirements for the Warranty to remain in effect. Failure to properly maintain materials or horticulture installations will void the warranty. Client further recognizes and agrees that damage to construction, materials, horticulture elements and other warrantable items of the project will not be warranted if the damage or loss is due to elements beyond the control of

the Contractor. For example, flooding eaves, troughs that damage plants, fallen branches, animal caused damage, damaged/ burst irrigation or drainage pipes that were not maintained properly, use of improper chemicals, improper maintenance, extreme or unusual weather conditions, and similar and/or related situations

void all warranties provided by the Contractor

– void all warranties provided by the Contractor

By 
Epifanio Carvajal Ulloa
Date 9/23/2025
Pine Lake Services, LLC

By _____
Kristee Cole
Date _____
Inframark



Proposal #6910

Riverbend West CDD IRR inspection 9.22.25

Date 9/25/2025
Customer Kristee Cole | Inframark | 313 Campus Street | Celebration, FL 34747
Property Riverbend West CDD | 368 Cascade Bend Dr. | Ruskin, FL 33570

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Replace bad Valve Zone 4

Irrigation Repair/Installation

Clock 2 zone 4

Items	Quantity	Unit
Irrigation Inspection - Replace 1" Valve	1.00	EA
Clock 2 zone 4:		\$406.33
PROJECT TOTAL:		\$406.33

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Payments made via credit card will be accepted up to \$4,750 and will include an additional 3% credit card fee.

If payment requires Pine Lake to create and/or setup an account in an additional software, Pine Lake reserves the right to charge an administrative fee along with passing along any software fees charge.

Interest will accrue on all invoices over thirty days old. Past due amounts will accrue interest at a rate of 1.5% per month (18% APR). Client agrees to pay any costs associated with collection, including but not limited to court and attorney's fees as additional sums owed.

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Any cutting or repairing of any hard surface such as asphalt, concrete, pavers or curbs for irrigation or landscape We need 72 hours' notice prior to road base material or concrete work is installed so that sleeves and/or road bores are installed

Backflow Connection

Water source for irrigation is based on specifications at the dedicated meter of the location marked on irrigation plan sheet. If a different location of the dedicated water source is established during construction a change order will be entered into to adjust for the costs associated with the new route for mainline and connections.

Man hours required to find installed buried irrigation sleeves or irrigation piping in areas where asphalt, concrete, curbs, or other hard surfaces are installed prior to completing the irrigation system and where markings or stubs have been placed to show location of irrigation sleeves or piping and these markers have been damaged, buried, or removed by others.

Additional man hours required to maintain plant material and/or sod of a landscape and irrigation installation project that:

Has been started by Pine Lake Nursery and Landscape and/or its subcontractors and is interrupted, delayed, impeded, or prohibited, by others from being worked on continuously until the landscape and irrigation project is completed. Pine Lake Nursery and Landscaper and its subcontractors are excluded.

Upon completion of the landscape and irrigation installation project as specified in the landscape and irrigation plan sets is considered complete but will not be accepted as completed until the project as a whole is accepted as complete.

Existing tree preservation, barricading, pruning, root pruning, or inventory

Repairs to any erosion control measures that are damaged or inoperative prior to commencement of landscape and irrigation work

Any planting of sod or other ground cover as required by any municipality when construction of landscape and irrigation has ceased or been suspended for more than 30 days that is no fault of the landscape or irrigation contractor or subcontractors

Warranty on transplanted plant material from the project site

Warranty on plant material that is not rated to grow in established USDA plant hardiness growth zone(s)

Procedure for Extra Work, Changes and Escalation

If it shall become necessary for the Contractor to make changes in any designs, drawings, plans, or specifications for any part of the project or reasons over which we have no control, or we are put to any extra work, cost or expense by reason of any act or matter over which it has no control, the Customer will pay to the Contractor a fee for such changed or extra Work calculated on a time and materials basis. All changes to Work or pricing or the terms of this Agreement will be read and understood within the context and meanings of this

Agreement unless stated explicitly to the contrary.

Change Order: The quantities or specifications of material as outlined in the Proposal could be adjusted at any time with approval in the form of a signed Change Order. Change Orders will be executed using current market prices

Escalation Clause

In the event of significant delay or price increase of material, equipment, or energy occurring during the performance of the contract through no fault of the Construction Manager, the Contract Sum, time of completion or contract requirements shall be equitably adjusted by Change Order in accordance with the procedures of the Contract Documents. A change in price of an item of material, equipment, or energy will be considered significant when the price of an item increases 5% percent between the date of this Contract and the date of installation

Warranty and Tolerances

Payments Received: The Warranty for the contract is only valid if payment is received in full on acceptance of the work

Diligence: The Contractor agrees to carry out its Work diligently and to provide sufficient supervision and inspection of its staff and subcontractors and that it's work will be of proper and professional quality, and in full conformity with the requirements of the contract

Competence: The Contractor warrants that it is competent to perform the Work and that it has the necessary qualifications including knowledge and skill with the ability to use them effectively.

Site Unknowns: It is the responsibility of the Client or the Client's Representative to fully inform the Contractor of all the information regarding site unknowns that may include difficult buried materials, cables, and pipes, tree stumps, drainage or water table issues, rock, and shale sub

surfaces and/or other impediments, issues or factors that could otherwise impact the quality, cost and timeliness of project completion. Failure to notify the Contractor may lead to additional costs to the Client (at the Contractor's discretion) and schedule time not included in the proposal and may require changes in design and construction to overcome such problems – all for which the

Client will be responsible. Client can avoid such risks by permitting the Contractor to do appropriate soil and ground tests, review the site, and to secure additional required site information from appropriate government and other authorities.

Damaged Utilities: Should damage occur to utilities during construction, the Contractor is only liable for the cost of the repair. the Contractor is not liable in any way for inconvenience to the Client caused by damage to the

utilities

Damage to neighbors buried utilities, on the Client's property, are the responsibility of the Client

Damage to installed material (plants, trees, sod, etc.) by foot traffic, machinery, equipment, other trades, owner neglect or acts of nature will be excluded from any warranty and will not be replaced at the cost of Contractor

Damage due to pest infestation is excluded from warranty and any damaged material will not be replaced at the cost of the Contractor. If, however, the Contractor has a separate maintenance contract with the client, pest control would fall under that contract and would be subject to those warranty parameters.

Damage due to improper watering after final acceptance will not be replaced at the cost of the Contractor

Material Tolerances

Wood: Pressure treated wood cannot be guaranteed against warp age, checking, or cupping.

Stone: Natural stone has color variations that vary from stone to stone. In addition, mineral deposits such as lime, iron, etc. can change the stone and even bleed. This is the nature of the product, and the Client accepts this as a natural and acceptable quality of the stone

Metal: Metal, which is not galvanized, is not guaranteed from rusting commencing immediately after installation

Concrete: Spider cracks (hairline stress-fractures) are considered a normal characteristic of all types of concrete. Concrete may crack substantially over time due to proximity of tree roots.

Warranty Time Period: The Contractor warrants all construction and installation for a period of one (1) year, providing that they have been maintained properly. All construction materials are subject to manufacturer's specific warranties/guarantees. Planting is warranted for one (1) year if there is an approved irrigation system

Client Responsibilities: The Client recognizes and agrees that they have a responsibility to maintain constructions, plants, bushes, trees, and other installations in keeping with standard quality maintenance requirements for the Warranty to remain in effect. Failure to properly maintain materials or horticulture installations will void the warranty. Client further recognizes and agrees that damage to construction, materials, horticulture elements and other warrantable items of the project will not be warranted if the damage or loss is due to elements beyond the control of

the Contractor. For example, flooding eaves, troughs that damage plants, fallen branches, animal caused damage, damaged/ burst irrigation or drainage pipes that were not maintained properly, use of improper chemicals, improper maintenance, extreme or unusual weather conditions, and similar and/or related situations – void all warranties provided by the Contractor

Use of Client Selected and Approved Substandard Materials: Client recognized and agrees that if the Client has chosen and approved the use of substandard materials for any application that the one-year warranty will be void or otherwise limited in writing on those items so impacted but will remain in effect for all other elements of the project not impacted directly or indirectly by use of substandard materials. the Contractor will notify in writing to the Client any material that the Client has selected that would negatively impact the one-year warranty of the Contractor – prior to purchasing and/or installing such materials

Material Grades: The Client recognizes that all materials come in a range of grades of quality and finishes, and that natural materials are not perfect. Natural wood has knots, and other natural materials have variability in color due to a wide range of factors, and that sample while useful in material selection decision-making, cannot be expected to accurately represent the total completed installation. The Contractor shall endeavor to enable the Client to see or understand the representative range of color, texture, and related of all materials installed on a project, however, acceptable Florida Grades and Standards will be used for the final selection of those materials. Once the selection has been approved by the Client, the Client will be responsible for all costs associated with changing any given material should the Client change their mind during or after material is purchased or installed.

Plant specified height and width are used as primary sizes for sourcing plant material. This may result in minor deviation from container and caliper size specifications.

By  _____

Zacherie Gilbert

Date 9/25/2025

Pine Lake Services, LLC

By _____

Kristee Cole

Date _____

Inframark



Proposal #7011

Riverbend West Fall Annuals Enhancement Proposal 2025

Date 10/7/2025
Customer Kristee Cole | Inframark | 313 Campus Street | Celebration, FL 34747
Property Riverbend West CDD | 368 Cascade Bend Dr. | Ruskin, FL 33570

Pine Lake Services, LLC would like to thank you for the opportunity to bid. We look forward to working with you on this project. If you have any questions, please feel free to contact us at any time at projects@pinelakeLLC.com or (813) 948-4736.

Demo and Prep

Install 400 4.5 Inch Annuals

Items	Quantity	Unit
Fall Annuals 2025	400.00	EA
Install 400 4.5 Inch Annuals :		\$1,504.00
PROJECT TOTAL:		\$1,504.00

Terms & Conditions

Terms & Conditions

Payment Terms

Any proposal exceeding \$5,000 for an enhancement to a Maintenance property, a 50% deposit will be required upon acceptance to schedule job. The remaining 50% balance will be due upon completion of job.

Payments made via credit card will be accepted up to \$4,750 and will include an additional 3% credit card fee. Interest will accrue on all invoices over thirty days old. Past due amounts will accrue interest at a rate of 1.5% per month (18% APR). Client agrees to pay any costs associated with collection, including but not limited to court and attorney's fees as additional sums owed.

Exclusions

The Following matters are excluded from the Work, unless specified in writing to the contrary:

This Proposal price is valid for thirty (30) days. We reserve the right to modify pricing after that time to reflect current market prices.

Site work is excluded unless specified in writing within the Proposal. Site should be at finished grade (within 1" of final grade), with all soils in sod and planting areas to be loose, not compacted, and ready to install landscape material. If site is not at finished grade, Contractor reserves the right to delay until site is properly prepared.

Removal of base material and/or aggregate material within all landscape planting areas, sod areas and other green space areas that impedes or impacts proper planting of plant material and sod.

Soil replacement where base material and/or aggregate material was removed for proper planting

Drainage: Should the Client's property be the lowest elevation in relation to surrounding property or buildings, the Contractor reserves the right to retain an expert to evaluate and propose drainage solutions. All costs for engineering services, as well as the actual drainage work will be at the Client's expense. Unless the Client has a detailed Topographical survey completed, the above clause may come into effect.

Soil, Sod and/or Mulch quantities are estimates only. They do not account for disturbed construction areas or other fluctuations. Invoices will reflect actual quantities used at proposed price per unit.

Conduit and connections for electrical, gas, and all other utilities and services

Site Unknowns: Including, but not limited to, sub-surface conditions/obstacles that create unforeseen labor, equipment, material, or disposal charges

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void all warranties provided by the Contractor

– void all warranties provided by the Contractor

By 
Epifanio Carvajal Ulloa
Date 10/7/2025
Pine Lake Services, LLC

By _____
Kristee Cole
Date _____
Inframark



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

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

October 14, 2025

Riverbend West Community Development District
Inframark LLC
11555 Heron Bay Blvd, Suite 201
Coral Springs, FL 33076

The Objective and Scope of the Audit of the Financial Statements

You have requested that Berger, Toombs, Elam, Gaines & Frank CPAs PL ("we") audit Riverbend West Community Development District's, (the "District"), governmental activities and each major fund as of and for the year ending September 30, 2025, which collectively comprise the District's basic financial statements. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter for the year ending September 30, 2025, and thereafter if mutually agreed upon by Riverbend West Community Development District and Berger, Toombs, Elam, Gaines & Frank.

The objectives of our audit are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with auditing standards generally accepted in the United States of America ("GAAS") and *Government Auditing Standards* issued by the Comptroller General of the United States ("GAS") will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of controls.

The Responsibilities of the Auditor

We will conduct our audit in accordance with GAAS and GAS. Those standards require that we comply with applicable ethical requirements. As part of an audit in accordance with GAAS and GAS, we exercise professional judgement and maintain professional skepticism throughout the audit. We also:

1. Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, based on an understanding of the entity and its environment, the applicable financial reporting framework, and the entity's system of internal control, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion;

Fort Pierce / Stuart



Riverbend West Community Development District

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2. Consider the entity's system of internal control in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit;
3. Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation; and
4. Conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for the reasonable period of time.

Because of the inherent limitations of an audit, together with the inherent limitations of controls, an unavoidable risk that some material misstatements may not be detected exists, even though the audit is properly planned and performed in accordance with GAAS and GAS. Because the determination of waste or abuse is subjective, GAS does not require auditors to perform specific procedures to detect waste or abuse in financial statement audits.

We will also communicate to the Board (a) any fraud involving senior management and fraud (whether caused by senior management or other employees) that causes a material misstatement of the financial statements that becomes known to us during the audit, and (b) any instances of noncompliance with laws and regulations that we become aware of during the audit (unless they are clearly inconsequential).

We will maintain our independence in accordance with the standards of the American Institute of Certified Public Accountants ("AICPA") and GAS.

The Responsibilities of Management and Identification of the Applicable Financial Reporting Framework

Management is responsible for:

1. Identifying and ensuring that the District complies with the laws and regulations applicable to its activities, and for informing us about all known violations of such laws or regulations, other than those that are clearly inconsequential;



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2. The design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the District involving management, employees who have significant roles in internal control, and others where the fraud could have a material effect on the financial statements; and
3. Informing us of its knowledge of any allegations of fraud or suspected fraud affecting the District received in communications from employees, former employees, analysts, regulators, short sellers, vendors, customers or others.

Management is responsible for the required supplementary information ("RSI") which accounting principles generally accepted in the United States of America ("U.S. GAAP") require to be presented to supplement the basic financial statements.

The Board is responsible for informing us of its views about the risks of fraud, waste or abuse within the District, and its knowledge of any fraud, waste or abuse or suspected fraud, waste or abuse affecting the District.

Our audit will be conducted on the basis that management acknowledges and understands that it has responsibility:

1. For the preparation and fair presentation of the financial statements in accordance with U.S. GAAP;
2. To evaluate subsequent events through the date the financial statements are issued. Management also agrees that it will not conclude on subsequent events earlier than the date of the management representation letter referred to below;
3. For the design, implementation and maintenance of internal control relevant to the preparation of fair presentation of financial statements that are free from material misstatement, whether due to fraud or error;
4. For report distribution; and
5. To provide us with:
 - a. Access to all information of which management is aware that is relevant to the preparation and fair presentation of the financial statements including information relevant to disclosures;
 - b. Information relevant to the preparation and fair presentation of the financial statements, when needed, to allow for the completion of the audit in accordance with the proposed timeline;
 - c. Additional information that we may request from management for the purpose of the audit; and



Riverbend West Community Development District
October 14, 2025
Page 4

- d. Unrestricted access to persons within the District from whom we determine it necessary to obtain audit evidence.

As part of our audit process, we will request from management written confirmation concerning representations made to us in connection with the audit, including among other items:

1. That management has fulfilled its responsibilities as set out in the terms of this Engagement Letter; and
2. That it believes the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

Reporting

We will issue a written report upon completion of our audit of the District's financial statements. Our report will be addressed to the Board of Supervisors of the District. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinion, or add an emphasis-of-matter paragraph or other-matter paragraph to our auditor's report.

If circumstances arise relating to the condition of the District's records, the availability of appropriate audit evidence or indications of a significant risk of material misstatement of the financial statements because of error, fraudulent financial reporting or misappropriation of assets which, in our professional judgement, prevent us from completing the audit or forming an opinion, we retain the unilateral right to take any course of action permitted by professional standards, including, but not limited to, declining to express an opinion or issue a report, or withdrawing from the engagement.

In addition to our report on the District's financial statements, we will also issue the following reports:

1. Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with GAS;
2. Auditor General Management Letter, if applicable; and
3. Report on Compliance with Section 218.415, Florida Statutes, if applicable.



Riverbend West Community Development District
October 14, 2025
Page 5

Records and Assistance

During the course of our engagement, we may accumulate records containing data that should be reflected in the District's books and records. The District will determine that all such data, if necessary, will be so reflected. Accordingly, the District will not expect us to maintain copies of such records in our possession.

The assistance to be supplied by District personnel, including the preparation of schedules and analyses of accounts, will be discussed and coordinated with a designated individual, serving on behalf of management. The timely and accurate completion of this work is an essential condition to our completion of the audit and issuance of our audit report.

Non-audit Services

In connection with our audit, you have requested us to perform the following non-audit services:

1. Assistance in drafting the District's financial statements in accordance with accounting principles generally accepted in the United States of America, based on information provided by the District. While we will assist in drafting the financial statements, management retains responsibility for the financial statements, including their fair presentation, the selection and application of accounting principles, the accuracy and completeness of the underlying financial information, and for reviewing, approving, and accepting the financial statements prior to their issuance. Management is also responsible for establishing and maintaining effective internal controls relevant to the financial reporting process.

GAS independence standards require that the auditor maintain independence so that opinions, findings, conclusions, judgments, and recommendations will be impartial and viewed as impartial by reasonable and informed third parties. Before we agree to provide a non-audit service to the District, we determine whether providing such a service would create a significant threat to our independence for GAS audit purposes, either by itself or in aggregate with other non-audit services provided. A critical component of our determination is consideration of management's ability to effectively oversee the non-audit services to be performed. The District has agreed to designate an individual, serving on behalf of management, who possesses suitable skill, knowledge, and experience, and who understands the non-audit services to be performed and described above sufficiently to oversee them. Accordingly, the management of the District agrees to the following:

1. The District will designate a qualified individual, serving in a management capacity, who possesses suitable skill, knowledge, and experience to oversee the services;
2. The designated individual will assume all management responsibilities for the subject matter and scope of the non-audit service described above;



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October 14, 2025
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3. The District will evaluate the adequacy and results of the services performed; and
4. The District accepts responsibility for the results and ultimate use of the services.

GAS further requires that we establish an understanding with the District's management or those charged with governance of the objectives of the non-audit services, the services to be performed, the District's acceptance of its responsibilities, the auditor's responsibilities, and any limitations of the non-audit services. We believe this Engagement Letter documents that understanding.

Other Relevant Information

In accordance with GAS, a copy of our most recent peer review report has been provided to you, for your information.

Fees and Costs

Our fees for the services described above are based upon the value of the services performed and the time required by the individuals assigned to the engagement, plus direct expenses. Billings are due upon submission. Our fee for the services described in this letter for the year ending September 30, 2025 will not exceed \$4,940 unless the scope of the engagement is changed, the assistance which the District has agreed to furnish is not provided, or unexpected conditions are encountered, in which case we will discuss the situation with you before proceeding. Our fee and the timely completion of our work are based on anticipated cooperation from District personnel, timely responses to our inquiries, timely completion and delivery of client assistance requests, timely communication of all significant accounting and financial reporting matters, and the assumption that no unexpected circumstances will be encountered during the engagement. All other provisions of this letter will survive any fee adjustment.

Use and Ownership; Access to Audit Documentation

The Audit Documentation for this engagement is the property of Berger, Toombs, Elam, Gaines, & Frank. For the purposes of this Engagement Letter, the term "Audit Documentation" shall mean the confidential and proprietary records of Berger, Toombs, Elam, Gaines, & Frank's audit procedures performed, relevant audit evidence obtained, other audit-related workpapers, and conclusions reached. Audit Documentation shall not include custom-developed documents, data, reports, analyses, recommendations, and deliverables authored or prepared by Berger, Toombs, Elam, Gaines, & Frank for the District under this Engagement Letter, or any documents belonging to the District or furnished to Berger, Toombs, Elam, Gaines, & Frank by the District.



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October 14, 2025
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Review of Audit Documentation by a successor auditor or as part of due diligence is subject to applicable Berger, Toombs, Elam, Gaines, & Frank policies, and will be agreed to, accounted for and billed separately. Any such access to our Audit Documentation is subject to a successor auditor signing an Access and Release Letter substantially in Berger, Toombs, Elam, Gaines, & Frank's form. Berger, Toombs, Elam, Gaines, & Frank reserves the right to decline a successor auditor's request to review our Audit Documentation.

In the event we are required by government regulation, subpoena or other legal process to produce our documents or our personnel as witnesses with respect to our engagement for the District, the District will, so long as we are not a party to the proceeding in which the information is sought, reimburse us for our professional time and expenses, as well as the fees and expenses of our counsel, incurred in responding to such requests.

Indemnification, Limitation of Liability, and Claim Resolution

Because we will rely on the District and its management and Board of Supervisors to discharge the foregoing responsibilities, the District agrees to indemnify, holds harmless and releases Berger, Toombs, Elam, Gaines & Frank, its partners, directors, and employees from all third-party claims, liabilities, losses and costs arising in circumstances where there has been a knowing misrepresentation by a member of the District's management.

The District and Berger, Toombs, Elam, Gaines & Frank agree that no claim arising out of, from, or relating to the services rendered pursuant to this engagement letter shall be filed more than two years after the date of the audit report issued by Berger, Toombs, Elam, Gaines & Frank or the date of this engagement letter if no report has been issued. To the fullest extent permitted by Florida law, our firm shall not be liable for any loss of profits, business interruption, or other consequential, incidental, or punitive damages. In all circumstances, the total liability for any claim arising from this engagement will not exceed the total amount of the fees paid by the District to Berger, Toombs, Elam, Gaines & Frank under this engagement letter. Notwithstanding the foregoing, nothing in this limitation of liability provision shall, or shall be interpreted or construed to, relieve the District of its payment obligations to Berger, Toombs, Elam, Gaines & Frank under this Engagement Letter.

Confidentiality

Berger, Toombs, Elam, Gaines & Frank is committed to the safe and confidential treatment of the District's proprietary information. Berger, Toombs, Elam, Gaines & Frank is required to maintain the confidential treatment of client information in accordance with relevant industry professional standards which govern the provision of services described herein. The District agrees that it will not provide Berger, Toombs, Elam, Gaines & Frank with any unencrypted electronic confidential or proprietary information, and the parties agree to utilize commercially reasonable measures to maintain the confidentiality of the District's information, including the use of collaborate sites to ensure the safe transfer of data between the parties.



Riverbend West Community Development District
October 14, 2025
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Retention of Records

We will return to you all original records you provide to us in connection with this engagement. Further, in addition to providing you with those deliverables set forth in this Engagement Letter, upon request, we will provide you with a copy of any records we prepare or accumulate in connection with such deliverables which are not otherwise reflected in your books and records without which your books and records would be incomplete. You have the sole responsibility for retaining and maintaining in your possession or custody all of your financial and non-financial records related to this engagement. We will not host, and will not accept responsibility to host, any of your records. We, however, may maintain a copy of any records of yours necessary for us to comply with applicable law and/or professional standards or to exercise our rights under this Engagement Letter. Any such records retained by us will be destroyed in accordance with our record retention policies.

Termination

Either party hereto may terminate this Engagement Letter for any reason upon fifteen (15) days' prior written notice to the other party. In the event the District terminates this engagement, the District will pay us for all services rendered, expenses incurred, and noncancelable commitments made by us on the District's behalf through the effective date of termination.

Either party may terminate this Engagement Letter upon written notice if: (i) circumstances arise that in its judgment cause its continued performance to result in a violation of law, a regulatory requirement, applicable professional or ethical standards, or in the case of Berger, Toombs, Elam, Gaines, & Frank, our client acceptance or retention standards; or (ii) if the other party is placed on a Sanctioned List, or if any director or executive of, or other person closely associated with such other party or its affiliate, is placed on a Sanctioned List.

Neither Berger, Toombs, Elam, Gaines & Frank nor the District shall be responsible for any delay or failure in its performance resulting from acts beyond our reasonable control or unforeseen or unexpected circumstances, such as, but not limited to, acts of God, government or war, riots or strikes, disasters, fires, floods, epidemics, pandemics, or outbreaks of communicable disease, cyberattacks, and internet or other system or network outages. At the District's option, the District may terminate this Engagement Letter where our services are delayed more than 120 days; however, the District is not excused from paying us for all amounts owed for services rendered and deliverables provided prior to the termination of this Engagement Letter.

The parties agree that those provisions of this Engagement Letter which, by their context, are intended to survive, including, but not limited to, payment, limitations on liability, claim resolution, use and ownership, and confidentiality obligations, shall survive the termination of this Engagement Letter.



Riverbend West Community Development District
October 14, 2025
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Miscellaneous

We may mention your name and provide a general description of the engagement in our client lists and marketing materials.

Each party hereto affirms it has not been placed on a Sanctioned List (as defined below) and will promptly notify the other party upon becoming aware that it has been placed on a Sanctioned List at any time throughout the duration of this Engagement Letter. The District shall not, and shall not permit third parties to, access or use any of the deliverables provided for hereunder, or Third-Party Products provided hereunder, in violation of any applicable sanctions laws or regulations, including, but not limited to, accessing or using the deliverables provided for hereunder or any Third-Party Products from any territory under embargo by the United States. The District shall not knowingly cause Berger, Toombs, Elam, Gaines & Frank to violate any sanctions applicable to Berger, Toombs, Elam, Gaines & Frank. As used herein "Sanctioned List" means any sanctioned person or entity lists promulgated by the Office of Foreign Assets Control of the U.S. Department of the Treasury and the U.S. State Department.

Any term of this Engagement Letter that would be prohibited by or impair our independence under applicable law or regulation shall not apply, to the extent necessary only to avoid such prohibition or impairment.

Governing Law

This Engagement Letter, including, without limitation, its validity, interpretation, construction, and enforceability, and any dispute, litigation, suit, action, claim, or other legal proceeding arising out of, from, or relating in any way to this Engagement Letter, any provisions herein, a report issued or the services provided hereunder, will be governed and construed in accordance with the laws of the State of Florida, without regard to its conflict of law principles, and applicable U.S. federal law.

Entire Agreement

This Engagement Letter constitutes the entire agreement between Berger, Toombs, Elam, Gaines & Frank and the District, and supersedes all prior agreements, understandings, and proposals, whether oral or written, relating to the subject matter of this Engagement Letter including any separate nondisclosure agreement executed between the parties.

If any term or provision of this Engagement Letter is determined to be invalid or unenforceable, such term or provision will be deemed stricken and all other terms and provisions will remain in full force and effect.

This Engagement Letter may be amended or modified only by a written instrument executed by both parties.



Riverbend West Community Development District
October 14, 2025
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Electronic Signatures and Counterparts

This Engagement Letter may be executed in one or more counterparts, each of which will be deemed to be an original, but all of which taken together will constitute one and the same instrument. Each party agrees that any electronic signature of a party to this Engagement Letter or any electronic signature to a document contemplated hereby (including any representation letter) is intended to authenticate such writing and shall be as valid and have the same force and effect as a manual signature.

Acknowledgement and Acceptance

Each party acknowledges that it has read and agrees to all of the terms contained herein. Each party and its signatory below represent that said signatory is a duly authorized representative of such party and has the requisite power and authority to bind such party to the undertakings and obligations contained herein.

Please sign and return this letter to indicate your acknowledgment of, and agreement with, the terms of this Engagement Letter.

Sincerely,

BERGER, TOOMBS, ELAM, GAINES & FRANK
CERTIFIED PUBLIC ACCOUNTANTS PL

Melissa Marlin, CPA

Confirmed on behalf of the addressee:

Sign: _____

Title: _____

Date: _____



6815 Dairy Road
Zephyrhills, FL 33542

813.788.2155
BodinePerry.com

Report on the Firm's System of Quality Control

To the Partners of
Berger, Toombs, Elam, Gaines & Frank, CPAs, PL
and the Peer Review Committee of the Florida Institute of Certified Public Accountants

November 30, 2022

We have reviewed the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL (the firm), in effect for the year ended May 31, 2022. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a System Review as described in the Standards may be found at aicpa.org/prsummary. The summary also includes an explanation of how engagements identified as not performed or reported in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

Firm's Responsibility

The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported in conformity with professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of the system of quality control, and the firm's compliance therewith based on our review.

Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards*, including a compliance audit under the Single Audit Act.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, in effect for the year ended May 31, 2022, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)*, or *fail*. Berger, Toombs, Elam, Gaines & Frank, CPAs, PLC, has received a peer review rating of *pass*.



Bodine Perry

(BERGER_REPORT22)

**ADDENDUM TO ENGAGEMENT LETTER BETWEEN BERGER, TOOMBS,
ELAM, GAINES AND FRANK AND RIVERBEND WEST COMMUNITY
DEVELOPMENT DISTRICT
(DATED OCTOBER 14, 2025)**

Public Records. Auditor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

- a. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
- b. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
- c. Ensure that public records that 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 completion of the Agreement if the Auditor does not transfer the records to the District; and
- d. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Auditor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Auditor transfers all public records to the District upon completion of the Agreement, the Auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Auditor keeps and maintains public records upon completion of the Agreement, the Auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

Auditor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Auditor, the Auditor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Auditor acknowledges that should Auditor fail to provide the public records to the District within a reasonable time, Auditor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

IF THE AUDITOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE AUDITOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE AUDITOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:

INFRAMARK

11555 HERON BAY BLVD, SUITE 201

CORAL SPRINGS, FL 33076

TELEPHONE: 954-603-0033

EMAIL: _____

E-VERIFY REQUIREMENTS. Auditor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, beginning January 1, 2021, to the extent required by Florida Statute, Auditor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Auditor has knowingly violated Section 448.091, Florida Statutes.

If the Auditor anticipates entering into agreements with a subcontractor for the Work, Auditor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Auditor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request.

In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Auditor has otherwise complied with its obligations hereunder, the District shall promptly notify the Auditor. The Auditor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Auditor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), Florida Statutes, shall promptly terminate its agreement with such person or entity.

By entering into this Agreement, the Auditor represents that no public employer has terminated a contract with the Auditor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

Auditor: Melissa Marlin

District: Riverbend West CDD

By: M. Marlin

By: _____

Title: Director

Title: _____

Date: October 14, 2025

Date: _____

RESOLUTION 2026-01

THE ANNUAL APPROPRIATION RESOLUTION OF THE RIVERBEND WEST COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the seventeenth (17th) day in November 2025, submitted to the Board of Supervisors (“**Board**”) of the Riverbend West Community Development District (“**District**”) a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (“**Fiscal Year 2024/2025**”), along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

WHEREAS, the Board set August 19, 2024, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

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

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

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

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for Riverbend West Community Development District for the Fiscal Year Ending September 30, 2025.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2024/2025, the sum of \$320,498 to be raised by the levy of assessments and otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$320,498
RESERVE FUND	\$20,000
DEBT SERVICE FUND(S)	\$405,773
TOTAL ALL FUNDS*	\$746,271

*Exclusive of any collection costs.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2025/2026 or within sixty (60) days following the end of the Fiscal Year 2024/2025 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line-item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line-item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws.

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

ATTEST:

**RIVERBEND WEST
COMMUNITY DEVELOPMENT
DISTRICT**

By: _____

By: _____

Proposed Budget Amendment
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES					
Interest - Investments	\$ -	\$ -	\$ -	\$ 3,692	\$ 3,692
Interest - Tax Collector	-	-	-	1,081	1,081
Special Assmnts- Tax Collector	320,498	-	320,498	321,322	824
Other Miscellaneous Revenues	-	-	-	271	271
TOTAL REVENUES	320,498	-	320,498	326,366	5,868
EXPENDITURES					
Administration					
Supervisor Fees	12,000	-	12,000	8,200	3,800
FICA Taxes	500	-	500	398	102
ProfServ-Trustee Fees	7,800	-	7,800	8,135	(335)
District Counsel	10,000	-	10,000	3,996	6,004
District Engineer	8,000	-	8,000	7,300	700
District Manager	50,448	-	50,448	50,448	-
Auditing Services	6,000	3,500	9,500	9,320	180
Website Hosting/Email Services	2,800	-	2,800	1,538	1,262
Public Officials Insurance	2,508	-	2,508	2,373	135
Legal Advertising	3,000	-	3,000	599	2,401
Miscellaneous Services	500	-	500	1,092	(592)
Dues, Licenses, Subscriptions	175	-	175	175	-
Total Administration	103,731	3,500	107,231	93,574	13,657
Electric Utility Services					
Utility Services	48,000	2,500	50,500	50,171	329
Total Electric Utility Services	48,000	2,500	50,500	50,171	329
Water-Sewer Comb Services					
Utility Services	2,500	-	2,500	2,216	284
Total Water-Sewer Comb Services	2,500	-	2,500	2,216	284
Stormwater Control					
Aquatic Maintenance	15,600	-	15,600	15,572	28
Total Stormwater Control	15,600	-	15,600	15,572	28
Other Physical Environment					
Field Services	7,200	-	7,200	7,200	-
Insurance - General Liability	4,410	-	4,410	4,254	156
Property Insurance	3,920	-	3,920	3,541	379
R&M-Irrigation	3,600	-	3,600	4,575	(975)
Landscape Maintenance	89,741	-	89,741	91,685	(1,944)
Landscape Replacement	13,000	-	13,000	-	13,000
Landscape- Storm Clean Up & Tree Removal	6,750	-	6,750	454	6,296
Total Other Physical Environment	128,621	-	128,621	111,709	16,912
Parks and Recreation					
R&M-Fence	6,000	-	6,000	19,599	(13,599)
Holiday Decoration	2,690	-	2,690	2,840	(150)
Dog Waste Station Supplies	2,640	-	2,640	2,860	(220)
Total Parks and Recreation	11,330	-	11,330	25,299	(13,969)
Reserves					
Misc-Contingency	10,716	4,000	14,716	27,575	(12,859)
Total Reserves	10,716	4,000	14,716	27,575	(12,859)
TOTAL EXPENDITURES & RESERVES	320,498	10,000	330,498	326,116	4,382
Excess (deficiency) of revenues Over (under) expenditures	-	(10,000)	(10,000)	250	10,250
Net change in fund balance	-	(10,000)	(10,000)	250	10,250
FUND BALANCE, BEGINNING (OCT 1, 2024)	150,960	-	150,960	150,960	-
FUND BALANCE, ENDING	\$ 150,960	\$ (10,000)	\$ 140,960	\$ 151,210	\$ 10,250

Proposed Budget Amendment
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES					
Interest - Investments	\$ -	\$ -	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	20,000	-	20,000	20,000	-
TOTAL REVENUES	20,000	-	20,000	20,000	-
EXPENDITURES					
Reserves					
Capital Reserve	20,000	-	20,000	13,364	6,636
Total Reserves	20,000	-	20,000	13,364	6,636
TOTAL EXPENDITURES & RESERVES	20,000	-	20,000	13,364	6,636
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	6,636	6,636
Net change in fund balance	-	-	-	6,636	6,636
FUND BALANCE, BEGINNING (OCT 1, 2024)	(768)	-	(768)	(768)	-
FUND BALANCE, ENDING	\$ (768)	\$ -	\$ (768)	\$ 5,868	\$ 6,636

Proposed Budget Amendment
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>					
Interest - Investments	\$ -	\$ -	\$ -	\$ 15,645	\$ 15,645
Special Assmnts- Tax Collector	303,599	-	303,599	304,978	1,379
TOTAL REVENUES	303,599	-	303,599	320,623	17,024
<u>EXPENDITURES</u>					
<u>Debt Service</u>					
Principal Debt Retirement	109,000	-	109,000	109,000	-
Interest Expense	196,610	-	196,610	196,610	-
Total Debt Service	305,610	-	305,610	305,610	-
TOTAL EXPENDITURES	305,610	-	305,610	305,610	-
Excess (deficiency) of revenues Over (under) expenditures	(2,011)	-	(2,011)	15,013	17,024
Net change in fund balance	(2,011)	-	(2,011)	15,013	17,024
FUND BALANCE, BEGINNING (OCT 1, 2024)	323,263	-	323,263	323,263	-
FUND BALANCE, ENDING	\$ 321,252	\$ -	\$ 321,252	\$ 338,276	\$ 17,024

Proposed Budget Amendment
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>					
Interest - Investments	\$ -	\$ -	\$ -	\$ 6,234	\$ 6,234
Special Assmnts- Tax Collector	102,174	-	102,174	101,770	(404)
TOTAL REVENUES	102,174	-	102,174	108,004	5,830
<u>EXPENDITURES</u>					
<u>Debt Service</u>					
Principal Debt Retirement	35,000	-	35,000	35,000	-
Interest Expense	62,500	-	62,500	63,069	(569)
Total Debt Service	97,500	-	97,500	98,069	(569)
TOTAL EXPENDITURES	97,500	-	97,500	98,069	(569)
Excess (deficiency) of revenues Over (under) expenditures	4,674	-	4,674	9,935	5,261
Net change in fund balance	4,674	-	4,674	9,935	5,261
FUND BALANCE, BEGINNING (OCT 1, 2024)	155,125	-	155,125	155,125	-
FUND BALANCE, ENDING	\$ 159,799	\$ -	\$ 159,799	\$ 165,060	\$ 5,261

**MINUTES OF MEETING
RIVERBEND WEST
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Riverbend West Community Development District was held on Monday, September 15, 2025, and called to order at 6:00 p.m., at the Riverview Public Library, located at 9951 Balm Riverview Rd. Riverview, FL 33569

Present and constituting a quorum were:

Rebecca Hartsook	Board Supervisor, Chairman
Joe Collins	Board Supervisor, Asst. Vice Chair (via Teleconference)
Laura Ferreira	Board Supervisor, Asst. Secretary
Clayton Patmagrian	Board Supervisor, Asst. Secretary
Shalonda Antonie	Board Supervisor, Asst. Secretary

Also present were:

Kristee Cole	District Manager, Inframark
Alize Aninipot	District Manager, Inframark
Epi Carvajal	Representative, PineLake Services
Jason Jaszak	Representative, Advanced Aquatic (via Teleconference)
Jason Liggett	Field Services, Inframark (via Teleconference)

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

FIRST ORDER OF BUSINESS Call to Order and Roll Call

The meeting was called to order at 6:00 p.m.

SECOND ORDER OF BUSINESS Adoption of the Agenda

On MOTION by Mr. Patmagrian, seconded by Ms. Antonie, with all in favor, the Final Agenda for September 15, 2025, was approved.

THIRD ORDER OF BUSINESS Audience Comments on Agenda Items

There were no audience comments.

FOURTH ORDER OF BUSINESS Staff Reports

A. Aquatics Report for August 2025

Mr. Jaszak presented the Aquatics Report. The Board directed Mr. Patmagrian to serve as the liaison for the proposed gate access around pond 2 in Phase 3, with Advanced Aquatics assisting in the cost.

B. Field Inspection Report for August 2025

Mr. Liggett presented the Field Inspection Report.

48
49 **C. Landscape Update**

50 Mr. Carvajal presented his Landscape Update to the Board. Mr. Carvajal noted he
51 would present a proposal for annual plants at the next board meeting.

52
53 1. Consideration of PineLake Increase Renewal Contract
54

On MOTION by Mr. Patmagrian, seconded by Ms. Ferreira, with all in favor, the motion carried approving the PineLake Increase Renewal Contract.

55
56 **D. District Counsel**

57 Not present and no report.

58
59 **E. District Engineer**

60 Not present and no report.

61
62 **F. District Manager**

63 Ms. Cole informed the Board that the next meeting will be on October 20, 2025.
64

65 **FIFTH ORDER OF BUSINESS Business Items**

66 **A. Consideration of Resolution 2025-06, Adopting the Fiscal Year**
67 **2025-2026 Meeting Schedule**
68

On MOTION by Ms. Hartsook, seconded by Ms. Ferreira, with all in favor, Resolution 2025-06, Adopting the Fiscal Year 2025-2026 meeting schedule as amended was adopted.

69
70 **B. Consideration of Resolution 2025-07, Adopting the Goals and Objectives**
71

On MOTION by Ms. Antonie, seconded by Mr. Patmagrian, with all in favor, of Resolution 2025-07, Adopting the Goals and Objectives was adopted.

72
73 **C. Consideration of Resolution 2025-08, Designating Officers**
74

On MOTION by Mr. Patmagrian, seconded by Ms. Hartsook, with all in favor, the Board designated Mr. Clayton Patmagrian as Chair, Ms. Rebecca Hartsook as Vice Chair, and all remaining Board members as Assistant Secretary.

75
76 **SIXTH ORDER OF BUSINESS Business Administration**

77 **A. Consideration of Regular Meeting Minutes from June 16, 2025**
78

On MOTION by Mr. Patmagrian, seconded by Ms. Antonie, with all in favor, the regular meeting minutes from June 16, 2025, were approved.

B. Consideration of Regular Meeting Minutes from August 18, 2025

On MOTION by Mr. Patmagrian, seconded by Ms. Hartsook, with all in favor, the regular meeting minutes from August 18, 2025, were approved.

C. Review of June, July, August 2025 Check Register

On MOTION by Ms. Antonie, seconded by Ms. Ferreira, with all in favor, the June, July, August 2025 Check Register were approved.

SEVENTH ORDER OF BUSINESS Supervisor Requests

Mr. Collins requested that the new meeting schedule be posted on the website and that the HOA send an email to residents with the dates and times.

Mr. Collins noted one streetlight was out and was instructed by management to provide the pole number.

Mr. Collins also noted lights were out at the entrance monument and suggested hiring an electrician.

EIGHTH ORDER OF BUSINESS Adjournment

On MOTION by Ms. Hartsook, seconded by Mr. Patmagrian, with all in favor, the meeting was adjourned at 6:42 p.m.

Assistant Secretary/Secretary

Chair / Vice Chair

Riverbend West Community Development District

Financial Statements
(Unaudited)

Period Ending
September 30, 2025

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

RIVERBEND WEST COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of September 30, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	RESERVE FUND	SERIES 2016 DEBT SERVICE FUND	SERIES 2019 DEBT SERVICE FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
ASSETS							
Cash - Operating Account	\$ 72,261	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 72,261
Cash in Transit	-	-	963	-	-	-	963
Due From Other Funds	-	5,868	22,750	6,796	-	-	35,414
Investments:							
Money Market Account	111,395	-	-	-	-	-	111,395
Prepayment Account	-	-	410	656	-	-	1,066
Reserve Fund	-	-	181,704	50,622	-	-	232,326
Revenue Fund	-	-	132,449	106,986	-	-	239,435
Prepaid Items	11,065	-	-	-	-	-	11,065
Deposits	4,307	-	-	-	-	-	4,307
Fixed Assets							
Improvements Other Than Buildings (IOTB)	-	-	-	-	8,248,816	-	8,248,816
Amount Avail In Debt Services	-	-	-	-	-	669,998	669,998
Amount To Be Provided	-	-	-	-	-	4,874,002	4,874,002
TOTAL ASSETS	\$ 199,028	\$ 5,868	\$ 338,276	\$ 165,060	\$ 8,248,816	\$ 5,544,000	\$ 14,501,048

LIABILITIES

Accounts Payable	\$ 11,791	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,791
Accrued Taxes Payable	351	-	-	-	-	-	351
Bonds Payable	-	-	-	-	-	5,544,000	5,544,000
Due To Other Funds	35,414	-	-	-	-	-	35,414
TOTAL LIABILITIES	47,556	-	-	-	-	5,544,000	5,591,556

RIVERBEND WEST COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of September 30, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	RESERVE FUND	SERIES 2016 DEBT SERVICE FUND	SERIES 2019 DEBT SERVICE FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
FUND BALANCES							
Nonspendable:							
Prepaid Items	11,065	-	-	-	-	-	11,065
Restricted for:							
Debt Service	-	-	338,276	165,060	-	-	503,336
Unassigned:	140,407	5,868	-	-	8,248,816	-	8,395,091
TOTAL FUND BALANCES	151,472	5,868	338,276	165,060	8,248,816	-	8,909,492
TOTAL LIABILITIES & FUND BALANCES	\$ 199,028	\$ 5,868	\$ 338,276	\$ 165,060	\$ 8,248,816	\$ 5,544,000	\$ 14,501,048

RIVERBEND WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 3,693	\$ 3,693	0.00%
Interest - Tax Collector	-	1,081	1,081	0.00%
Special Assmnts- Tax Collector	320,498	321,322	824	100.26%
Other Miscellaneous Revenues	-	271	271	0.00%
TOTAL REVENUES	320,498	326,367	5,869	101.83%

EXPENDITURES

Administration

Supervisor Fees	12,000	8,200	3,800	68.33%
FICA Taxes	500	398	102	79.60%
ProfServ-Trustee Fees	7,800	8,135	(335)	104.29%
District Counsel	10,000	3,996	6,004	39.96%
District Engineer	8,000	7,300	700	91.25%
District Manager	50,448	50,448	-	100.00%
Auditing Services	6,000	9,320	(3,320)	155.33%
Website Hosting/Email Services	2,800	1,538	1,262	54.93%
Public Officials Insurance	2,508	2,373	135	94.62%
Legal Advertising	3,000	599	2,401	19.97%
Miscellaneous Services	500	1,092	(592)	218.40%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	103,731	93,574	10,157	90.21%

Electric Utility Services

Utility Services	48,000	50,171	(2,171)	104.52%
Total Electric Utility Services	48,000	50,171	(2,171)	104.52%

Water-Sewer Comb Services

Utility Services	2,500	1,955	545	78.20%
Total Water-Sewer Comb Services	2,500	1,955	545	78.20%

Stormwater Control

Aquatic Maintenance	15,600	15,572	28	99.82%
Total Stormwater Control	15,600	15,572	28	99.82%

RIVERBEND WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Other Physical Environment</u>				
Field Services	7,200	7,200	-	100.00%
Insurance - General Liability	4,410	4,254	156	96.46%
Property Insurance	3,920	3,541	379	90.33%
R&M-Irrigation	3,600	4,575	(975)	127.08%
Landscape Maintenance	89,741	91,685	(1,944)	102.17%
Landscape Replacement	13,000	-	13,000	0.00%
Landscape- Storm Clean Up & Tree Removal	6,750	454	6,296	6.73%
Total Other Physical Environment	128,621	111,709	16,912	86.85%
<u>Parks and Recreation</u>				
R&M-Fence	6,000	19,599	(13,599)	326.65%
Holiday Decoration	2,690	2,840	(150)	105.58%
Dog Waste Station Supplies	2,640	2,860	(220)	108.33%
Total Parks and Recreation	11,330	25,299	(13,969)	223.29%
<u>Contingency</u>				
Misc-Contingency	10,716	27,575	(16,859)	257.33%
Total Contingency	10,716	27,575	(16,859)	257.33%
TOTAL EXPENDITURES	320,498	325,855	(5,357)	101.67%
Excess (deficiency) of revenues				
Over (under) expenditures	-	512	512	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		150,960		
FUND BALANCE, ENDING		\$ 151,472		

RIVERBEND WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2025
Reserve Fund (002)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Special Assmnts- Tax Collector	\$ 20,000	\$ 20,000	\$ -	100.00%
TOTAL REVENUES	20,000	20,000	-	100.00%
<u>EXPENDITURES</u>				
<u>Contingency</u>				
Capital Reserve	20,000	13,364	6,636	66.82%
Total Contingency	20,000	13,364	6,636	66.82%
TOTAL EXPENDITURES	20,000	13,364	6,636	66.82%
Excess (deficiency) of revenues				
Over (under) expenditures	-	6,636	6,636	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		(768)		
FUND BALANCE, ENDING		\$ 5,868		

RIVERBEND WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2025
Series 2016 Debt Service Fund (200)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 15,645	\$ 15,645	0.00%
Special Assmnts- Tax Collector	303,599	304,978	1,379	100.45%
TOTAL REVENUES	303,599	320,623	17,024	105.61%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	109,000	109,000	-	100.00%
Interest Expense	196,610	196,610	-	100.00%
Total Debt Service	305,610	305,610	-	100.00%
TOTAL EXPENDITURES	305,610	305,610	-	100.00%
Excess (deficiency) of revenues				
Over (under) expenditures	(2,011)	15,013	17,024	-746.54%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(2,011)	-	2,011	0.00%
TOTAL FINANCING SOURCES (USES)	(2,011)	-	2,011	0.00%
Net change in fund balance	\$ (2,011)	\$ 15,013	\$ 21,046	-746.54%
FUND BALANCE, BEGINNING (OCT 1, 2024)		323,263		
FUND BALANCE, ENDING		\$ 338,276		

RIVERBEND WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2025
Series 2019 Debt Service Fund (201)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 6,234	\$ 6,234	0.00%
Special Assmnts- Tax Collector	102,174	101,770	(404)	99.60%
TOTAL REVENUES	102,174	108,004	5,830	105.71%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	35,000	35,000	-	100.00%
Interest Expense	62,500	63,069	(569)	100.91%
Total Debt Service	97,500	98,069	(569)	100.58%
TOTAL EXPENDITURES	97,500	98,069	(569)	100.58%
Excess (deficiency) of revenues				
Over (under) expenditures	4,674	9,935	5,261	212.56%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	4,674	-	(4,674)	0.00%
TOTAL FINANCING SOURCES (USES)	4,674	-	(4,674)	0.00%
Net change in fund balance	\$ 4,674	\$ 9,935	\$ (4,087)	212.56%
FUND BALANCE, BEGINNING (OCT 1, 2024)		155,125		
FUND BALANCE, ENDING		\$ 165,060		

Riverbend West CDD

Statement Date 09/30/2025

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
09/30/2025		JE000744	Accrued Taxes Payable	ADP Tax	122.40	122.40	0.00
09/30/2025		JE000753	Utility Services	TECO ACH adj. JE	477.10	477.10	0.00
Total Deposits					599.50	599.50	0.00
Checks							
							0.00
08/25/2025	Payment	100085	STRALEY ROBIN VERICKER	Inv: 26941	-329.50	-329.50	0.00
09/04/2025	Payment	100086	INFRAMARK LLC	Inv: 157195	-761.37	-761.37	0.00
09/04/2025	Payment	100087	BERGER, TOOMBS, ELAM	Inv: 373092	-4,660.00	-4,660.00	0.00
09/09/2025	Payment	1190	BETH BELLEMORE	Payment of Invoice 000630	-50.00	-50.00	0.00
09/09/2025	Payment	100088	OBSERVER MEDIA GROUP,INC.	Inv: 25-02670H	-70.00	-70.00	0.00
09/09/2025	Payment	100089	INFRAMARK LLC	Inv: 1162108, Inv: 158173	-5,244.00	-5,244.00	0.00
09/09/2025	Payment	100090	BGE INC	Inv: 28560	-420.00	-420.00	0.00
09/16/2025	Payment	100091	PINE LAKE NURSERY LLC	Inv: 8070, Inv: 8169	-7,478.36	-7,478.36	0.00
09/17/2025	Payment	300015	BOCC - ACH ADVANCED	Inv: 082725-1492	-214.35	-214.35	0.00
09/23/2025	Payment	100093	AQUATIC SERVICES, INC.	Inv: 10560376	-1,352.00	-1,352.00	0.00
09/23/2025	Payment	1192	EGIS INSURANCE ADVISORS	Payment of Invoice 000662	-11,065.00	-11,065.00	0.00
09/30/2025		JE000744	Accrued Taxes Payable	ADP Tax	-122.40	-122.40	0.00
09/30/2025		JE000745	Accrued Taxes Payable	ADP Tax	-122.40	-122.40	0.00
09/18/2025		ADP00020	Accrued Taxes Payable	Net Pay	-738.80	-738.80	0.00
09/23/2025	Payment	300016	TECO ACH	Inv: 090225-ACH	-4,537.57	-4,537.57	0.00
Total Checks					-37,165.75	-37,165.75	0.00
Adjustments							

Bank Account Statement

Riverbend West CDD

Bank Account No.5882

Statement No.25_09

Statement Date09/30/2025

Total Adjustments

Outstanding Checks

08/12/2025	Payment	1188	ROBIN SPENCER	Check for Vendor V00039	-50.00
08/22/2025	Payment	1189	JOSEPH W.L. COLLINS	Check for Vendor V00020	-200.00
09/17/2025	Payment	1191	JOSEPH W.L. COLLINS	Payment of Invoice 000638	-200.00
09/22/2025	Payment	100092	STRALEY ROBIN VERICKER	Inv: 27101	-148.50
09/29/2025	Payment	100094	INFRAMARK LLC	Inv: 159298	-3.70
Total Outstanding Checks					-602.20

Outstanding Deposits

Total Outstanding Deposits

RIVERBEND WEST COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 09/01/2025 to 09/30/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<u>GENERAL FUND - 001</u>									
001	100086	09/04/25	V00005	INFRAMARK LLC	157195	Budget Mailing	mailing	549900-58200	\$761.37
001	100087	09/04/25	V00040	BERGER, TOOMBS, ELAM	373092	2024 Audit	audit	532002-51301	\$4,660.00
001	100088	09/09/25	V00035	OBSERVER MEDIA GROUP, INC.	25-02670H	Legal Advertising for 9-15-25 Meeting	Legal Advertising	548002-51301	\$70.00
001	100089	09/09/25	V00005	INFRAMARK LLC	1162108	Porter Station Services	PORTER SERVICES	552160-57201	\$220.00
001	100089	09/09/25	V00005	INFRAMARK LLC	158173	September 2025 District Management, Field Inspection and Porter Services	FIELD OPERATIONS	531185-53900	\$600.00
001	100089	09/09/25	V00005	INFRAMARK LLC	158173	September 2025 District Management, Field Inspection and Porter Services	ADMIN FEES	531150-51301	\$4,204.00
001	100089	09/09/25	V00005	INFRAMARK LLC	158173	September 2025 District Management, Field Inspection and Porter Services	PORTER SERVICES	552160-57201	\$220.00
001	100090	09/09/25	V00044	BGE INC	28560	August 2025 District Engineer	District Engineer	531147-51301	\$420.00
001	100091	09/16/25	V00014	PINE LAKE NURSERY LLC	8169	September 2025 Irrigation Repairs Broke Pipe and Broken Spray Heads	R&M-Irrigation	546041-53900	\$400.46
001	100091	09/16/25	V00014	PINE LAKE NURSERY LLC	8070	September 2025 Landscaping Maintenance	Landscape Maintenance	546300-53900	\$7,077.90
001	100092	09/22/25	V00006	STRALEY ROBIN VERICKER	27101	District Counsel through August 14, 2025 - August 22, 2025	District Counsel	531146-51301	\$148.50
001	100093	09/23/25	V00013	ADVANCED AQUATIC SERVICES, INC.	10560376	September 2025 Aquatic Maintenance	Aquatic Maintenance	546995-53900	\$1,352.00
001	100094	09/29/25	V00005	INFRAMARK LLC	159298	Postage 09/22/25	Postage and Freight	541006-51301	\$3.70
001	1190	09/09/25	V00042	BETH BELLEMORE	08282025	August 2025 Watering	watering	549900-58200	\$50.00
001	1191	09/17/25	V00020	JOSEPH W.L. COLLINS	JC-091525	BOARD9/15/25	BOARD 9/15/25	511001-51101	\$200.00
001	1192	09/23/25	V00027	EGIS INSURANCE ADVISORS	29663	INS POLICY RENEWAL	Prepaid Items	155000	\$11,065.00
001	300015	09/17/25	V00003	BOCC - ACH	082725-1492	Water Bill July 25, 2025 - August 25, 2025	water bill	543063-53601	\$214.35
001	300016	09/23/25	V00015	TECO ACH	090225-ACH	BILL PRD 7/29-8/26/25	Electric	543063-53100	\$4,537.57
Fund Total									\$36,204.85

Total Checks Paid	\$36,204.85
--------------------------	--------------------



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

157195

DATE

8/28/2025

CUSTOMER ID

C3041

NET TERMS

Due On Receipt

PO#**DUE DATE**

8/28/2025

BILL TO

Riverbend West Community
Development District
313 Campus St
Celebration FL 34747-4982
United States

Services provided for the Month of: July 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Mail notices sent on 7-28-25 \$759.25	1	Ea	759.25		759.25
Postage	3	Ea	0.71		2.12
Subtotal					761.37

Subtotal \$761.37

Tax \$0.00

Total Due \$761.37

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



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

*RIVERBEND WEST COMMUNITY DEVELOPMENT DISTRICT
11555 HERON BAY BLVD
SUITE 201
CORAL SPRINGS, FL 33076*

*Invoice No. 373092
Date 08/15/2025
Client No. 40265*

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

Total Invoice Amount \$ 4,660.00

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%.

Business Observer

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

INVOICE

Legal Advertising

Invoice # 25-02670H

Date 09/05/2025

Attn:
Riverbend West CDD - Inframark
313 CAMPUS STREET
CELEBRATION FL 34747

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

Description

Amount

Serial # 25-02670H

\$70.00

Notice of Board Meeting

RE: Regular Meeting on September 15, 2025 at 6:00 p.m.; Riverbend West CDD

Published: 9/5/2025

Important Message

Please include our Serial #
on your check

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

Paid

()

Total

\$70.00

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

NOTICE OF BOARD MEETING RIVERBEND WEST COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Riverbend West Community Development District ("District") will hold a regular meeting of the Board on **September 15, 2025, at 6:00 p.m., located at the Riverview Public Library, 9951 Balm Riverview Rd, Riverview, FL 33569.**

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. A copy of the agenda for this meeting may be obtained by contacting the District Manager by mail at the Offices of Inframark, located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607, or by telephone at 813-3827355, or by visiting the District's website, <https://www.riverbendwestdd.com>. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

One or more Supervisors, Staff, or other individuals are anticipated to participate by speaker telephone. Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting or to obtain access to the telephonic, video conferencing, or other communications media technology used to conduct this meeting is asked to advise the District Office at least forty-eight (48) hours prior to the meeting by contacting the District Manager at 813-382-7355. 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.

Each person who decides to appeal any action taken at these meetings is advised that the 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 such appeal is to be based.

Kristee Cole, District Manager
Riverbend West Community Development District
September 5, 2025

25-02670H

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.



Inframark, LLC
2002 West Grand Parkway North, Suite 100
Katy, Texas 77449
(281) 578-4200

Client ID Number	
------------------	--

Invoice Number	1162108
Invoice Date	8/28/2025
Due Date	9/27/2025

To: Riverbend West Community Development District
313 Campus St

Celebration, FL 34747-4982

Service Description	Total
Maintenance Services	\$220.00

Please Pay This Amount

Subtotal	\$220.00
Sales Tax	\$0.00
Total	\$220.00

Remit To: Inframark, LLC, P.O. Box 733778, Dallas, Texas 75373-3778

To pay by Credit Card, contact us at 281-578-4299, 9:00am - 5:30pm EST, Mon - Fri. A surcharge fee may apply

To Pay via ACH or Wire, please refer to our banking information below:

Account Name : INFRAMARK, LLC

ACH - Bank Routing Number : 111000614 / Account Number 912593196

Wire - Bank Routing Number : 021000021 / SWIFT Code : CHASUS33 / Account Number: 912593196

Please include the Project ID and the Invoice Number on the check stub of your payment.

DISTRICT : RIVERBEND WEST COMMUNITY
DEVELOPMENT DISTRICT

Go Green! Think before you print.

INVOICE NO. 1162108 - DETAIL

INVOICE DATE: 8/28/2025

Work Type / Sub Category	Date Complete	WO Number	Address	Task Details	Equipment Costs	Labor Costs	Materials/Other Service Costs	Sales Tax Total	Total Costs	B/C
IMS Billable Work Order										
General Maintenance & Repairs										
	8/25/2025	4243983	RBWCDD District Area	General Porter Service; Porter services- Once per week (Monday)	\$0.00	\$0.00	\$220.00	\$0.00	\$220.00	N
				General Maintenance & Repairs Total	\$0.00	\$0.00	\$220.00	\$0.00	\$220.00	
				BWO Total	\$0.00	\$0.00	\$220.00	\$0.00	\$220.00	
				Invoice Total	\$0.00	\$0.00	\$220.00	\$0.00	\$220.00	



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

158173

CUSTOMER ID

C3041

PO#**DATE**

9/5/2025

NET TERMS

Due On Receipt

DUE DATE

9/5/2025

BILL TO

Riverbend West Community
Development District
313 Campus St
Celebration FL 34747-4982
United States

Services provided for the Month of: September 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Administrative Fees	1	Ea	4,204.00		4,204.00
Field Operations	1	Ea	600.00		600.00
Porter Services	1	Ea	220.00		220.00
Subtotal					5,024.00

Subtotal \$5,024.00

Tax \$0.00

Total Due \$5,024.00

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

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Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



INVOICE

Kristee Cole
Riverbend West Community Development District
313 Campus Street
Celebration, FL 34747

September 2, 2025
Project No: 00015142-00
Invoice No: 28560

Project 00015142-00 Riverbend West CDD District Engineering Services
Provide phase 3 fencing info/order of magnitude costs to DM as requested. Further analysis of ditch budget/costs/quotes and discussion with Site Masters regarding potential budget and report to District Manager.

Services current through August 22, 2025

Professional Personnel

	Hours	Rate	Amount	
Director I	1.50	280.00	420.00	
Totals	1.50		420.00	
Total Labor				420.00
		Total this Invoice		\$420.00

BBE/L
inframarkcms@payableslockbox.com; Kristee.cole@inframark.com

Billing Backup

Tuesday, September 2, 2025

BGE, Inc.

Invoice 28560 Dated 9/2/2025

10:50:32 AM

Project	00015142-00	Riverbend West CDD District Engineering Services
---------	-------------	--

Professional Personnel

			Hours	Rate	Amount
Director I					
Chang, Philip	7/30/2025		.50	280.00	140.00
Chang, Philip	8/5/2025		.50	280.00	140.00
Chang, Philip	8/13/2025		.50	280.00	140.00
Totals			1.50		420.00
Total Labor					420.00

Total this Project	\$420.00
---------------------------	-----------------

Total this Report	\$420.00
--------------------------	-----------------

REMIT TO: BGE, Inc. • 10777 Westheimer • Suite 400 • Houston, Texas 77042

INVOICE PAYABLE UPON RECEIPT



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
09/11/25	8169
Terms	Due Date
Net 30	10/11/25

BILL TO
Kristee Cole Inframark 313 Campus Street Celebration, FL 34747

PROPERTY
Riverbend West CDD 368 Cascade Bend Dr. Ruskin, FL 33570

Amount Due	Enclosed
\$400.46	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$400.46	\$0.00	\$400.46

Pine Lake Services, LLC
would like to thank you for the
opportunity to bid. We look
forward to working with you on
this project. If you have any
questions, please feel free to
contact us at any time at
projects@pinelakeLLC.com or
(813) 948-4736.

***Repair broken pipe and
replace broken spray heads***

<i>Irrigation Enhancement</i>	\$400.46	\$0.00	\$400.46
Total	\$400.46	\$0.00	\$400.46



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
09/01/25	8070
Terms	Due Date
Net 30	10/01/25

BILL TO

Kristee Cole
Inframark
313 Campus Street
Celebration, FL 34747

PROPERTY

Riverbend West CDD
368 Cascade Bend Dr.
Ruskin, FL 33570

Amount Due	Enclosed
\$7,077.90	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	#4703 - Riverbend West CDD 24-25 RENEWAL September 2025		\$7,077.90	\$0.00	\$7,077.90
	#4703 - Riverbend West CDD 24 -25 RENEWAL September 2025		\$7,077.90	\$0.00	\$7,077.90
	Total		\$7,077.90	\$0.00	\$7,077.90

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Riverbend West CDD
210 N. University Drive, Ste. 702
Coral Springs, FL 33071

September 16, 2025
Client: 001469
Matter: 000001
Invoice #: 27101

Page: 1

RE: General

For Professional Services Rendered Through August 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
8/14/2025	MS	REVIEW EMMA RE STATUS OF FILING OF FISCAL YEAR 2024 AUDIT REPORT.	0.2	\$35.00
8/18/2025	CAW	REVIEW AGENDA FOR AUGUST 18TH BOARD MEETING.	0.2	\$61.00
8/22/2025	MS	REVIEW CERTIFIED MAILED LETTER RECEIVED FROM FLORIDA COMMERCE RE NONCOMPLIANCE FOR FAILURE TO FILE FY 2023-2024 ANNUAL FINANCIAL REPORT; PREPARE CORRESPONDENCE TO DISTRICT MANAGER AND FINANCIAL CORRESPONDENT RE STATUS OF SAME.	0.3	\$52.50
Total Professional Services			0.7	\$148.50

September 16, 2025
Client: 001469
Matter: 000001
Invoice #: 27101

Page: 2

Total Services	\$148.50	
Total Disbursements	\$0.00	
Total Current Charges		\$148.50
Previous Balance		\$329.50
Less Payments		(\$329.50)
PAY THIS AMOUNT		\$148.50

Please Include Invoice Number on all Correspondence

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

9/1/2025
10560376
\$1,352.00

Bill To
Riverbend West CDD c/o INFRAMARK 11555 Heron Bay Blvd., Ste. 201 Coral Springs, FL 33076

Due Date
Net 30
10/1/2025

Monthly Pond and Ditch Maintenance.
Includes Quarterly Buffer Area Maintenance.

1,352.00

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

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

\$1,352.00



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

159298

CUSTOMER ID

C3041

PO#**DATE**

9/22/2025

NET TERMS

Due On Receipt

DUE DATE

9/22/2025

BILL TO

Riverbend West Community
Development District
313 Campus St
Celebration FL 34747-4982
United States

Services provided for the Month of: August 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	5	Ea	0.74		3.70
Subtotal					3.70

Subtotal

\$3.70

Tax

\$0.00

Total Due

\$3.70

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

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Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

CHECK REQUEST
FORM Riverbend
West CDD

Date: 8.28.25

Invoice Number: 08282025

Payable To:
Mailing Address: Beth Bellemore

206 Eagle Summit Dr.

Check amount: Ruskin, FL 33570

Please cut check from Acct. \$50

Check description/reason: watering

Coding: misc revenues

Mailing instructions:

Due Date for Check: ASAP

Requested By: Kristee Cole

Authorized By: Kristee Cole

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Riverbend West CDD

Board Meeting Date: September 15th, 2025

	Name	In Attendance Please X	Paid
1	Rebecca Hartsook	x	yes
2	Joe Collins	x	\$200.00
3	Clayton Patmagrian	x	yes
4	Laura Ferreira	x	yes
5	Shalonda Antoine	x	yes

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Alize Aninipot
District Manager Signature

9/16/2025
Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE ****



INVOICE

Customer	Riverbend West Community Development District
Acct #	556
Date	09/19/2025
Customer Service	Christina Wood
Page	1 of 1

Riverbend West Community Development District
c/o Inframark
313 Campus Street
Celebration, FL 34747

Payment Information	
Invoice Summary	\$ 11,065.00
Payment Amount	
Payment for:	Invoice#29663
100125251	

Thank You

Please detach and return with payment



Customer: Riverbend West Community Development District

Invoice	Effective	Transaction	Description	Amount
29663	10/01/2025	Renew policy	Policy #100125251 10/01/2025-10/01/2026 Florida Insurance Alliance Package - Renew policy Due Date: 9/19/2025	11,065.00

Please Remit Payment To:
 Egis Insurance and Risk Advisors
 P.O. Box 748555

Total
\$ 11,065.00

Thank You

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349
 TO PAY VIA ACH: Accretive Global Insurance Services LLC
 Routing ACH: 121000358 Account: 1291776914

Remit Payment To: Egis Insurance Advisors	(321)233-9939	Date
P.O. Box 748555		09/19/2025
Atlanta, GA 30374-8555	accounting@egisadvisors.com	



Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Riverbend West Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

About FIA

Florida Insurance Alliance (“FIA”), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects over 1,000 public entity members.

Competitive Advantage

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for “alleged” public official ethics violations
- Proactive in-house claims management and loss control department
- Risk management services including on-site loss control, property schedule verification and contract reviews
- Complimentary Property Appraisals
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

How are FIA Members Protected?

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA’s primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of \$2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers.

What Are Members Responsible For?

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

Additional information regarding FIA and our member services can be found at www.fia360.org.

Quotation being provided for:

Riverbend West Community Development District
c/o Inframark Management Services - Celebration 313 Campus Street
Celebration, FL 34747

Term: October 1, 2025 to October 1, 2026

Quote Number: 100125251

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values –Building and Contents – Per Schedule on file totalling	\$290,332
Loss of Business Income	\$1,000,000
Additional Expense	\$1,000,000
Inland Marine	
Scheduled Inland Marine	Not Included

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	<u>Valuation</u>	<u>Coinsurance</u>
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:	\$2,500	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	5 %	Total Insured Values per building, including vehicle values, for “Named Storm” at each affected location throughout Florida subject to a minimum of \$10,000 per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine

Special Property Coverages		
<u>Coverage</u>	<u>Deductibles</u>	<u>Limit</u>
Earth Movement	\$2,500	Included
Flood	\$2,500 *	Included
Boiler & Machinery	\$2,500	Included
TRIA		Included

*Except for Zones A & V (see Terms and Conditions) excess of NFIP, whether purchased or not

TOTAL PROPERTY PREMIUM

\$3,541

Extensions of Coverage

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
X	A	Accounts Receivable	\$500,000 in any one occurrence
X	B	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period
X	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.
X	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
X	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$500,000 in any one occurrence
X	F	Duty to Defend	\$100,000 any one occurrence
X	G	Errors and Omissions	\$250,000 in any one occurrence
X	H	Expediting Expenses	\$250,000 in any one occurrence
X	I	Fire Department Charges	\$50,000 in any one occurrence
X	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
X	K	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
X	L	Leasehold Interest	Included
X	M	Air Conditioning Systems	Included
X	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
X	O	Personal property of Employees	\$500,000 in any one occurrence
X	P	Pollution Cleanup Expense	\$50,000 in any one occurrence
X	Q	Professional Fees	\$50,000 in any one occurrence
X	R	Recertification of Equipment	Included
X	S	Service Interruption Coverage	\$500,000 in any one occurrence
X	T	Transit	\$1,000,000 in any one occurrence
X	U	Vehicles as Scheduled Property	Included
X	V	Preservation of Property	\$250,000 in any one occurrence
X	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
X	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

X	Y	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
X	Z	Ingress / Egress	45 Consecutive Days
X	AA	Lock and Key Replacement	\$2,500 any one occurrence
X	BB	Awnings, Gutters and Downspouts	Included
X	CC	Civil or Military Authority	45 Consecutive days and one mile

CRIME COVERAGE

<u>Description</u>	<u>Limit</u>	<u>Deductible</u>
Forgery and Alteration	\$100,000	\$1,000
Theft, Disappearance or Destruction	\$100,000	\$1,000
Computer Fraud including Funds Transfer Fraud	\$100,000	\$1,000
Employee Dishonesty, including faithful performance, per loss	\$100,000	\$1,000

Deadly Weapon Protection Coverage

Coverage	Limit	Deductible
Third Party Liability	\$1,000,000	\$0
Property Damage	\$1,000,000	\$0
Crisis Management Services	\$250,000	\$0

AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	8,9	\$1,000,000	Included
Personal Injury Protection	N/A		Not Included
Auto Medical Payments	N/A		Not Included
Uninsured Motorists including Underinsured Motorists	N/A		Not Included
Physical Damage Comprehensive Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning. See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Specified Causes of Loss Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Collision Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Towing And Labor	N/A	\$0 For Each Disablement Of A Private Passenger Auto	Not Included

GENERAL LIABILITY COVERAGE (Occurrence Basis)

Bodily Injury and Property Damage Limit	\$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	\$1,000,000
Herbicide & Pesticide Aggregate Limit	\$1,000,000
Medical Payments Limit	\$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	\$25,000/\$250,000
General Liability Deductible	\$0

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

Public Officials and Employment Practices Liability Limit	Per Claim	\$1,000,000
	Aggregate	\$2,000,000
Public Officials and Employment Practices Liability Deductible		\$0

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.
Non-Monetary \$100,000 aggregate.

Cyber Liability sublimit included under POL/EPLI

Media Content Services Liability
Network Security Liability
Privacy Liability
First Party Extortion Threat
First Party Crisis Management
First Party Business Interruption
Limit: \$100,000 each claim/annual aggregate
Fraudulent Instruction: \$25,000



PREMIUM SUMMARY

**Riverbend West Community Development District
c/o Inframark Management Services - Celebration 313 Campus Street
Celebration, FL 34747**

Term: October 1, 2025 to October 1, 2026

Quote Number: 100125251

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	\$3,541
Crime	\$500
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$4,509
Public Officials and Employment Practices Liability	\$2,515
Deadly Weapon Protection Coverage	Included
TOTAL PREMIUM DUE	\$11,065

IMPORTANT NOTE

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

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

Additional Notes:

(None)



PARTICIPATION AGREEMENT
Application for Membership in the Florida Insurance Alliance

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2025, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

- (a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;
- (b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;
- (c) To abide by the rules and regulations adopted by the Board of Directors;
- (d) That should either the Applicant or the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (e) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

Riverbend West Community Development District

(Name of Local Governmental Entity)

By: _____
Signature

Print Name

Witness By: _____
Signature

Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2025

By: _____
Administrator



PROPERTY VALUATION AUTHORIZATION

Riverbend West Community Development District
c/o Inframark Management Services - Celebration 313 Campus Street
Celebration, FL 34747

QUOTATIONS TERMS & CONDITIONS

1. Please review the quote carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 25% minimum earned premium as of the first day of the "Coverage Period".
3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

☒	Building and Content TIV	\$290,332	As per schedule attached
☐	Inland Marine	Not Included	
☐	Auto Physical Damage	Not Included	

Signature: _____ Date: _____

Name: _____

Title: _____

**Riverbend West Community Development District**

Policy No.: 100125251
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term	Date	Contents Value			
	Roof Shape	Roof Pitch					Roof Covering		Covering Replaced
1	Monument		2016	10/01/2025		\$29,033		\$29,033	
	Corner of 21st Ave SW and 1st St SW Ruskin FL 33570		Non combustible	10/01/2026					
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term	Date	Contents Value			
	Roof Shape	Roof Pitch					Roof Covering		Covering Replaced
2	Monument		2019	10/01/2025		\$29,033		\$29,033	
	Corner of 21st Ave SW and Leaping Wildcat Place Ruskin FL 33570		Non combustible	10/01/2026					
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term	Date	Contents Value			
	Roof Shape	Roof Pitch					Roof Covering		Covering Replaced
3	Pre Cast Wall		2020	10/01/2025		\$84,460		\$84,460	
	21st Ave SW Ruskin FL 33570		Non combustible	10/01/2026					
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term	Date	Contents Value			
	Roof Shape	Roof Pitch					Roof Covering		Covering Replaced
4	Perimeter Fence Around Phase 1 & 2		2016	10/01/2025		\$95,018		\$95,018	
	21st Ave SW & 7th St SW & Entry Ways Ruskin FL 33570		Non combustible	10/01/2026					
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term	Date	Contents Value			
	Roof Shape	Roof Pitch					Roof Covering		Covering Replaced
5	Dog Park Fence at Phase 1		2016	10/01/2025		\$26,394		\$26,394	
	Cascade Bend Loop Ruskin FL 33570		Non combustible	10/01/2026					
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term	Date	Contents Value			
	Roof Shape	Roof Pitch					Roof Covering		Covering Replaced
6	Dog Park Fence at Phase 3		2016	10/01/2025		\$26,394		\$26,394	
	Eagle Summit Dr Ruskin FL 33570		Non combustible	10/01/2026					
			Total:	Building Value \$290,332		Contents Value \$0		Insured Value \$290,332	

Sign: _____

Print Name: _____

Date: _____



Hillsborough
County Florida

S-Page 1 of 2

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
RIVERBEND WEST CDD	1442461492	08/27/2025	09/17/2025

Summary of Account Charges

Previous Balance	\$193.69
Net Payments - Thank You	\$-193.69
Total Account Charges	\$214.35
AMOUNT DUE	\$214.35

This is your summary of charges. Detailed charges by
premise are listed on the following page(s)



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: **1442461492**



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526

Internet Payments: HCFLGov.net/WaterBill

Additional Information: HCFLGov.net/Water



THANK YOU!



RIVERBEND WEST CDD
C/O INFRAMARK
210 NORTH UNIVERSITY DR SUITE 702
CORAL SPRINGS FL 33071-7320

1,308 0

DUE DATE

09/17/2025

**Auto Pay Scheduled
DO NOT PAY**



0014424614924 00000214353



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
RIVERBEND WEST CDD	1442461492	08/27/2025	09/17/2025

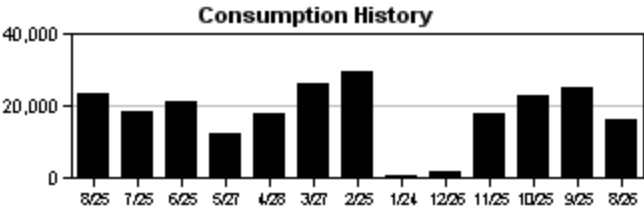
Service Address: 2070 LEAPING WILDCAT PL (COMM IRRIG MTR)

S-Page 2 of 2

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61142667	07/25/2025	25158	08/25/2025	25391	23300 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$70.37
Water Base Charge	\$95.40
Water Usage Charge	\$24.00
Total Service Address Charges	\$195.80



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
RIVERBEND WEST CDD	1442461492	08/27/2025	09/17/2025

Service Address: 222 CASCADE BEND DR

S-Page 2 of 2

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703320784	07/28/2025	26	08/25/2025	26	0 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Water Base Charge	\$12.52
Total Service Address Charges	\$18.55



RIVERBEND WEST			
Tampa Electric	V00015		
DATE :	09/02/25	AUTO PAY	
INVOICE :	090225-ACH		ach 9/23
Account No.	Service Address	Descrip/Meter	
211006939188	371 CASCADE BEND DR	1000440749	\$ 3,105.18
211021590925	201 EAGLE SUMMIT DR, ENTRY	1000914666	\$ 22.17
211027989568	208 EAGLE SUMMIT DR, MAILBOX	1000890863	\$ 23.51
221008099402	21ST AVE SE 1ST ST SW	STREET LIGHTS	\$ 909.61
211006939329	368 CASCADE BEND DR	1000829932	\$ 477.10
Total (4)		543063-53100-5000-001	\$ 4,537.57



RIVERBEND WEST COMMUNITY
DEVELOPMENT DISTRICT
21ST AV SE 1ST ST SW
RUSKIN, FL 33570-0000

Statement Date: September 02, 2025

Amount Due: **\$909.61**

Due Date: September 23, 2025

Account #: 221008099402

DO NOT PAY. Your account will be drafted on September 23, 2025

Account Summary

Current Service Period: July 29, 2025 - August 26, 2025

Previous Amount Due	\$909.61
Payment(s) Received Since Last Statement	-\$909.61

Current Month's Charges	\$909.61
-------------------------	-----------------

Amount Due by September 23, 2025 \$909.61

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



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your account online.

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energy
experts.



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Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221008099402

Due Date: September 23, 2025



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: **\$909.61**

Payment Amount: \$ _____

608174671366

Your account will be
drafted on September 23, 2025

RIVERBEND WEST COMMUNITY DEVELOPMENT DISTRICT
210 N UNIVERSITY DR, STE 702
CORAL SPRINGS, FL 33071-7320

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO

Please write your account number on the memo line of your check.



Service For:
21ST AV SE 1ST ST SW
RUSKIN, FL 33570-0000

Account #: 221008099402
Statement Date: September 02, 2025
Charges Due: September 23, 2025

Service Period: Jul 29, 2025 - Aug 26, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	256 kWh @ \$0.03412/kWh	\$8.73
Fixture & Maintenance Charge	16 Fixtures	\$150.08
Lighting Pole / Wire	16 Poles	\$673.28
Lighting Fuel Charge	256 kWh @ \$0.03363/kWh	\$8.61
Storm Protection Charge	256 kWh @ \$0.00559/kWh	\$1.43
Clean Energy Transition Mechanism	256 kWh @ \$0.00043/kWh	\$0.11
Storm Surcharge	256 kWh @ \$0.01230/kWh	\$3.15
Florida Gross Receipt Tax		\$0.56
State Tax		\$63.66

Lighting Charges **\$909.61**

Total Current Month's Charges

\$909.61

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Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

All Other

Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:
866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)
863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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RIVERBEND WEST COMMUNITY
DEVELOPMENT DISTRICT
RIVERBEND WEST COMMUNITY DEVELOPMEN
208 EAGLE SUMMIT DR, MAILBOX
RUSKIN, FL 33570-3303

Statement Date: September 02, 2025

Amount Due: \$23.51

Due Date: September 23, 2025

Account #: 211027989568

DO NOT PAY. Your account will be drafted on September 23, 2025

Your Energy Insight



Your average daily kWh used was
0% higher than the same period
last year.



Your average daily kWh used was
16.67% higher than it was in your
previous period.



Scan here to view
your account online.

Account Summary

Current Service Period: July 29, 2025 - August 26, 2025

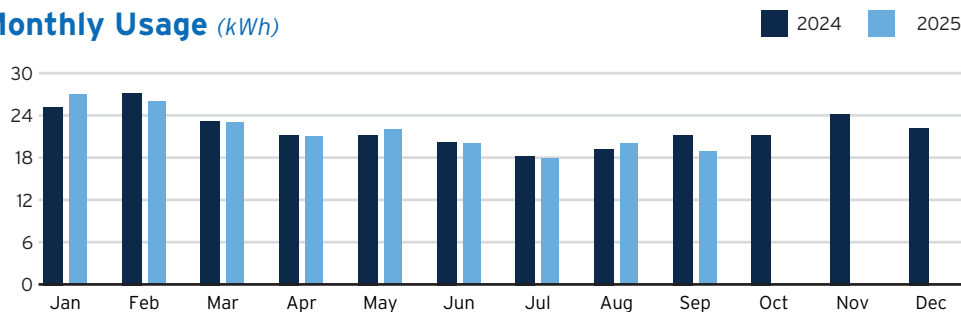
Previous Amount Due	\$25.79
Payment(s) Received Since Last Statement	-\$25.79

Current Month's Charges	\$23.51
-------------------------	---------

Amount Due by September 23, 2025 \$23.51

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Monthly Usage (kWh)



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experts.



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To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211027989568

Due Date: September 23, 2025



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See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$23.51

Payment Amount: \$ _____

692124899941

Your account will be
drafted on September 23, 2025

RIVERBEND WEST COMMUNITY DEVELOPMENT DISTRICT
RIVERBEND WEST COMMUNITY DEVELOPMEN
210 N UNIVERSITY DR, STE 702
CORAL SPRINGS, FL 33071-7320

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO

Please write your account number on the memo line of your check.



Service For:
208 EAGLE SUMMIT DR
MAILBOX, RUSKIN, FL 33570-3303

Account #: 211027989568
Statement Date: September 02, 2025
Charges Due: September 23, 2025

Meter Read

Meter Location: MAILBOXES & DOG PARK

Service Period: Jul 29, 2025 - Aug 26, 2025

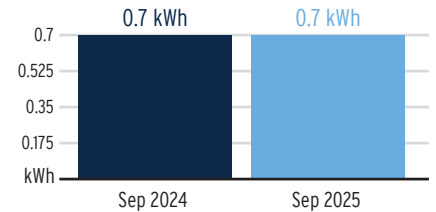
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000890863	08/26/2025	661		642		19 kWh	1	29 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
	Energy Charge	19 kWh @ \$0.08641/kWh	\$1.64
	Fuel Charge	19 kWh @ \$0.03391/kWh	\$0.64
	Storm Protection Charge	19 kWh @ \$0.00577/kWh	\$0.11
	Clean Energy Transition Mechanism	19 kWh @ \$0.00418/kWh	\$0.08
	Storm Surcharge	19 kWh @ \$0.02121/kWh	\$0.40
	Florida Gross Receipt Tax		\$0.54
	Electric Service Cost		\$21.68
	State Tax		\$1.83
	Total Electric Cost, Local Fees and Taxes		\$23.51

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges

\$23.51

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

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P.O. Box 31318
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Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

All Other

Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

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TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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RIVERBEND WEST COMMUNITY
DEVELOPMENT DISTRICT
208 EAGLE SUMMIT DR, ENTRY
RUSKIN, FL 33570-3303

Statement Date: September 02, 2025

Amount Due: \$22.17

Due Date: September 23, 2025

Account #: 211021590925

DO NOT PAY. Your account will be drafted on September 23, 2025

Your Energy Insight



Your average daily kWh used was **42.86% lower** than the same period last year.



Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view
your account online.

Account Summary

Current Service Period: July 29, 2025 - August 26, 2025

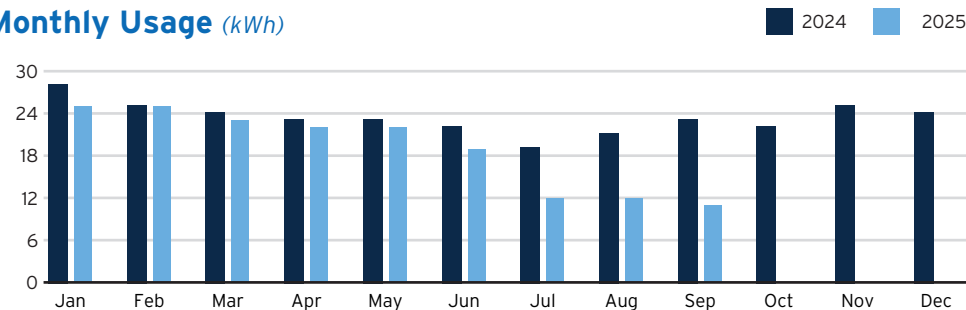
Previous Amount Due	\$24.44
Payment(s) Received Since Last Statement	-\$24.44

Current Month's Charges	\$22.17
-------------------------	---------

Amount Due by September 23, 2025 \$22.17

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Monthly Usage (kWh)



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To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211021590925

Due Date: September 23, 2025



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Amount Due: \$22.17

Payment Amount: \$ _____

656322621855

Your account will be
drafted on September 23, 2025

RIVERBEND WEST COMMUNITY DEVELOPMENT DISTRICT
210 N UNIVERSITY DR, STE 702
CORAL SPRINGS, FL 33071-7320

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO

Please write your account number on the memo line of your check.



Service For:
208 EAGLE SUMMIT DR
ENTRY, RUSKIN, FL 33570-3303

Account #: 211021590925
Statement Date: September 02, 2025
Charges Due: September 23, 2025

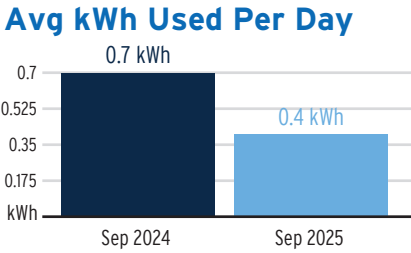
Meter Read

Service Period: Jul 29, 2025 - Aug 26, 2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000914666	08/26/2025	290		279		11 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	11 kWh @ \$0.08641/kWh	\$0.95
Fuel Charge	11 kWh @ \$0.03391/kWh	\$0.37
Storm Protection Charge	11 kWh @ \$0.00577/kWh	\$0.06
Clean Energy Transition Mechanism	11 kWh @ \$0.00418/kWh	\$0.05
Storm Surcharge	11 kWh @ \$0.02121/kWh	\$0.23
Florida Gross Receipt Tax		\$0.51
Electric Service Cost		\$20.44
State Tax		\$1.73
Total Electric Cost, Local Fees and Taxes		\$22.17



Important Messages

Total Current Month's Charges \$22.17

For more information about your bill and understanding your charges, please visit TampaElectric.com

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Payments:
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P.O. Box 31318
Tampa, FL 33631-3318
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All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Credit or Debit Card
Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.

Phone
Toll Free: **866-689-6469**

Contact Us

Online:
TampaElectric.com

Phone:
Commercial Customer Care: 866-832-6249
Residential Customer Care: 813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY: 7-1-1

Power Outage: 877-588-1010

Energy-Saving Programs: 813-275-3909

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RIVERBEND WEST COMMUNITY
DEVELOPMENT DISTRICT
368 CASCADE BEND DR
RUSKIN, FL 33570-6394

Statement Date: September 02, 2025

Amount Due: \$477.10

Due Date: September 23, 2025

Account #: 211006939329

DO NOT PAY. Your account will be drafted on September 23, 2025

Your Energy Insight



Your average daily kWh used was **272% higher** than the same period last year.



Your average daily kWh used was **7% lower** than it was in your previous period.



Scan here to view
your account online.

Account Summary

Current Service Period: July 29, 2025 - August 26, 2025

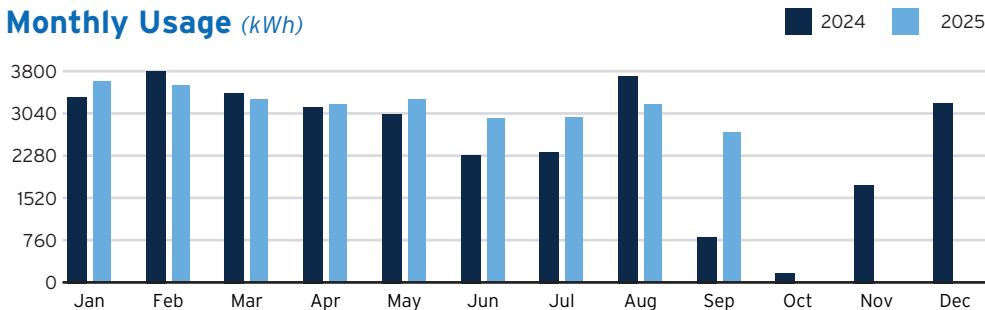
Previous Amount Due	\$562.78
Payment(s) Received Since Last Statement	-\$562.78

Current Month's Charges	\$477.10
-------------------------	----------

Amount Due by September 23, 2025 \$477.10

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

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To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211006939329

Due Date: September 23, 2025



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$477.10

Payment Amount: \$ _____

635335086337

Your account will be
drafted on September 23, 2025

RIVERBEND WEST COMMUNITY DEVELOPMENT DISTRICT
3903 NORTHDAL BLVD, 250W
TAMPA, FL 33624

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO

Please write your account number on the memo line of your check.



Service For:
368 CASCADE BEND DR
RUSKIN, FL 33570-6394

Account #: 211006939329
Statement Date: September 02, 2025
Charges Due: September 23, 2025

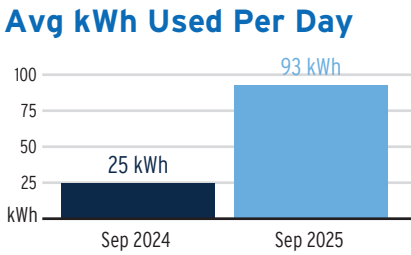
Meter Read

Service Period: Jul 29, 2025 - Aug 26, 2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000829932	08/26/2025	50,154		47,443		2,711 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	2,711 kWh @ \$0.08641/kWh	\$234.26
Fuel Charge	2,711 kWh @ \$0.03391/kWh	\$91.93
Storm Protection Charge	2,711 kWh @ \$0.00577/kWh	\$15.64
Clean Energy Transition Mechanism	2,711 kWh @ \$0.00418/kWh	\$11.33
Storm Surcharge	2,711 kWh @ \$0.02121/kWh	\$57.50
Florida Gross Receipt Tax		\$11.00
Electric Service Cost		\$439.93
State Tax		\$37.17
Total Electric Cost, Local Fees and Taxes		\$477.10



Important Messages

Total Current Month's Charges **\$477.10**

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863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
7-1-1

Power Outage:
877-588-1010

Energy-Saving Programs:
813-275-3909

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RIVERBEND WEST COMMUNITY
DEVELOPMENT DISTRICT
371 CASCADE BEND DR
RUSKIN, FL 33570-6309

Statement Date: September 02, 2025

Amount Due: **\$3,105.18**

Due Date: September 23, 2025

Account #: 211006939188

DO NOT PAY. Your account will be drafted on September 23, 2025

Account Summary

Previous Amount Due	\$3,197.45
Payment(s) Received Since Last Statement	-\$3,197.45
Current Month's Charges	\$3,105.18

Amount Due by September 23, 2025 \$3,105.18

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight



Your average daily kWh used was **43.75% higher** than the same period last year.

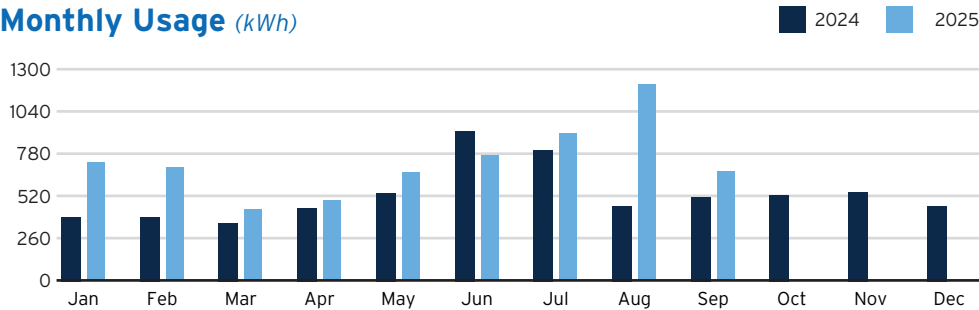


Your average daily kWh used was **39.47% lower** than it was in your previous period.



Scan here to view
your account online.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

SEE HOW YOU CAN SAVE

with tips
from our
energy
experts.



TampaElectric.com/BizSavingsTips



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211006939188

Due Date: September 23, 2025



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: **\$3,105.18**

Payment Amount: \$ _____

635335086336

Your account will be
drafted on September 23, 2025

RIVERBEND WEST COMMUNITY DEVELOPMENT DISTRICT
210 N UNIVERSITY DR, STE 702
CORAL SPRINGS, FL 33071-7320

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO

Please write your account number on the memo line of your check.



Service For:
371 CASCADE BEND DR
RUSKIN, FL 33570-6309

Account #: 211006939188
Statement Date: September 02, 2025
Charges Due: September 23, 2025

Meter Read

Service Period: Jul 29, 2025 - Aug 26, 2025

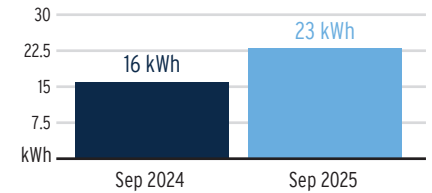
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000440749	08/26/2025	41,881		41,210		671 kWh	1	29 Days

Charge Details

Electric Charges			
Daily Basic Service Charge	29 days @ \$0.63000		\$18.27
Energy Charge	671 kWh @ \$0.08641/kWh		\$57.98
Fuel Charge	671 kWh @ \$0.03391/kWh		\$22.75
Storm Protection Charge	671 kWh @ \$0.00577/kWh		\$3.87
Clean Energy Transition Mechanism	671 kWh @ \$0.00418/kWh		\$2.80
Storm Surcharge	671 kWh @ \$0.02121/kWh		\$14.23
Florida Gross Receipt Tax			\$3.07
Electric Service Cost			\$122.97
State Tax			\$10.39
Total Electric Cost, Local Fees and Taxes			\$133.36

Avg kWh Used Per Day



Billing information continues on next page →

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



Service For:
371 CASCADE BEND DR
RUSKIN, FL 33570-6309

Account #: 211006939188
Statement Date: September 02, 2025
Charges Due: September 23, 2025

Service Period: Jul 29, 2025 - Aug 26, 2025

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 days		
Lighting Energy Charge	985 kWh @ \$0.03412/kWh	\$33.61
Fixture & Maintenance Charge	49 Fixtures	\$614.83
Lighting Pole / Wire	49 Poles	\$2061.92
Lighting Fuel Charge	985 kWh @ \$0.03363/kWh	\$33.13
Storm Protection Charge	985 kWh @ \$0.00559/kWh	\$5.51
Clean Energy Transition Mechanism	985 kWh @ \$0.00043/kWh	\$0.42
Storm Surcharge	985 kWh @ \$0.01230/kWh	\$12.12
Florida Gross Receipt Tax		\$2.17
State Tax		\$208.11
Lighting Charges		\$2,971.82

Total Current Month's Charges	\$3,105.18
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Service For:
371 CASCADE BEND DR
RUSKIN, FL 33570-6309

Account #: 211006939188
Statement Date: September 02, 2025
Charges Due: September 23, 2025

Important Messages

Riverbend West Community Development District

Financial Statements
(Unaudited)

Period Ending
October 31, 2025

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

RIVERBEND WEST COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of October 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	RESERVE FUND	SERIES 2016 DEBT SERVICE FUND	SERIES 2019 DEBT SERVICE FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
ASSETS							
Cash - Operating Account	\$ 51,106	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 51,106
Cash in Transit	-	-	963	-	-	-	963
Due From Other Funds	-	5,868	22,750	6,796	-	-	35,414
Investments:							
Money Market Account	111,747	-	-	-	-	-	111,747
Prepayment Account	-	-	411	658	-	-	1,069
Reserve Fund	-	-	182,278	50,622	-	-	232,900
Revenue Fund	-	-	132,868	107,484	-	-	240,352
Deposits	4,307	-	-	-	-	-	4,307
Fixed Assets							
Improvements Other Than Buildings (IOTB)	-	-	-	-	8,248,816	-	8,248,816
Amount Avail In Debt Services	-	-	-	-	-	669,998	669,998
Amount To Be Provided	-	-	-	-	-	4,874,002	4,874,002
TOTAL ASSETS	\$ 167,160	\$ 5,868	\$ 339,270	\$ 165,560	\$ 8,248,816	\$ 5,544,000	\$ 14,470,674

LIABILITIES

Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Accrued Taxes Payable	351	-	-	-	-	-	351
Bonds Payable	-	-	-	-	-	5,544,000	5,544,000
Due To Other Funds	35,414	-	-	-	-	-	35,414
TOTAL LIABILITIES	35,765	-	-	-	-	5,544,000	5,579,765

RIVERBEND WEST COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of October 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	RESERVE FUND	SERIES 2016 DEBT SERVICE FUND	SERIES 2019 DEBT SERVICE FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
<u>FUND BALANCES</u>							
Restricted for:							
Debt Service	-	-	339,270	165,560	-	-	504,830
Unassigned:	131,395	5,868	-	-	8,248,816	-	8,386,079
TOTAL FUND BALANCES	131,395	5,868	339,270	165,560	8,248,816	-	8,890,909
TOTAL LIABILITIES & FUND BALANCES	\$ 167,160	\$ 5,868	\$ 339,270	\$ 165,560	\$ 8,248,816	\$ 5,544,000	\$ 14,470,674

RIVERBEND WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 352	\$ 352	0.00%
Special Assmnts- Tax Collector	603,475	-	(603,475)	0.00%
TOTAL REVENUES	603,475	352	(603,123)	0.06%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	-	12,000	0.00%
FICA Taxes	500	-	500	0.00%
ProfServ-Trustee Fees	7,800	1,706	6,094	21.87%
District Counsel	10,000	122	9,878	1.22%
District Engineer	16,000	-	16,000	0.00%
District Manager	52,970	4,414	48,556	8.33%
Auditing Services	4,600	-	4,600	0.00%
Website Hosting/Email Services	2,800	-	2,800	0.00%
Public Officials Insurance	3,260	2,515	745	77.15%
Legal Advertising	1,500	-	1,500	0.00%
Miscellaneous Services	1,000	54	946	5.40%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	112,605	8,986	103,619	7.98%
<u>Utility Services</u>				
Utility Services	55,000	(499)	55,499	-0.91%
Total Utility Services	55,000	(499)	55,499	-0.91%
<u>Water-Sewer Comb Services</u>				
Utility Services	2,500	288	2,212	11.52%
Total Water-Sewer Comb Services	2,500	288	2,212	11.52%
<u>Stormwater Control</u>				
Aquatic Maintenance	16,100	1,352	14,748	8.40%
Total Stormwater Control	16,100	1,352	14,748	8.40%
<u>Other Physical Environment</u>				
Field Services	7,560	630	6,930	8.33%
Insurance - General Liability	4,786	4,509	277	94.21%
Insurance - Crime	500	500	-	100.00%
Property Insurance	3,824	3,541	283	92.60%
R&M-Irrigation	3,600	406	3,194	11.28%

RIVERBEND WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Landscape Maintenance	94,228	-	94,228	0.00%
Landscape Replacement	7,500	-	7,500	0.00%
Ditch Repair	200,000	-	200,000	0.00%
Landscape- Storm Clean Up & Tree Removal	50,000	1,840	48,160	3.68%
Total Other Physical Environment	371,998	11,426	360,572	3.07%
<u>Parks and Recreation</u>				
R&M-Fence	10,000	-	10,000	0.00%
Holiday Decoration	3,000	-	3,000	0.00%
Dog Waste Station Supplies	2,772	220	2,552	7.94%
Total Parks and Recreation	15,772	220	15,552	1.39%
<u>Contingency</u>				
Misc-Contingency	29,500	100	29,400	0.34%
Total Contingency	29,500	100	29,400	0.34%
TOTAL EXPENDITURES	603,475	21,873	581,602	3.62%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(21,521)	(21,521)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		152,916		
FUND BALANCE, ENDING		\$ 131,395		

RIVERBEND WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2025
Reserve Fund (002)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Special Assmnts- Tax Collector	\$ 100,000	\$ -	\$ (100,000)	0.00%
TOTAL REVENUES	100,000	-	(100,000)	0.00%
<u>EXPENDITURES</u>				
<u>Contingency</u>				
Capital Reserve	100,000	-	100,000	0.00%
Total Contingency	100,000	-	100,000	0.00%
TOTAL EXPENDITURES	100,000	-	100,000	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		5,868		
FUND BALANCE, ENDING		\$ 5,868		

RIVERBEND WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2025
Series 2016 Debt Service Fund (200)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 994	\$ 994	0.00%
Special Assmnts- Tax Collector	303,599	-	(303,599)	0.00%
TOTAL REVENUES	303,599	994	(302,605)	0.33%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	114,000	-	114,000	0.00%
Interest Expense	191,705	-	191,705	0.00%
Total Debt Service	305,705	-	305,705	0.00%
TOTAL EXPENDITURES	305,705	-	305,705	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	(2,106)	994	3,100	-47.20%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(2,106)	-	2,106	0.00%
TOTAL FINANCING SOURCES (USES)	(2,106)	-	2,106	0.00%
Net change in fund balance	\$ (2,106)	\$ 994	\$ 7,312	-47.20%
FUND BALANCE, BEGINNING (OCT 1, 2025)		338,276		
FUND BALANCE, ENDING		\$ 339,270		

RIVERBEND WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2025
Series 2019 Debt Service Fund (201)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 500	\$ 500	0.00%
Special Assmnts- Tax Collector	102,174	-	(102,174)	0.00%
TOTAL REVENUES	102,174	500	(101,674)	0.49%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	35,000	-	35,000	0.00%
Interest Expense	62,500	-	62,500	0.00%
Total Debt Service	97,500	-	97,500	0.00%
TOTAL EXPENDITURES	97,500	-	97,500	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	4,674	500	(4,174)	10.70%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	4,674	-	(4,674)	0.00%
TOTAL FINANCING SOURCES (USES)	4,674	-	(4,674)	0.00%
Net change in fund balance	\$ 4,674	\$ 500	\$ (13,522)	10.70%
FUND BALANCE, BEGINNING (OCT 1, 2025)		165,060		
FUND BALANCE, ENDING		\$ 165,560		

Riverbend West CDD

Statement Date 10/31/2025

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
10/31/2025		JE000757	Utility Services	TECO ACH adj. JE	499.38	499.38	0.00
Total Deposits					499.38	499.38	0.00
Checks							
							0.00
09/22/2025	Payment	100092	STRALEY ROBIN VERICKER	Inv: 27101	-148.50	-148.50	0.00
09/29/2025	Payment	100094	INFRAMARK LLC	Inv: 159298	-3.70	-3.70	0.00
10/06/2025	Payment	100095	ADVANCED AQUATIC SERVICES, INC.	Inv: 10560795	-1,352.00	-1,352.00	0.00
10/06/2025	Payment	100096	OBSERVER MEDIA GROUP,INC.	Inv: 25-02953H	-70.00	-70.00	0.00
10/06/2025	Payment	100097	PINE LAKE NURSERY LLC	Inv: 8274	-7,077.89	-7,077.89	0.00
10/09/2025	Payment	300017	TECO ACH	Inv: 100125-ACH	-4,564.69	-4,564.69	0.00
10/15/2025	Payment	100098	PINE LAKE NURSERY LLC	Inv: 8371	-406.33	-406.33	0.00
10/15/2025	Payment	100099	STRALEY ROBIN VERICKER	Inv: 27302	-122.00	-122.00	0.00
10/15/2025	Payment	100100	OBSERVER MEDIA GROUP,INC.	Inv: 25-02139H	-78.75	-78.75	0.00
10/15/2025	Payment	300018	FLORIDA COMMERCE	Inv: 93268	-175.00	-175.00	0.00
10/17/2025	Payment	100101	INFRAMARK LLC	Inv: 1162903	-220.00	-220.00	0.00
10/17/2025	Payment	300019	BOCC - ACH	Inv: 092625-1492-ACH	-261.73	-261.73	0.00
10/24/2025	Payment	100103	INFRAMARK LLC	Inv: 160739	-5,044.17	-5,044.17	0.00
10/29/2025	Payment	100104	INFRAMARK LLC	Inv: 161850	-3.70	-3.70	0.00
10/31/2025		JE000758	Miscellaneous Services	ADP Fees	-50.40	-50.40	0.00
Total Checks					-19,578.86	-19,578.86	0.00
Adjustments							
Total Adjustments							

Bank Account Statement

Riverbend West CDD

Bank Account No.

5882

Statement No.

25_10

Statement Date

10/31/2025

Outstanding Checks

08/12/2025	Payment	1188	ROBIN SPENCER	Check for Vendor V00039	-50.00
08/22/2025	Payment	1189	JOSEPH W.L. COLLINS	Check for Vendor V00020	-200.00
09/17/2025	Payment	1191	JOSEPH W.L. COLLINS	Payment of Invoice 000638	-200.00
10/24/2025	Payment	100102	PINE LAKE NURSERY LLC	Inv: 8410	-1,840.00
10/29/2025	Payment	1193	BETH BELLEMORE	Payment of Invoice 000680	-100.00
10/31/2025	Payment	300020	BOCC - ACH	Inv: 102925-1492	-287.79
Total Outstanding Checks					-2,677.79

Outstanding Deposits

Total Outstanding Deposits

RIVERBEND WEST COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 10/01/2025 to 10/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001									
001	100095	10/06/25	V00013	ADVANCED AQUATIC SERVICES, INC.	10560795	October 2025 Aquatic Maintenance	Aquatic Maintenance	546995-53900	\$1,352.00
001	100096	10/06/25	V00035	OBSERVER MEDIA GROUP, INC.	25-02953H	Legal Advertising for 09/26/25 Meeting	Legal Advertising for 09/26/25 Meeting	548002-51301	\$70.00
001	100097	10/06/25	V00014	PINE LAKE NURSERY LLC	8274	October 2025 Landscaping Maintenance	Landscape Maintenance	546300-53900	\$7,077.89
001	100098	10/15/25	V00014	PINE LAKE NURSERY LLC	8371	Irrigation Repairs 10/25	R&M-Irrigation	546041-53900	\$406.33
001	100099	10/15/25	V00006	STRALEY ROBIN VERICKER	27302	District Counsel September 15, 2025	District Counsel	531146-51301	\$122.00
001	100100	10/15/25	V00035	OBSERVER MEDIA GROUP, INC.	25-02139H	Public Hearing Advertisement	public hearing ad	548002-51301	\$78.75
001	100101	10/17/25	V00005	INFRAMARK LLC	1162903	October 2025 Dog Waste Station	PORTER SERVICES	552160-57201	\$220.00
001	100102	10/24/25	V00014	PINE LAKE NURSERY LLC	8410	OCT 25 Remove Fallen trees at Pond # 2	Remove Fallen trees at Pond # 2	546338-53900	\$1,840.00
001	100103	10/24/25	V00005	INFRAMARK LLC	160739	OCT 25 INFRAMARK INV.	FIELD OPERATIONS OCT 25	531185-53900	\$630.00
001	100103	10/24/25	V00005	INFRAMARK LLC	160739	OCT 25 INFRAMARK INV.	ADMIN FEES OCT 25	531150-51301	\$4,414.17
001	100104	10/29/25	V00005	INFRAMARK LLC	161850	SEPT 25 POSTAGE	Miscellaneous Services	549001-51301	\$3.70
001	1193	10/29/25	V00042	BETH BELLEMORE	10202025	WATERING SEPT/OCT	Misc-Contingency	549900-58200	\$100.00
001	300017	10/09/25	V00015	TECO ACH	100125-ACH	BILL PRD 8/27-9/25/25	Electric	543063-53100	\$4,564.69
001	300018	10/15/25	V00028	FLORIDA COMMERCE	93268	DISTRICT FILING FEES FY 2026	Dues, Licenses, Subscriptions	554020-51301	\$175.00
001	300019	10/17/25	V00003	BOCC - ACH	092625-1492-ACH	Water Bill August 25, 2025-September 24, 2025	Utility Services	543063-53601	\$261.73
001	300020	10/31/25	V00003	BOCC - ACH	102925-1492	September 24, 2025 - October 27, 2025 Water Bill	water bill	543063-53601	\$287.79
Fund Total									\$21,604.05

Total Checks Paid	\$21,604.05
--------------------------	--------------------

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

10/1/2025
10560795
\$1,352.00

Bill To
Riverbend West CDD c/o INFRAMARK 11555 Heron Bay Blvd., Ste. 201 Coral Springs, FL 33076

Due Date
Net 30
10/31/2025

Monthly Pond and Ditch Maintenance.
Includes Quarterly Buffer Area Maintenance.

1,352.00

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

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

\$1,352.00

Business Observer

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

INVOICE

Legal Advertising

Invoice # 25-02953H

Date 09/26/2025

Attn:
Riverbend West CDD - Inframark
313 CAMPUS STREET
CELEBRATION FL 34747

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

Description

Amount

Serial # 25-02953H

\$70.00

Notice of Public Meeting Dates

RE: Riverbend West Community Development District

Published: 9/26/2025

Important Message

Please include our Serial #
on your check

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

Paid

()

Total

\$70.00

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

NOTICE OF PUBLIC MEETING DATES RIVERBEND WEST COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of Riverbend West Community Development District will hold their regular monthly meetings for the Fiscal Year 2025/2026 at 6:00 p.m. and will be held at the Riverview Public Library, located at 9951 Balm Riverview Rd. Riverview, Florida 33569. The meeting dates are as follows:

October 20, 2025
November 17, 2025
December 15, 2025
January 12, 2026
February 16, 2026
March 16, 2026
April 20, 2026
May 18, 2026
June 15, 2026
July 20, 2026
August 17, 2026
September 21, 2026

The meeting will be open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional published notice to a time, date and location stated on the record at the meeting.

A copy of the agenda may be obtained at the office of the District Manager, Inframark, located at 313 Campus Street, Celebration, FL 34747, (407) 566-1935, during normal business hours. There may be occasions when one or more Supervisors will participate by telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at least forty-eight (48) hours before the meeting by contacting the District Manager at (407) 566-1935. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting 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.

Kristee Cole, District Manager
September 26, 2025 25-02953H

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

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12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
10/01/25	8274
Terms	Due Date
Net 30	10/31/25

BILL TO

Kristee Cole
Inframark
313 Campus Street
Celebration, FL 34747

PROPERTY

Riverbend West CDD
368 Cascade Bend Dr.
Ruskin, FL 33570

Amount Due	Enclosed
\$7,077.89	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	#4703 - Riverbend West CDD 24-25 RENEWAL October 2025		\$7,077.89	\$0.00	\$7,077.89
	#4703 - Riverbend West CDD 24 -25 RENEWAL October 2025		\$7,077.89	\$0.00	\$7,077.89
	Total		\$7,077.89	\$0.00	\$7,077.89



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
10/02/25	8371
Terms	Due Date
Net 30	11/01/25

BILL TO
Kristee Cole Inframark 313 Campus Street Celebration, FL 34747

PROPERTY
Riverbend West CDD 368 Cascade Bend Dr. Ruskin, FL 33570

Amount Due	Enclosed
\$406.33	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$406.33	\$0.00	\$406.33

Pine Lake Services, LLC
would like to thank you for the
opportunity to bid. We look
forward to working with you on
this project. If you have any
questions, please feel free to
contact us at any time at
projects@pinelakeLLC.com or
(813) 948-4736.

Replace bad Valve Zone 4

Clock 2 zone 4	\$406.33	\$0.00	\$406.33
Total	\$406.33	\$0.00	\$406.33

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Riverbend West CDD
210 N. University Drive, Ste. 702
Coral Springs, FL 33071

October 07, 2025

Client: 001469

Matter: 000001

Invoice #: 27302

Page: 1

RE: General

For Professional Services Rendered Through September 30, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
9/15/2025	CAW	REVIEW AGENDA FOR SEPTEMBER 15TH BOARD MEETING; EMAIL CORRESPONDENCE WITH DISTRICT MANAGER REGARDING MEETING.	0.4	\$122.00
Total Professional Services			0.4	\$122.00
Total Services			\$122.00	
Total Disbursements			\$0.00	
Total Current Charges				\$122.00
Previous Balance				\$148.50
Less Payments				(\$148.50)
PAY THIS AMOUNT				\$122.00

Please Include Invoice Number on all Correspondence

Business Observer

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

INVOICE

Legal Advertising

Invoice # 25-02139H

Date 07/25/2025

Attn:
Riverbend West CDD - Inframark
313 CAMPUS STREET
CELEBRATION FL 34747

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

Description

Amount

Serial # 25-02139H

\$78.75

Notice of Public Hearing and Board of Supervisors Meeting

RE: Riverbend West CDD Fiscal Year 2025-2026 Propsed Budget Board of
Supervisors Meeting on 8/18/25 @ 6:00 PM

Published: 7/25/2025

Important Message

Please include our Serial #
on your check

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

Paid

()

Total

\$78.75

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 Public Hearing and Board of Supervisors Meeting of the Riverbend West Community Development District

The Board of Supervisors (the “**Board**”) of the Riverbend West Community Development District (the “**District**”) will hold a public hearing and a meeting on Monday, August 18, 2025, at 6:00 p.m. at the SouthShore Regional Library located at 15816 Beth Shields Way Ruskin, Florida 33573.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting <https://www.riverbendwestedd.com/> or may be obtained by contacting the District Manager's office via email at kristee.cole@inframark.com or via phone at 813-382-7355.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing 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.

Kristee Cole, District Manager
July 25, 2025

25-02139H

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

NOTICE

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Inframark, LLC
2002 West Grand Parkway North, Suite 100
Katy, Texas 77449
(281) 578-4200

Client ID Number	
------------------	--

Invoice Number	1162903
Invoice Date	10/10/2025
Due Date	11/9/2025

To: Riverbend West Community Development District
313 Campus St

Celebration, FL 34747-4982

Service Description	Total
Maintenance Services	\$220.00

Please Pay This Amount

Subtotal	\$220.00
Sales Tax	\$0.00
Total	\$220.00

Remit To: Inframark, LLC, P.O. Box 733778, Dallas, Texas 75373-3778

To pay by Credit Card, contact us at 281-578-4299, 9:00am - 5:30pm EST, Mon - Fri. A surcharge fee may apply

To Pay via ACH or Wire, please refer to our banking information below:

Account Name : INFRAMARK, LLC

ACH - Bank Routing Number : 111000614 / Account Number 912593196

Wire - Bank Routing Number : 021000021 / SWIFT Code : CHASUS33 / Account Number: 912593196

Please include the Project ID and the Invoice Number on the check stub of your payment.

INFRAMARK, LLC

10 Oct 2025 09:35:56AM CST

DISTRICT : RIVERBEND WEST COMMUNITY
DEVELOPMENT DISTRICT

Go Green! Think before you print.

INVOICE NO. 1162903 - DETAIL

INVOICE DATE: 10/10/2025

Work Type / Sub Category	Date Complete	WO Number	Address	Task Details	Equipment Costs	Labor Costs	Materials/Other Service Costs	Sales Tax Total	Total Costs	B/C
IMS Billable Work Order										
General Maintenance & Repairs										
	9/30/2025	4271388	RBWCDD District Area	General Porter Service; September Porter Services Friday	\$0.00	\$0.00	\$220.00	\$0.00	\$220.00	N
				General Maintenance & Repairs Total	\$0.00	\$0.00	\$220.00	\$0.00	\$220.00	
				BWO Total	\$0.00	\$0.00	\$220.00	\$0.00	\$220.00	
				Invoice Total	\$0.00	\$0.00	\$220.00	\$0.00	\$220.00	



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
10/19/25	8410
Terms	Due Date
Net 30	11/18/25

BILL TO
Kristee Cole Inframark 313 Campus Street Celebration, FL 34747

PROPERTY
Riverbend West CDD 368 Cascade Bend Dr. Ruskin, FL 33570

Amount Due	Enclosed
\$1,840.00	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$1,840.00	\$0.00	\$1,840.00

Pine Lake Services, LLC
would like to thank you for the
opportunity to bid. We look
forward to working with you on
this project. If you have any
questions, please feel free to
contact us at any time at
projects@pinelakeLLC.com or
(813) 948-4736.

Remove Fallen trees at Pond # 2	\$1,840.00	\$0.00	\$1,840.00
Total	\$1,840.00	\$0.00	\$1,840.00



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

160739

CUSTOMER ID

C3041

PO#**DATE**

10/8/2025

NET TERMS

Due On Receipt

DUE DATE

10/8/2025

BILL TO

Riverbend West Community
Development District
313 Campus St
Celebration FL 34747-4982
United States

Services provided for the Month of: October 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Administrative Fees	1	Ea	4,414.17		4,414.17
Field Operations	1	Ea	630.00		630.00
Subtotal					5,044.17

Subtotal \$5,044.17

Tax \$0.00

Total Due \$5,044.17

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

161850

CUSTOMER ID

C3041

PO#**DATE**

10/24/2025

NET TERMS

Due On Receipt

DUE DATE

10/24/2025

BILL TO

Riverbend West Community
Development District
313 Campus St
Celebration FL 34747-4982
United States

Services provided for the Month of: September 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	5	Ea	0.74		3.70
Subtotal					3.70

Subtotal

\$3.70

Tax

\$0.00

Total Due

\$3.70

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

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Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

CHECK
REQUEST FORM
Riverbend West
CDD

Date: 10.20.25

Invoice Number: 10202025

Payable To:
Mailing Address: Beth Bellemore
206 Eagle Summit Drive
Ruskin, FL 33570

Check amount: \$100

Please cut check from Acct. Watering for
September and
October 2025

Check description/reason:

Coding: misc revenues

Mailing instructions:

Due Date for Check: ASAP

Requested By: Kristee Cole

Authorized By: Kristee Cole

RIVERBEND WEST			
Tampa Electric	V00015		
DATE :	10/01/25	AUTO PAY	
INVOICE :	100125-ACH		ACH 10/22/25
Account No.	Service Address	Descrip/Meter	8/27-9/25
211006939188	371 CASCADE BEND DR	1000440749	\$ 3,108.09
211021590925	201 EAGLE SUMMIT DR, ENTRY	1000914666	\$ 23.05
211027989568	208 EAGLE SUMMIT DR, MAILBOX	1000890863	\$ 24.56
221008099402	21ST AVE SE 1ST ST SW	STREET LIGHTS	\$ 909.61
211006939329	368 CASCADE BEND DR	1000829932	\$ 499.38
Total (4)		543063-53100-5000-001	\$ 4,564.69



RIVERBEND WEST COMMUNITY
DEVELOPMENT DISTRICT
371 CASCADE BEND DR
RUSKIN, FL 33570-6309

Statement Date: October 01, 2025

Amount Due: \$3,108.09

Due Date: October 22, 2025

Account #: 211006939188

DO NOT PAY. Your account will be drafted on October 22, 2025

Account Summary

Previous Amount Due	\$3,105.18
Payment(s) Received Since Last Statement	-\$3,105.18
Current Month's Charges	\$3,108.09

Amount Due by October 22, 2025 \$3,108.09

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight



Your average daily kWh used was **35.29% higher** than the same period last year.



Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

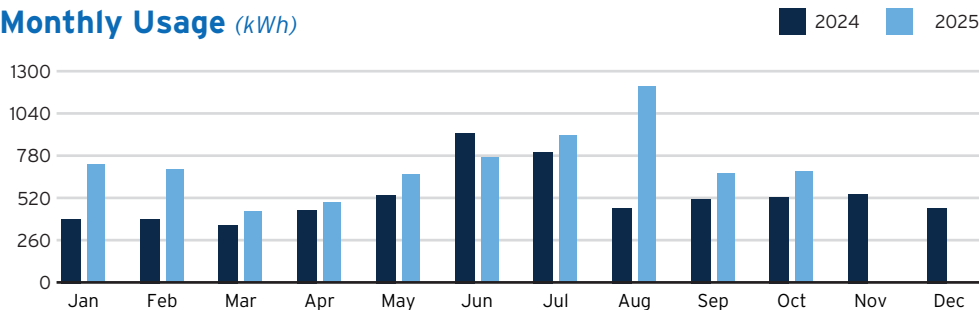
DON'T BE FOOLED!

Scammers are using digital ads, imposter websites and spoofed phone numbers to pose as us and steal your money. Learn how to stop them at

TampaElectric.com/Scam.



Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211006939188

Due Date: October 22, 2025



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$3,108.09

Payment Amount: \$ _____

621754898886

Your account will be
drafted on October 22, 2025

RIVERBEND WEST COMMUNITY DEVELOPMENT DISTRICT
210 N UNIVERSITY DR, STE 702
CORAL SPRINGS, FL 33071-7320

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO

Please write your account number on the memo line of your check.



Service For:
371 CASCADE BEND DR
RUSKIN, FL 33570-6309

Account #: 211006939188
Statement Date: October 01, 2025
Charges Due: October 22, 2025

Meter Read

Service Period: Aug 27, 2025 - Sep 25, 2025

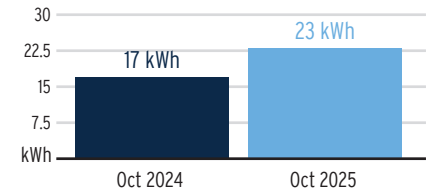
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000440749	09/25/2025	42,565		41,881		684 kWh	1	30 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
	Energy Charge	684 kWh @ \$0.08641/kWh	\$59.10
	Fuel Charge	684 kWh @ \$0.03391/kWh	\$23.19
	Storm Protection Charge	684 kWh @ \$0.00577/kWh	\$3.95
	Clean Energy Transition Mechanism	684 kWh @ \$0.00418/kWh	\$2.86
	Storm Surcharge	684 kWh @ \$0.02121/kWh	\$14.51
	Florida Gross Receipt Tax		\$3.14
	Electric Service Cost		\$125.65
	State Tax		\$10.62
	Total Electric Cost, Local Fees and Taxes		\$136.27

Avg kWh Used Per Day



Billing information continues on next page →

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



Service For:
371 CASCADE BEND DR
RUSKIN, FL 33570-6309

Account #: 211006939188
Statement Date: October 01, 2025
Charges Due: October 22, 2025

Service Period: Aug 27, 2025 - Sep 25, 2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	985 kWh @ \$0.03412/kWh	\$33.61
Fixture & Maintenance Charge	49 Fixtures	\$614.83
Lighting Pole / Wire	49 Poles	\$2061.92
Lighting Fuel Charge	985 kWh @ \$0.03363/kWh	\$33.13
Storm Protection Charge	985 kWh @ \$0.00559/kWh	\$5.51
Clean Energy Transition Mechanism	985 kWh @ \$0.00043/kWh	\$0.42
Storm Surcharge	985 kWh @ \$0.01230/kWh	\$12.12
Florida Gross Receipt Tax		\$2.17
State Tax		\$208.11

Lighting Charges **\$2,971.82**

Total Current Month's Charges

\$3,108.09



Service For:
371 CASCADE BEND DR
RUSKIN, FL 33570-6309

Account #: 211006939188
Statement Date: October 01, 2025
Charges Due: October 22, 2025

Important Messages



RIVERBEND WEST COMMUNITY
DEVELOPMENT DISTRICT
368 CASCADE BEND DR
RUSKIN, FL 33570-6394

Statement Date: October 01, 2025

Amount Due: \$499.38

Due Date: October 22, 2025

Account #: 211006939329

DO NOT PAY. Your account will be drafted on October 22, 2025

Account Summary

Current Service Period: August 27, 2025 - September 25, 2025

Previous Amount Due	\$477.10
Payment(s) Received Since Last Statement	-\$477.10

Current Month's Charges	\$499.38
-------------------------	----------

Amount Due by October 22, 2025	\$499.38
--------------------------------	----------

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight



Your average daily kWh used was **1800% higher** than the same period last year.



Your average daily kWh used was **2.15% higher** than it was in your previous period.



Scan here to view
your account online.

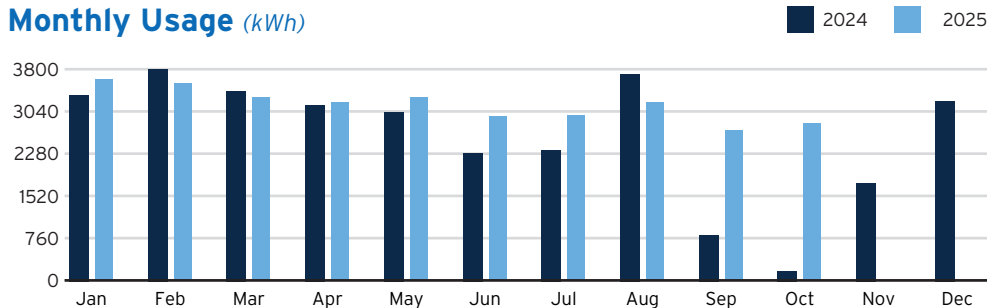
DON'T BE FOOLED!

Scammers are using digital ads, imposter websites and spoofed phone numbers to pose as us and steal your money. Learn how to stop them at

TampaElectric.com/Scam.



Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211006939329

Due Date: October 22, 2025



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$499.38

Payment Amount: \$ _____

621754898887

Your account will be
drafted on October 22, 2025

RIVERBEND WEST COMMUNITY DEVELOPMENT DISTRICT
3903 NORTHDAL BLVD, 250W
TAMPA, FL 33624

Mail payment to:

TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO

Please write your account number on the memo line of your check.



Service For:
368 CASCADE BEND DR
RUSKIN, FL 33570-6394

Account #: 211006939329
Statement Date: October 01, 2025
Charges Due: October 22, 2025

Meter Read

Service Period: Aug 27, 2025 - Sep 25, 2025

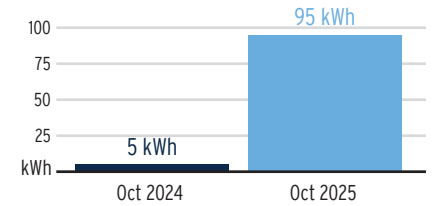
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000829932	09/25/2025	52,993		50,154		2,839 kWh	1	30 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
	Energy Charge	2,839 kWh @ \$0.08641/kWh	\$245.32
	Fuel Charge	2,839 kWh @ \$0.03391/kWh	\$96.27
	Storm Protection Charge	2,839 kWh @ \$0.00577/kWh	\$16.38
	Clean Energy Transition Mechanism	2,839 kWh @ \$0.00418/kWh	\$11.87
	Storm Surcharge	2,839 kWh @ \$0.02121/kWh	\$60.22
	Florida Gross Receipt Tax		\$11.51
	Electric Service Cost		\$460.47
	State Tax		\$38.91
	Total Electric Cost, Local Fees and Taxes		\$499.38

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges

\$499.38

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

All Other

Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



RIVERBEND WEST COMMUNITY
DEVELOPMENT DISTRICT
208 EAGLE SUMMIT DR, ENTRY
RUSKIN, FL 33570-3303

Statement Date: October 01, 2025

Amount Due: \$23.05

Due Date: October 22, 2025

Account #: 211021590925

DO NOT PAY. Your account will be drafted on October 22, 2025

Account Summary

Current Service Period: August 27, 2025 - September 25, 2025

Previous Amount Due	\$22.17
Payment(s) Received Since Last Statement	-\$22.17

Current Month's Charges	\$23.05
-------------------------	---------

Amount Due by October 22, 2025	\$23.05
--------------------------------	---------

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight



Your average daily kWh used was **42.86% lower** than the same period last year.



Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view
your account online.

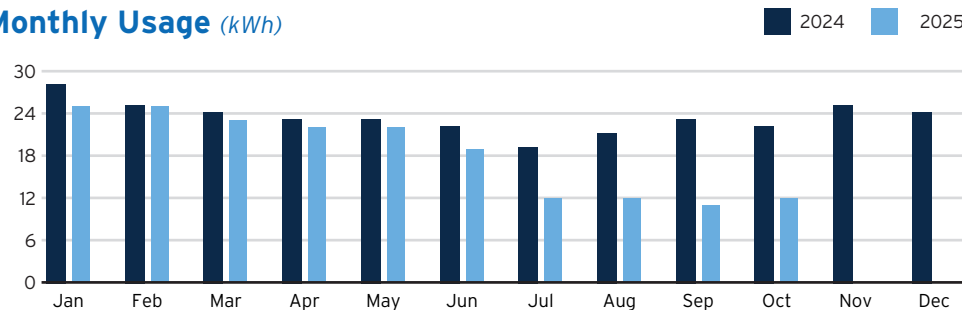
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TampaElectric.com/Scam.



Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211021590925

Due Date: October 22, 2025



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$23.05

Payment Amount: \$ _____

656322637847

Your account will be
drafted on October 22, 2025

RIVERBEND WEST COMMUNITY DEVELOPMENT DISTRICT
210 N UNIVERSITY DR, STE 702
CORAL SPRINGS, FL 33071-7320

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO

Please write your account number on the memo line of your check.



Service For:
208 EAGLE SUMMIT DR
ENTRY, RUSKIN, FL 33570-3303

Account #: 211021590925
Statement Date: October 01, 2025
Charges Due: October 22, 2025

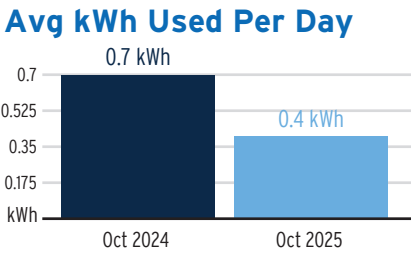
Meter Read

Service Period: Aug 27, 2025 - Sep 25, 2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000914666	09/25/2025	302		290		12 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	12 kWh @ \$0.08641/kWh	\$1.04
Fuel Charge	12 kWh @ \$0.03391/kWh	\$0.41
Storm Protection Charge	12 kWh @ \$0.00577/kWh	\$0.07
Clean Energy Transition Mechanism	12 kWh @ \$0.00418/kWh	\$0.05
Storm Surcharge	12 kWh @ \$0.02121/kWh	\$0.25
Florida Gross Receipt Tax		\$0.53
Electric Service Cost		\$21.25
State Tax		\$1.80
Total Electric Cost, Local Fees and Taxes		\$23.05



Important Messages

Total Current Month's Charges **\$23.05**

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill

Bank Draft
Visit TECOaccount.com for free recurring or one time payments via checking or savings account.

In-Person
Find list of Payment Agents at TampaElectric.com

Mail A Check
Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.

All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Credit or Debit Card
Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.

Phone
Toll Free: **866-689-6469**

Contact Us

Online:
TampaElectric.com

Phone:
Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
7-1-1

Power Outage:
877-588-1010

Energy-Saving Programs:
813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



RIVERBEND WEST COMMUNITY
DEVELOPMENT DISTRICT
RIVERBEND WEST COMMUNITY DEVELOPMEN
208 EAGLE SUMMIT DR, MAILBOX
RUSKIN, FL 33570-3303

Statement Date: October 01, 2025

Amount Due: \$24.56

Due Date: October 22, 2025

Account #: 211027989568

DO NOT PAY. Your account will be drafted on October 22, 2025

Account Summary

Current Service Period: August 27, 2025 - September 25, 2025

Previous Amount Due	\$23.51
Payment(s) Received Since Last Statement	-\$23.51

Current Month's Charges	\$24.56
-------------------------	---------

Amount Due by October 22, 2025	\$24.56
--------------------------------	---------

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight



Your average daily kWh used was **0% higher** than the same period last year.



Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

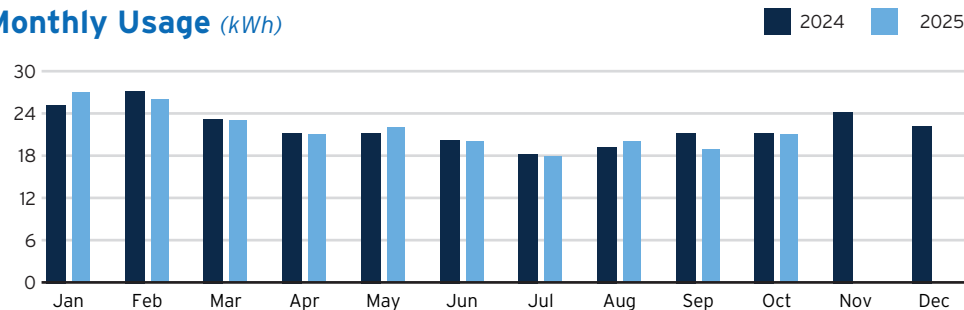
DON'T BE FOOLED!

Scammers are using digital ads, imposter websites and spoofed phone numbers to pose as us and steal your money. Learn how to stop them at

TampaElectric.com/Scam.



Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211027989568

Due Date: October 22, 2025



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$24.56

Payment Amount: \$ _____

684717578714

Your account will be
drafted on October 22, 2025

RIVERBEND WEST COMMUNITY DEVELOPMENT DISTRICT
RIVERBEND WEST COMMUNITY DEVELOPMEN
210 N UNIVERSITY DR, STE 702
CORAL SPRINGS, FL 33071-7320

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO

Please write your account number on the memo line of your check.



Service For:
208 EAGLE SUMMIT DR
MAILBOX, RUSKIN, FL 33570-3303

Account #: 211027989568

Statement Date: October 01, 2025

Charges Due: October 22, 2025

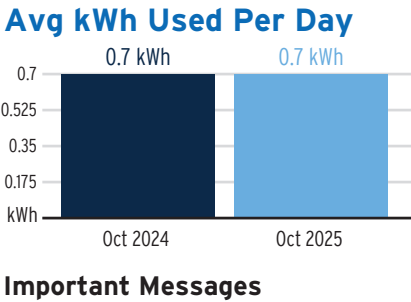
Meter Read

Meter Location: MAILBOXES & DOG PARK
Service Period: Aug 27, 2025 - Sep 25, 2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000890863	09/25/2025	682		661		21 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	21 kWh @ \$0.08641/kWh	\$1.81
Fuel Charge	21 kWh @ \$0.03391/kWh	\$0.71
Storm Protection Charge	21 kWh @ \$0.00577/kWh	\$0.12
Clean Energy Transition Mechanism	21 kWh @ \$0.00418/kWh	\$0.09
Storm Surcharge	21 kWh @ \$0.02121/kWh	\$0.45
Florida Gross Receipt Tax		\$0.57
Electric Service Cost		\$22.65
State Tax		\$1.91
Total Electric Cost, Local Fees and Taxes		\$24.56



Total Current Month's Charges

\$24.56

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Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

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Toll Free: **866-689-6469**

Contact Us

Online:
TampaElectric.com

Phone:
Commercial Customer Care: 866-832-6249
Residential Customer Care: 813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY: 7-1-1
Power Outage: 877-588-1010
Energy-Saving Programs: 813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



RIVERBEND WEST COMMUNITY
DEVELOPMENT DISTRICT
21ST AV SE 1ST ST SW
RUSKIN, FL 33570-0000

Statement Date: October 01, 2025

Amount Due: \$909.61

Due Date: October 22, 2025

Account #: 221008099402

DO NOT PAY. Your account will be drafted on October 22, 2025

Account Summary

Current Service Period: August 27, 2025 - September 25, 2025

Previous Amount Due	\$909.61
Payment(s) Received Since Last Statement	-\$909.61

Current Month's Charges	\$909.61
-------------------------	----------

Amount Due by October 22, 2025 \$909.61

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view
your account online.

DON'T BE FOOLED!

Scammers are using
digital ads, imposter
websites and
spoofed phone
numbers to pose
as us and steal your
money. Learn how to
stop them at

TampaElectric.com/Scam.



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221008099402

Due Date: October 22, 2025



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$909.61

Payment Amount: \$ _____

645211601746

Your account will be
drafted on October 22, 2025

RIVERBEND WEST COMMUNITY DEVELOPMENT DISTRICT
210 N UNIVERSITY DR, STE 702
CORAL SPRINGS, FL 33071-7320

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO

Please write your account number on the memo line of your check.



Service For:
21ST AV SE 1ST ST SW
RUSKIN, FL 33570-0000

Account #: 221008099402
Statement Date: October 01, 2025
Charges Due: October 22, 2025

Service Period: Aug 27, 2025 - Sep 25, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	256 kWh @ \$0.03412/kWh	\$8.73
Fixture & Maintenance Charge	16 Fixtures	\$150.08
Lighting Pole / Wire	16 Poles	\$673.28
Lighting Fuel Charge	256 kWh @ \$0.03363/kWh	\$8.61
Storm Protection Charge	256 kWh @ \$0.00559/kWh	\$1.43
Clean Energy Transition Mechanism	256 kWh @ \$0.00043/kWh	\$0.11
Storm Surcharge	256 kWh @ \$0.01230/kWh	\$3.15
Florida Gross Receipt Tax		\$0.56
State Tax		\$63.66

Lighting Charges **\$909.61**

Total Current Month's Charges

\$909.61

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

Ways To Pay Your Bill



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Tampa, FL 33631-3318
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Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

All Other

Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

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TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

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Energy-Saving Programs:

813-275-3909

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FloridaCommerce, Special District Accountability Program

Fiscal Year 2025 - 2026 Special District State Fee Invoice and Profile Update

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/01/2025				Invoice No: 93268
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2025: \$175.00

STEP 1: Review the following profile and make any needed changes.

1. Special District's Name, Registered Agent's Name and Registered Office Address:

Riverbend West Community Development District

Mr. John M. Vericker
Straley Robin Vericker
1510 West Cleveland Street
Tampa, Florida 33606



2. Telephone:

813-223-9400
813-901-4945 Ext:

3. Fax:

4. Email:

jvericker@srvlegal.com

5. Status:

Independent

6. Governing Body:

Elected

7. Website Address:

riverbendwestcdd.com

8. County(ies):

Hillsborough

9. Special Purpose(s):

Community Development

10. Boundary Map on File:

05/13/2019

11. Creation Document on File:

11/21/2014

12. Date Established:

11/06/2014

13. Creation Method:

Local Ordinance

14. Local Governing Authority:

Hillsborough County

15. Creation Document(s):

County Ordinances 14-36 and 19-12

16. Statutory Authority:

Chapter 190, Florida Statutes

17. Authority to Issue Bonds:

Yes

18. Revenue Source(s):

Assessments

STEP 2: Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature: [Signature] Date 10/7/2025

STEP 3: Pay the annual state fee or certify eligibility for zero annual fee.

a. Pay the Annual Fee: Pay the annual fee by following the instructions at www.FloridaJobs.org/SpecialDistrictFee.

b. Or, Certify Eligibility for the Zero Fee: By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

1. This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,

2. This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved: Denied: Reason:

STEP 4: Make a copy of this document for your records.

STEP 5: Email this document to SpecialDistricts@Commerce.fl.gov or mail it to FloridaCommerce, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to 850.717.8430.



Transaction Confirmation and Receipt

[Print this page for your records.](#)

Special District:	Riverbend West Community Development District
Transaction No:	235668972
Payment Date:	10/15/2025
Invoice Number:	93268
Amount Paid:	175.00
Full Name:	Anna Golovan-Cifelli
Address:	11555 HERON BAY BLVD, STE 201 CORAL SPRINGS, Florida 33076
Phone Number:	954-282-0076
Email Address:	anna.golovan@inframark.com

Prepare and Provide Your Annual Update

To ensure that the Official List of Special Districts remains up-to-date, complete the annual update process as follows, even if no changes are necessary.

Steps:

1. Review the information on the Special District State Fee Invoice and Profile Update document.
2. Mark any changes directly on the document.
3. Write "Paid online" and the date paid directly on the document.
4. Sign and Date the document
5. Email the document to SpecialDistricts@Commerce.fl.gov or mail it to:

Florida Department of Economic Opportunity
Bureau of Budget Management
107 East Madison Street, MSC 120
Tallahassee, Florida 32399-4124



Hillsborough
County Florida

S-Page 1 of 2

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
RIVERBEND WEST CDD	1442461492	09/26/2025	10/17/2025

Summary of Account Charges

Previous Balance	\$214.35
Net Payments - Thank You	\$-214.35
Total Account Charges	\$261.73
AMOUNT DUE	\$261.73

This is your summary of charges. Detailed charges by
premise are listed on the following page(s)



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: **1442461492**



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 307-1000

Internet Payments: HCFL.gov/WaterBill

Additional Information: HCFL.gov/Water



THANK YOU!



RIVERBEND WEST CDD
C/O INFRAMARK
210 NORTH UNIVERSITY DR SUITE 702
CORAL SPRINGS FL 33071-7320

1.293 0

DUE DATE	10/17/2025
Auto Pay Scheduled DO NOT PAY	



0014424614924 00000261735



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
RIVERBEND WEST CDD	1442461492	09/26/2025	10/17/2025

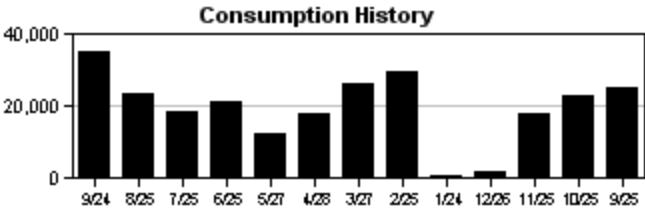
Service Address: 2070 LEAPING WILDCAT PL (COMM IRRIG MTR)

S-Page 2 of 2

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61142667	08/25/2025	25391	09/24/2025	25741	35000 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$105.70
Water Base Charge	\$95.40
Water Usage Charge	\$36.05
Total Service Address Charges	\$243.18



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
RIVERBEND WEST CDD	1442461492	09/26/2025	10/17/2025

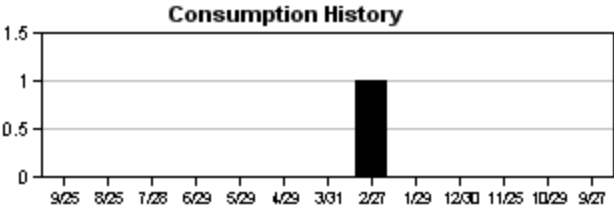
Service Address: 222 CASCADE BEND DR

S-Page 2 of 2

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703320784	08/25/2025	26	09/25/2025	26	0 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Water Base Charge	\$12.52
Total Service Address Charges	\$18.55





Hillsborough
County Florida

S-Page 1 of 2

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
RIVERBEND WEST CDD	1442461492	10/29/2025	11/19/2025

Summary of Account Charges

Previous Balance	\$261.73
Net Payments - Thank You	\$-261.73
Total Account Charges	\$287.79
AMOUNT DUE	\$287.79

This is your summary of charges. Detailed charges by
premise are listed on the following page(s)



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: **1442461492**



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 307-1000

Internet Payments: HCFL.gov/WaterBill

Additional Information: HCFL.gov/Water



THANK YOU!



RIVERBEND WEST CDD
C/O INFRAMARK
210 NORTH UNIVERSITY DR SUITE 702
CORAL SPRINGS FL 33071-7320

1,299 0

DUE DATE	11/19/2025
Auto Pay Scheduled DO NOT PAY	



0014424614924 00000287797



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
RIVERBEND WEST CDD	1442461492	10/29/2025	11/19/2025

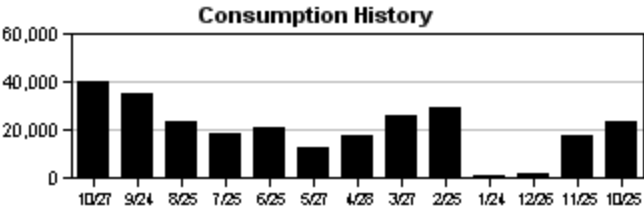
Service Address: 2070 LEAPING WILDCAT PL (COMM IRRIG MTR)

S-Page 2 of 2

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61142667	09/24/2025	25741	10/27/2025	26145	40400 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$122.01
Water Base Charge	\$95.40
Water Usage Charge	\$45.80
Total Service Address Charges	\$269.24



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
RIVERBEND WEST CDD	1442461492	10/29/2025	11/19/2025

Service Address: 222 CASCADE BEND DR

S-Page 2 of 2

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703320784	09/25/2025	26	10/28/2025	26	0 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Water Base Charge	\$12.52
Total Service Address Charges	\$18.55

