INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Riverbend West Community Development District

August 17, 2026 Meeting

Agenda Package

2005 PAN AM CIRCLE, SUITE 300
TAMPA, FLORIDA 33607

CLEAR PARTNERSHIPS

COLLABORATION LEADERSHIP EXCELLENCE ACCOUNTABILITY RESPECT

Riverbend West Community Development District

Regular Meeting Agenda
Monday, August 17, 2026, at 6:00 p.m.

The Regular Meeting of the **Riverbend West Community Development District** will be held on **Monday, August 17, 2026 at 6:00 p.m. at Riverview Public Library, located at 9951 Balm Riverview Road, Riverview, Florida 33569**. Please let us know at least 24 hours in advance if you are planning to call into the meeting.

Meeting ID: 220 251 049 189 724 Passcode: qZ23Lv7r

https://teams.microsoft.com/meet/220251049189724?p=yuFhVmnTY5OXp7g4L6

Following is the Agenda for the Meeting:

1. **CALL TO ORDER/ROLL CALL**
2. **APPROVAL OF AGENDA**
3. **PUBLIC COMMENTS ON AGENDA ITEMS**
4. **PUBLIC HEARING FOR ADOPTION OF THE FISCAL YEAR 2027 BUDGET**
   - **A.** Open Public Hearing
   - **B.** Discussion of Fiscal Year 2027 Budget……………………………………………Page 4
   - **C.** Close Public Hearing
   - **D.** Consideration of Resolution 2026-05, Adopting Fiscal Year 2027 Budget…………….Page 22
   - **E.** Consideration of Resolution 2026-06, Levying Assessments for Fiscal Year 2027……Page 26
5. **BUSINESS ITEMS**
   - **A.** Consideration of Resolution 2026-07, Adopting Fiscal Year 2027 Meeting Schedule...Page 29
   - **B.** Consideration of Resolution 2026-08, Adopting Goals & Objectives………………….Page 31
6. **CONSENT AGENDA**
   - **A.** Approval of Minutes of the June 15, 2026 Meeting…………………………………….Page 38
   - **B.** Acceptance of the Financial Report as of June 2026…………………………………...Page 42
     - **i.** Financial Snapshot for August 2026……………………………………………….Page 52

7. STAFF REPORTS

8. BOARD OF SUPERVISORS' REQUESTS AND COMMENTS

9. ADJOURNMENT

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Riverbend West
Community Development District

FISCAL YEAR 2027

PROPOSED BUDGET

May 28, 2026

CLEAR PARTNERSHIPS

COLLABORATION LEADERSHIP EXCELLENCE ACCOUNTABILITY RESPECT

Riverbend West

Community Development District

Table of Contents

Riverbend West

Community Development District

Operating Budget

FY 2027

Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2027 Budget

General Fund

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 3/31/2026	PROJECTED April- 9/30/2026	TOTAL PROJECTED FY 2026	ANNUAL BUDGET FY 2027
REVENUES					
Interest - Investments	$0.00	$5,375.00	$0.00	$5,375.00	$0.00
Special Assmnts- Tax Collector	$603,475.00	$698,505.00	$0.00	$698,505.00	$641,465.26
Special Assmnts- Discounts	$0.00	$0.00	$0.00	$0.00	-$25,658.61
Special Assmnts- Prepayment	$0.00	$0.00	$0.00	$0.00	$0.00
TOTAL REVENUES	**$603,475.00**	**$703,880.00**	**$0.00**	**$703,880.00**	**$615,806.65**
EXPENDITURES					
Financial and Administrative					
Supervisor Fees	$12,000.00	$2,800.00	$9,200.00	$12,000.00	$12,000.00
FICA Taxes	$500.00	$61.00	$439.00	$500.00	$918.00
ProfServ-Trustee Fees	$7,800.00	$5,962.00	$1,838.00	$7,800.00	$7,800.00
District Counsel	$10,000.00	$1,168.00	$8,832.00	$10,000.00	$10,000.00
District Engineer	$16,000.00	$1,918.00	$14,082.00	$16,000.00	$20,000.00
District Manager	$52,970.00	$26,485.00	$26,485.00	$52,970.00	$55,618.50
Auditing Services	$4,600.00	$0.00	$4,600.00	$4,600.00	$5,125.00
Website Hosting/Email services	$2,800.00	$1,538.00	$1,262.00	$2,800.00	$2,884.00
Public Officials Insurance	$3,260.00	$2,515.00	$745.00	$3,260.00	$2,767.00
Legal Advertising	$1,500.00	$563.00	$937.00	$1,500.00	$1,500.00
Miscellaneous Services	$1,000.00	$128.00	$872.00	$1,000.00	$1,000.00
Dues, Licenses, Subscriptions	$175.00	$175.00	$0.00	$175.00	$175.00
Misc-Assessment Collection Cost	$0.00	$0.00	$0.00	$0.00	$12,829.31
Payroll Services	$0.00	$25.00	$0.00	$25.00	$300.00
Total Administrative	**$112,605.00**	**$43,338.00**	**$69,292.00**	**$112,630.00**	**$132,916.81**
Electric Utility Services					
Utility Services	$55,000.00	$23,074.00	$31,926.00	$55,000.00	$55,000.00
Total Electric Utility Services	**$55,000.00**	**$23,074.00**	**$31,926.00**	**$55,000.00**	**$55,000.00**
Water-Sewer Comb Services					
Utility Services	$2,500.00	$1,104.00	$1,396.00	$2,500.00	$2,500.00
Total Water-Sewer Comb Services	**$2,500.00**	**$1,104.00**	**$1,396.00**	**$2,500.00**	**$2,500.00**
Stormwater Control					
Aquatic Maintenance	$16,100.00	$8,382.00	$7,718.00	$16,100.00	$17,544.00
Total Stormwater Control	**$16,100.00**	**$8,382.00**	**$7,718.00**	**$16,100.00**	**$17,544.00**
Other Physical Environment					
Field Services	$7,560.00	$3,780.00	$3,780.00	$7,560.00	$7,938.00
Insurance - General Liability	$4,786.00	$4,509.00	$277.00	$4,786.00	$4,960.00
Property Insurance	$3,824.00	$3,541.00	$283.00	$3,824.00	$3,364.00
R&M-Irrigation	$3,600.00	$406.00	$3,194.00	$3,600.00	$3,600.00
Landscape Maintenance	$94,228.00	$36,661.00	$57,567.00	$94,228.00	$97,054.84
Landscape Replacement	$7,500.00	$0.00	$7,500.00	$7,500.00	$7,500.00
Landscape- Storm Clean Up & Tree Removal	$50,000.00	$1,840.00	$48,160.00	$50,000.00	$37,607.00

Riverbend West

Community Development District

General Fund

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 3/31/2026	PROJECTED April- 9/30/2026	TOTAL PROJECTED FY 2026	ANNUAL BUDGET FY 2027
Ditch Repair	$200,000.00	$0.00	$200,000.00	$200,000.00	$200,000.00
Insurance - Crime	$500.00	$500.00	$0.00	$500.00	$550.00
	$0.00	$0.00	$0.00	$0.00	$0.00
Total Other Physical Environment	**$371,998.00**	**$51,237.00**	**$320,761.00**	**$371,998.00**	**$362,573.84**
Parks and Recreation					
R&M- Fence	$10,000.00	$425.00	$9,575.00	$10,000.00	$10,000.00
Holiday Decorations	$3,000.00	$2,535.00	$465.00	$3,000.00	$5,000.00
Dog Waste Station Supplies	$2,772.00	$220.00	$2,552.00	$2,772.00	$2,772.00
Total Parks and Recreation	**$15,772.00**	**$3,180.00**	**$12,592.00**	**$15,772.00**	**$17,772.00**
Contingency					
Misc- Contingency	$29,500.00	$1,090.00	$28,410.00	$29,500.00	$27,500.00
Total Contingency	**$29,500.00**	**$1,090.00**	**$28,410.00**	**$29,500.00**	**$27,500.00**
TOTAL EXPENDITURES	**$603,475.00**	**$131,405.00**	**$472,095.00**	**$603,500.00**	**$615,806.65**
Excess (deficiency) of revenues Over (under) expenditures	$0.00	$572,475.00	-$472,095.00	$100,380.00	$0.00
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance		$0.00	$0.00	$0.00	$0.00
TOTAL OTHER SOURCES (USES)	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
Net change in fund balance		$572,475.00	-$472,095.00	$100,380.00	$0.00
FUND BALANCE, BEGINNING	$152,916.00	$152,916.00	$0.00	$152,916.00	$253,296.00
FUND BALANCE, ENDING	**$152,916.00**	**$725,391.00**	**-$472,095.00**	**$253,296.00**	**$253,296.00**

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
Reserve Fund

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 3/31/2026	PROJECTED April- 9/30/2026	TOTAL PROJECTED FY 2026	% +/(-) Budget	ANNUAL BUDGET FY 2027
REVENUES						
Interest - Investments	$0.00	$0.00	$0.00	$0.00	0%	$0.00
Special Assmnts- Tax Collector	$100,000.00	$0.00	$100,000.00	$100,000.00	0%	$106,914.89
Special Assmnts- Discounts	$0.00	$0.00	$0.00	$0.00	0%	-$4,276.60
TOTAL REVENUES	**$100,000.00**	**$0.00**	**$100,000.00**	**$100,000.00**	**0%**	**$102,638.30**
EXPENDITURES						
Financial and Adminstration						
Misc-Assessment Collection Cost	$0.00	$0.00	$0.00	$0.00	0%	$2,138.30
Total Financial and Administration	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**0%**	**$2,138.30**
Contingency						
Capital Reserve	$100,000.00	$0.00	$100,000.00	$100,000.00	0%	$100,500.00
Total Contingency	**$100,000.00**	**$0.00**	**$100,000.00**	**$100,000.00**	**0%**	**$100,500.00**
TOTAL EXPENDITURES	**$100,000.00**	**$0.00**	**$100,000.00**	**$100,000.00**	**0%**	**$102,638.30**
Excess (deficiency) of revenues Over (under) expenditures	$0.00	$0.00	$0.00	$0.00	0%	$0.00
FUND BALANCE, BEGINNING	$5,868.00	$5,868.00	$0.00	$5,868.00	0%	$5,868.00
FUND BALANCE, ENDING	**$5,868.00**	**$5,868.00**	**$0.00**	**$5,868.00**	0%	**$5,868.00**

Exhibit "A"
Allocation of Fund Balances

FISCAL YEAR 2026 RESERVE FUND ANALYSIS	
Beginning Fund Balance - Carry Forward Surplus as of 10/1/2025	$5,868.00
Less: Forecasted Surplus/(Deficit) as of 9/30/2026	$100,000.00
Estimated Funds Available - 9/30/2026	**$105,868.00**

FISCAL YEAR 2027 RESERVE FUND ANALYSIS	
Beginning Fund Balance - Carry Forward Surplus as of 10/1/2026 (1)	$105,868.00
Less: First Quarter Operating Reserve	-$25,531.91
Less: Designated Reserves for Capital Projects	$0.00
Less: Forecasted Surplus/(Deficit) as of 9/30/2027	$0.00
Estimated Remaining Undesignated Cash as of 9/30/2027	**$80,336.09**

Notes

(1) Represents approximately 3 months of operating expenditures

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Special Assessments-Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Financial and Administrative

Supervisor Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated $200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 14 meetings.

Trustee Fees

The District pays US Bank an annual fee for trustee services on the Series 2014 and Series 2015 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

District Counsel

The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

District Engineer

The District's engineer provides general engineering services to the District, i.e., attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

District Management

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors and attends all meetings of the Board of Supervisors.

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

Website Administration Services

The cost of web hosting and regular maintenance of the District's website by Inframark Management Services.

Public Officials Insurance

The District will incur expenditures for public officials' liability insurance for the Board and Staff and may incur a 10% premium increase.

Budget Narrative
Fiscal Year 2027

Financial and Administrative (continued)

Legal Advertising
The District is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

Miscellaneous Administrative
All other administrative costs not otherwise specified above

Dues, Licenses and Fees
This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations

Utility Services

Electric Utility Services
Electricity for accounts with the local Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

Water-Sewer Comb Services
The District charges each new water/sewer system customer an Accrued Guaranteed Revenue Fee (AGRF) for wastewater service in accordance with the adopted rate schedule.

Other Physical Environment

Field Services
The District has a contract with Inframark Infrastructure Management Services. for services in the administration and operation of the Property and its contractors.

Insurance-General Liability
The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

Property & Casualty Insurance
The District will incur fees to insure items owned by the district for its property needs.

R&M - Irrigation
Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

Landscape Maintenance - Contract
Landscaping company to provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the District

Landscape Replacement
Cost of replacing dead or damaged plants throughout the district.
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Landscape – Storm Clean Up & Tree Removal
Cost of repairs and regular maintenance to the CDD's stormwater and drainage infrastructure

Parks and Recreation

R&M - Fence
Cost of repairs and regular maintenance for entryways, walls, and gates.

Budget Narrative
Fiscal Year 2027

Parks and Recreation (continued)

Holiday Decorations
Cost of decorations for major holidays (i.e., Christmas)

Dog Waste Station Service & Supplies
Cost of cleaning and resupplying dog waste stations

Contingency
Misc- Contingency
Funds set aside for projects, as determined by the district's board.

EXPENDITURES

Riverbend West

Community Development District

Debt Service Budget

FY 2027

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
Series 2016 Bonds

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 3/31/2026	PROJECTED April- 9/30/2026	TOTAL PROJECTED FY 2026	ANNUAL BUDGET FY 2027
REVENUES					
Interest - Investments		$6,711.00	$0.00	$6,711.00	$0.00
Special Assmnts- Tax Collector	$303,599.00	$301,457.00	$2,142.00	$303,599.00	$322,977.27
Special Assmnts- Discounts	$0.00	$0.00	$0.00	$0.00	-$12,919.09
TOTAL REVENUES	**$303,599.00**	**$308,168.00**	**$2,142.00**	**$310,310.00**	**$310,058.18**
EXPENDITURES					
Debt Service					
Principal Debt Retirement	$114,000.00	$0.00	$114,000.00	$114,000.00	$119,000.00
Interest Expense	$191,705.00	$95,853.00	$95,852.00	$191,705.00	$186,575.00
Total Debt Service	**$305,705.00**	**$95,853.00**	**$209,852.00**	**$305,705.00**	**$305,575.00**
TOTAL EXPENDITURES	**$305,705.00**	**$95,853.00**	**$209,852.00**	**$305,705.00**	**$312,034.55**
Excess (deficiency) of revenues Over (under) expenditures	-$2,106.00	$212,315.00	-$207,710.00	$4,605.00	-$1,976.37
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance	-$2,106.00	$0.00	$0.00	$0.00	$0.00
TOTAL OTHER SOURCES (USES)	**-$2,106.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
Net change in fund balance		$212,315.00	-$207,710.00	$4,605.00	-$1,976.37
FUND BALANCE, BEGINNING		$0.00	$0.00	$0.00	$4,605.00
FUND BALANCE, ENDING	**$0.00**	**$212,315.00**	**-$207,710.00**	**$4,605.00**	**$2,628.63**

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT					
	11/1/2024	**11/1/2025**	**11/1/2026**		**11/1/2027**
Series 2016 Bonds	$4,088,000.00	$3,979,000.00	$3,865,000.00		$3,746,000.00

Riverbend West Community Development District
Special Assessment Bonds, Series 2016

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service
11/1/2022	$4,292,000.00			$102,895.00	$102,895.00
5/1/2023	$4,292,000.00	$100,000.00	4.50%	$102,895.00	$202,895.00
11/1/2023	$4,192,000.00			$100,645.00	$100,645.00
5/1/2024	$4,192,000.00	$104,000.00	4.50%	$100,645.00	$204,645.00
11/1/2024	$4,088,000.00			$98,305.00	$98,305.00
5/1/2025	$4,088,000.00	$109,000.00	4.50%	$98,305.00	$207,305.00
11/1/2025	$3,979,000.00			$95,852.50	$95,852.50
5/1/2026	$3,979,000.00	$114,000.00	4.50%	$95,852.50	$209,852.50
11/1/2026	$3,865,000.00			$93,287.50	$93,287.50
5/1/2027	$3,865,000.00	$119,000.00	4.50%	$93,287.50	$212,287.50
11/1/2027	$3,746,000.00			$90,610.00	$90,610.00
5/1/2028	$3,746,000.00	$125,000.00	4.50%	$90,610.00	$215,610.00
11/1/2028	$3,621,000.00			$87,797.50	$87,797.50
5/1/2029	$3,621,000.00	$131,000.00	4.50%	$87,797.50	$218,797.50
11/1/2029	$3,490,000.00			$84,850.00	$84,850.00
5/1/2030	$3,490,000.00	$137,000.00	4.50%	$84,850.00	$221,850.00
11/1/2030	$3,353,000.00			$81,767.50	$81,767.50
5/1/2031	$3,353,000.00	$143,000.00	4.50%	$81,767.50	$224,767.50
11/1/2031	$3,210,000.00			$78,550.00	$78,550.00
5/1/2032	$3,210,000.00	$149,000.00	4.50%	$78,550.00	$227,550.00
11/1/2032	$3,061,000.00			$75,197.50	$75,197.50
5/1/2033	$3,061,000.00	$157,000.00	4.75%	$75,197.50	$232,197.50
11/1/2033	$2,904,000.00			$71,468.75	$71,468.75
5/1/2034	$2,904,000.00	$164,000.00	4.75%	$71,468.75	$235,468.75
11/1/2034	$2,740,000.00			$67,573.75	$67,573.75
5/1/2035	$2,740,000.00	$172,000.00	4.75%	$67,573.75	$239,573.75
11/1/2035	$2,568,000.00			$63,488.75	$63,488.75
5/1/2036	$2,568,000.00	$181,000.00	4.75%	$63,488.75	$244,488.75
11/1/2036	$2,387,000.00			$59,190.00	$59,190.00
5/1/2037	$2,387,000.00	$189,000.00	4.75%	$59,190.00	$248,190.00
11/1/2037	$2,198,000.00			$54,701.25	$54,701.25
5/1/2038	$2,198,000.00	$199,000.00	4.75%	$54,701.25	$253,701.25
11/1/2038	$1,999,000.00			$49,975.00	$49,975.00
5/1/2039	$1,999,000.00	$208,000.00	5.00%	$49,975.00	$257,975.00
11/1/2039	$1,791,000.00			$44,775.00	$44,775.00
5/1/2040	$1,791,000.00	$219,000.00	5.00%	$44,775.00	$263,775.00
11/1/2040	$1,572,000.00			$39,300.00	$39,300.00
5/1/2041	$1,572,000.00	$230,000.00	5.00%	$39,300.00	$269,300.00
11/1/2041	$1,342,000.00			$33,550.00	$33,550.00
5/1/2042	$1,342,000.00	$242,000.00	5.00%	$33,550.00	$275,550.00
11/1/2042	$1,100,000.00			$27,500.00	$27,500.00
5/1/2043	$1,100,000.00	$255,000.00	5.00%	$27,500.00	$282,500.00
11/1/2043	$845,000.00			$21,125.00	$21,125.00
5/1/2044	$845,000.00	$268,000.00	5.00%	$21,125.00	$289,125.00
11/1/2044	$577,000.00			$14,425.00	$14,425.00
5/1/2045	$577,000.00	$281,000.00	5.00%	$14,425.00	$295,425.00
11/1/2045	$296,000.00			$7,400.00	$7,400.00
5/1/2046	$296,000.00	$296,000.00	5.00%	$7,400.00	$303,400.00
Totals		**$4,292,000.00**		**$3,088,460.00**	**$7,380,460.00**

Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2027 Budget

Series 2019 Bonds

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 3/31/2026	PROJECTED April- 9/30/2026	TOTAL PROJECTED FY 2026	ANNUAL BUDGET FY 2027
REVENUES					
Interest - Investments	$0.00	$2,802.00	$0.00	$2,802.00	$0.00
Special Assmnts- Tax Collector	$102,174.00	$101,451.00	$723.00	$102,174.00	$108,696.00
Special Assmnts- Discounts	$0.00	$0.00	$0.00	$0.00	-$4,347.84
TOTAL REVENUES	**$102,174.00**	**$104,253.00**	**$723.00**	**$104,976.00**	**$104,348.16**
EXPENDITURES					
Debt Service					
Principal Debt Retirement	$35,000.00	$35,000.00	$0.00	$35,000.00	$40,000.00
Interest Expense	$62,500.00	$31,250.00	$31,250.00	$62,500.00	$60,662.50
Total Debt Service	**$97,500.00**	**$66,250.00**	**$31,250.00**	**$97,500.00**	**$100,662.50**
TOTAL EXPENDITURES	**$97,500.00**	**$66,250.00**	**$31,250.00**	**$97,500.00**	**$102,836.42**
Excess (deficiency) of revenues Over (under) expenditures	$4,674.00	$38,003.00	-$30,527.00	$7,476.00	$1,511.74
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance	$4,674.00	$0.00	$0.00	$0.00	$0.00
TOTAL OTHER SOURCES (USES)	**$4,674.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
Net change in fund balance	$4,674.00	$38,003.00	-$30,527.00	$7,476.00	$1,511.74
FUND BALANCE, BEGINNING		$0.00	$0.00	$0.00	$7,476.00
FUND BALANCE, ENDING	**$4,674.00**	**$38,003.00**	**-$30,527.00**	**$7,476.00**	**$8,987.74**

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT	11/1/2024	11/1/2025	11/1/2026		11/1/2027
Series 2019 Bonds	$1,600,000.00	$1,565,000.00	$1,530,000.00		$1,495,000.00

Riverbend West Community Development District
Special Assessment Bonds, Series 2019

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service
5/1/2024	$1,600,000.00			$31,818.75	$31,818.75
11/1/2024	$1,600,000.00	$35,000.00	0.0325	$31,818.75	$66,818.75
5/1/2025	$1,565,000.00			$31,250.00	$31,250.00
11/1/2025	$1,565,000.00	$35,000.00	0.035	$31,250.00	$66,250.00
5/1/2026	$1,530,000.00			$30,637.50	$30,637.50
11/1/2026	$1,530,000.00	$35,000.00	0.035	$30,637.50	$65,637.50
5/1/2027	$1,495,000.00			$30,025.00	$30,025.00
11/1/2027	$1,495,000.00	$40,000.00	0.035	$30,025.00	$70,025.00
5/1/2028	$1,455,000.00			$29,325.00	$29,325.00
11/1/2028	$1,455,000.00	$40,000.00	3.50%	$29,325.00	$69,325.00
5/1/2029	$1,415,000.00			$28,625.00	$28,625.00
11/1/2029	$1,415,000.00	$40,000.00	3.50%	$28,625.00	$68,625.00
5/1/2030	$1,375,000.00			$27,925.00	$27,925.00
11/1/2030	$1,375,000.00	$45,000.00	3.50%	$27,925.00	$72,925.00
5/1/2031	$1,330,000.00			$27,137.50	$27,137.50
11/1/2031	$1,330,000.00	$45,000.00	4.00%	$27,137.50	$72,137.50
5/1/2032	$1,285,000.00			$26,237.50	$26,237.50
11/1/2032	$1,285,000.00	$45,000.00	4.00%	$26,237.50	$71,237.50
5/1/2033	$1,240,000.00			$25,337.50	$25,337.50
11/1/2033	$1,240,000.00	$50,000.00	4.00%	$25,337.50	$75,337.50
5/1/2034	$1,190,000.00			$24,337.50	$24,337.50
11/1/2034	$1,190,000.00	$50,000.00	4.00%	$24,337.50	$74,337.50
5/1/2035	$1,140,000.00			$23,337.50	$23,337.50
11/1/2035	$1,140,000.00	$50,000.00	4.00%	$23,337.50	$73,337.50
5/1/2036	$1,090,000.00			$22,337.50	$22,337.50
11/1/2036	$1,090,000.00	$55,000.00	4.00%	$22,337.50	$77,337.50
5/1/2037	$1,035,000.00			$21,237.50	$21,237.50
11/1/2037	$1,035,000.00	$55,000.00	4.00%	$21,237.50	$76,237.50
5/1/2038	$980,000.00			$20,137.50	$20,137.50
11/1/2038	$980,000.00	$60,000.00	4.00%	$20,137.50	$80,137.50
5/1/2039	$920,000.00			$18,937.50	$18,937.50
11/1/2039	$920,000.00	$60,000.00	4.00%	$18,937.50	$78,937.50
5/1/2040	$860,000.00			$17,737.50	$17,737.50
11/1/2040	$860,000.00	$65,000.00	4.13%	$17,737.50	$82,737.50
5/1/2041	$795,000.00			$16,396.88	$16,396.88
11/1/2041	$795,000.00	$65,000.00	4.13%	$16,396.88	$81,396.88
5/1/2042	$730,000.00			$15,056.25	$15,056.25
11/1/2042	$730,000.00	$70,000.00	4.13%	$15,056.25	$85,056.25
5/1/2043	$660,000.00			$13,612.50	$13,612.50
11/1/2043	$660,000.00	$70,000.00	4.13%	$13,612.50	$83,612.50
5/1/2044	$590,000.00			$12,168.75	$12,168.75
11/1/2044	$590,000.00	$75,000.00	4.13%	$12,168.75	$87,168.75
5/1/2045	$515,000.00			$10,621.88	$10,621.88
11/1/2045	$515,000.00	$80,000.00	4.13%	$10,621.88	$90,621.88
5/1/2046	$435,000.00			$8,971.88	$8,971.88
11/1/2046	$435,000.00	$80,000.00	4.13%	**$8,971.88**	**$88,971.88**
5/1/2047	$355,000.00			**$7,321.88**	**$7,321.88**
11/1/2047	$355,000.00	$85,000.00	4.13%	**$7,321.88**	**$92,321.88**
5/1/2048	$270,000.00			**$5,568.75**	**$5,568.75**
11/1/2048	$270,000.00	$85,000.00	0.04125	**$5,568.75**	**$90,568.75**
5/1/2049	$185,000.00			$3,815.63	$3,815.63
11/1/2049	$185,000.00	$90,000.00	0.04125	$3,815.63	$93,815.63
5/1/2050	$95,000.00			$1,959.38	$1,959.38
11/1/2050	$95,000.00	$95,000.00	0.04125	$1,959.38	$96,959.38
		$1,635,000.00		**$1,096,137.56**	**$2,731,137.56**

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Special Assessments-Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Debt Service

Principal Debt Retirement

The district pays regular principal payments to annually to pay down/retire the debt.

Interest Expense

The District Pays interest Expenses on the debt twice a year.

Riverbend West

Community Development District

Supporting Budget Schedule

FY 2027

Assessment Summary
Fiscal Year 2027 vs. Fiscal Year 2026

ASSESSMENT ALLOCATION

Assessment Area One

Product	OM Units	DS Units	General Fund FY 2027	General Fund FY 2026	General Fund Dollar Change	Debt Service Series 2016 FY 2027	Debt Service Series 2016 FY 2026	Debt Service Series 2016 Dollar Change	Debt Service Series 2019 FY 2027	Debt Service Series 2019 FY 2026	Debt Service Series 2019 Dollar Change	Total Assessments per Unit FY 2027	Total Assessments per Unit FY 2026	Total Assessments per Unit Dollar Change	Total Assessments per Unit Percent Change
Single Family	255	253	$2,207.61	$2,207.61	$0.00	$1,276.59	$1,276.59	$0.00	$0.00	$0.00	$0.00	$3,484.20	$3,484.20	$0.00	0%
Single Family Partial	84	84	$2,207.61	$2,207.61	$0.00	$0.00	$0.00	$0.00	$1,294.00	$1,294.00	$0.00	$3,501.61	$3,501.61	$0.00	0%
	339	**337**													

RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF RIVERBEND WEST COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS OF THE DISTRICT AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026 AND ENDING SEPTEMBER 30, 2027, AND REFERENCING THE MAINTENANCE AND BENEFIT SPECIAL ASSESSMENTS TO BE LEVIED BY THE DISTRICT FOR SAID FISCAL YEAR; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to June 15, 2026, submitted to the Board of Supervisors (the "Board") a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of Riverbend West Community Development District (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 annual budget and any proposed long-term financial plan or program of the District for future operations (the "Proposed Budget") the District filed a copy of the Proposed Budget with the general purpose 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 District further posted the Proposed Budget on its website as required pursuant to Section 189.016, Florida Statutes; and

WHEREAS, the Board set August 17, 2026 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, Section 190.008(2)(a), Florida Statutes requires that, prior to October 1 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 on a Cash Flow Budget basis, 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; and

WHEREAS, Section 190.021, Florida Statutes provides that the Annual Appropriation Resolution shall also fix the Maintenance Special Assessments and Benefit Special Assessments upon each piece of property within the boundaries of the District benefited, specifically and peculiarly, by the maintenance and/or capital improvement programs of the District, such levy representing the amount of District assessments necessary to provide for payment during the ensuing budget year of all properly authorized expenditures to be incurred by the District, including principal and interest of special revenue, capital improvement and/or benefit assessment bonds, in order for the District to exercise its various general and special powers to implement its single and specialized infrastructure provision purpose; and

WHEREAS, the Board finds and determines that the non-ad valorem special assessments it imposes and levies by this Resolution for maintenance on the parcels of property involved will constitute a mechanism by which the property owners lawfully and validly will reimburse the District for those certain special and peculiar benefits the District has determined are received by, and flow to, the parcels of property from the systems, facilities and services being provided, and that the special and peculiar benefits are apportioned in a manner that is fair and reasonable in accordance with applicable assessment methodology and related case law; and

WHEREAS, the Chair of the Board may designate the District Manager or other person to certify the non-ad valorem assessment roll to the Tax Collector in and for Hillsborough County political subdivision on compatible electronic medium tied to the property identification number no later than September 15, 2026 so that the Tax Collector may merge that roll with others into the collection roll from which the November tax notice is to be printed and mailed; and

WHEREAS, the proceeds from the collections of these imposed and levied non-ad valorem assessments shall be paid to the District; and

WHEREAS, the Tax Collector, under the direct supervision of the Florida Department of Revenue performs the state work in preparing, mailing out, collecting and enforcing against delinquency the non-ad valorem assessments of the District using the Uniform Collection Methodology for non-ad valorem assessments; and

WHEREAS, if the Property Appraiser and the Tax Collector have adopted a different technological procedure for certifying and merging the rolls, then that procedure must be worked out and negotiated with Board approval through the auspices of the District Manager before there are any deviations from the provisions of Section 197.3632, Florida Statutes, and Rule 12D-18, Florida Administrative Code.

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

Section 1. Recitals. The foregoing recitals are true and correct and are incorporated herein by reference.

Section 2. Budget

a. The Board has reviewed the District Manager's Proposed Budget, a copy of which is on file with the Office of the District Treasurer and the District's Local Records Office, and is hereby attached to this Resolution, and hereby approves certain amendments thereto, as referenced herein.

b. The District Manager's Proposed Budget, as amended by the Board, is adopted hereby in accordance with the provisions of Section 190.008(2)(a), Florida Statutes and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be revised subsequently as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2025/2026 and/or revised projections for Fiscal Year 2026/2027.

c. The adopted budget, as amended, shall be maintained in the Office of the District Treasurer and the District's Local Records Office in addition to being posted on the District's website as may be required by Florida law and identified as "The Budget for Riverbend West Community Development District for the Fiscal Year Ending September 30, 2027, as adopted by the Board of Supervisors on August 17, 2026.

Section 3. Appropriations

There is hereby appropriated out of the revenues of the District, for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 the sum of _ ($_________) to be raised by the applicable imposition and levy by the Board of applicable non-ad valorem special assessments and otherwise, which sum is deemed by the Board of Supervisors 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	$
DEBT SERVICE FUND	$
Total All Funds	$

Section 4. Supplemental Appropriations

The Board may authorize by resolution supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

a. The Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.

b. The Board may authorize an appropriation from the unappropriated balance of any fund.

c. The Board may increase any revenue or income budget account to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpended balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand Dollars ($10,000) or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred previously approved transfers included. Such transfer shall not have the effect of causing a more than $10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the applicable department director and the District Manager or Treasurer. The District Manager or Treasurer must establish administrative procedures, which require information on the request forms proving that such transfer requests comply with this section.

Section 5. Maintenance Special Assessment Levy: Fixed and Referenced and to be Levied by the Board

a. The Fiscal Year 2026/2027 Maintenance Special Assessment Levy (the "Assessment Levy") for the assessment upon all the property within the boundaries of the District based upon the special and peculiar benefit received and further based upon reasonable and fair apportionment of the special benefit, shall be in accordance with the attached Exhibit A, which levy represents the amount of District assessments necessary to provide for payment during the aforementioned budget year of all properly authorized expenditures to be incurred by the District, including principal and interest of special revenue, capital improvement and/or benefit assessment bonds. The Assessment Levy shall be distributed as follows:

General Fund O & M	$ **[See Assessment Levy Resolution 2026-06]**
Debt Service Fund	$ **[See Assessment Levy Resolution 2026-06]**

b. The designee of the Chair of the Board shall be the Manager or the Treasurer of the District designated to certify the non-ad valorem assessment roll to the Tax Collector in and for the Hillsborough County political subdivision, in accordance with applicable provisions of State law (Chapters 170, 190 and 197, Florida Statutes) and applicable rules (Rule 12D-18, Florida Administrative Code) which shall include not only the maintenance special assessment levy but also the total for the debt service levy, as required by and pursuant to law.

Section 6. Effective Date. This Resolution shall be effective immediately upon its adoption.

PASSED AND ADOPTED at a meeting of the Board of Supervisors of Riverbend West Community Development District this 17th day of August, 2026.

RIVERBEND WEST COMMUNITY DEVELOPMENT DISTRICT

Attest:

______________________________ ______________________________

Secretary/Assistant Secretary | Chairperson/Vice Chairperson

RESOLUTION 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERBEND WEST COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Riverbend West Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is located in Hillsborough County, Florida ("**County**");

WHEREAS, the Board of Supervisors of the District ("**Board**") hereby determines to undertake various activities described in the District's adopted budget for Fiscal Year 2026-2027 attached hereto as **Exhibit A** ("**FY 2026-2027 Budget**") and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2026-2027 Budget;

WHEREAS, the provision of the activities described in the FY 2026-2027 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector ("**Uniform Method**") pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser ("**Property Appraiser**") and County Tax Collector ("**Tax Collector**") to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel's portion of the FY 2026-2027 Budget ("**O&M Assessments**");

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments ("**Debt Assessments**") in the amounts shown in the FY 2026-2027 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference ("**Assessment Roll**");

WHEREAS, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2026-2027 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2026-2027 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2026-2027 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

a. **Uniform Method for all Debt Assessments and all O&M Assessments.** The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll**.** All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.

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

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED THIS 17th DAY OF AUGUST 2026.

Riverbend West Community Development District

Print Name:______________________ ____________________________

☐Secretary/☐Assistant Secretary ☐Chair/☐Vice Chair of the Board of Supervisors

Exhibit A: FY 2026-2027 Budget

RESOLUTION 2026-07

A RESOLUTION OF THE RIVERBEND WEST COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2026/2027

WHEREAS, the Riverbend West Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, and situated entirely within Hillsborough County, Florida; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time and location of the District's meetings; and

WHEREAS, the Board has proposed the Fiscal Year 2026/2027 annual meeting schedule as attached in Exhibit A;

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

1. The Fiscal Year 2026/2027 annual public meeting schedule attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 17th DAY OF AUGUST, 2026.

RIVERBEND WEST COMMUNITY DEVELOPMENT DISTRICT

ATTEST:

____
Secretary/Assistant Secretary

____
Chairperson/Vice Chairperson

EXHIBIT "A"

BOARD OF SUPERVISORS' MEETING DATES
RIVERBEND WEST COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2026/2027

October 19, 2026
November 16, 2026
December 21, 2026
January 18, 2027
February 15, 2027
March 15, 2027
April 19, 207
May 17, 2027
June 21, 2027
July 19, 2027
August 16, 2027
September 20, 2027

All meetings will convene at 6:00 p.m. at the Southshore Regional Library, located at 15816 Beth Shields Way, Ruskin, FL 33573.

RESOLUTION 2026-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERBEND WEST COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Riverbend West Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida ("HB 7013") and creating Section 189.0694, Florida Statutes; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2026, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District's achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District's Board of Supervisors ("Board") finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

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

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A.** The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare an annual report regarding the District's success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 17th day of August, 2026.

ATTEST:

RIVERBEND WEST
COMMUNITY DEVELOPMENT DISTRICT

____
Secretary/Assistant Secretary

____
Chair, Board of Supervisors

Exhibit A: Performance Measures/Standards and Annual Reporting

Exhibit A

INFRAMARK
COMMUNITY MANAGEMENT

Memorandum

To: Board of Supervisors

From: District Management

Date: August 17, 2026

RE: HB7013 – Special Districts Performance Measures and Standards

---

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during its 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2026), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2027 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals and objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as Exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance its commitment to the accountability and transparency of the District.

Goals, Objectives, and Annual Reporting Form

Riverbend West Community Development District ("District")
Performance Measures/Standards & Annual Reporting Form
October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least four regular Board of Supervisor ("Board") meetings per year to conduct District-related business and discuss community needs.
Measurement: Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.
Standard: A minimum of four Board meetings were held during the fiscal year.
Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.
Measurement: Timeliness and method of meeting notices as evidenced by posting to the District's website, publishing in local newspaper of general circulation, and or via electronic communication.
Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).
Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.
Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.
Standard: 100% of monthly website checks were completed by District Management or third party vendor.
Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.
Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.
Standard: 100% of site visits were successfully completed as described within District Management services agreement
Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.
Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to District's infrastructure and related systems.
Standard: Minimum of one inspection was completed in the fiscal year by the District's engineer.
Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.
Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District's website and/or within District records.
Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District's website.
Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the District's website the most recent versions of the following documents: Florida Auditor General link (https://flauditor.gov/) to obtain current and past Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.
Measurement: Florida Auditor General link (https://flauditor.gov/) to the Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.
Standard: District's website contains 100% of the following information: Department of Financial Services link to obtain Annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.
Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the Florida Auditor General link (https://flauditor.gov/) to the results to the District's website for public inspection and transmit to the State of Florida.
Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District's website and transmitted to the State of Florida.
Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District's website and transmitted to the State of Florida.
Achieved: Yes ☐ No ☐

SIGNATURES:
Chair/Vice Chair: ______________________________ Date: _______________
Printed Name: ________________________________
Riverbend West Community Development District

District Manager: ______________________________ Date: _____________________
Printed Name: ________________________________
Riverbend West Community Development District

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, June 15, 2026, at 6:00 p.m., at the SouthShore Regional Library, located at 15816 Beth Shields Way, Ruskin, Florida 33573.

Present and constituting a quorum were:

Clayton Patmagrian	Chairperson
Rebecca Hartsook	Vice Chairperson
Joe Collins	Assistant Secretary
Laura Ferreira	Assistant Secretary
Shalonda Antonie	Assistant Secretary

Also present, either in person or via communication media technology, were:

Heather Jackson	District Manager, Inframark
Christina Fowler	Field Inspection Coordinator, Inframark
Members of the Public	

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Mrs. Jackson called the meeting to order and called the roll. A quorum was established.

SECOND ORDER OF BUSINESS **Approval of Agenda**

There being no amendments,

> On MOTION by Ms. Antonie, seconded by Mr. Patmagrian, with all in favor, the Agenda for the Meeting was approved, as presented. (5-0)

THIRD ORDER OF BUSINESS **Public Comments on Agenda Items**

There being no public comments, the next order of business followed.

FOURTH ORDER OF BUSINESS Business Items

A. Consideration of Pine Lake Summer Annual Rotation Proposal #8939

> On MOTION by Mr. Patmagrian, seconded by Ms. Ferreira, with all in favor, Pine Lake Companies Summer Annual Rotation Proposal #8939 in the amount of $1,939.00, was approved. (5-0)

FIFTH ORDER OF BUSINESS Consent Agenda

A. Approval of May 18, 2026 Meeting Minutes

B. Acceptance of the Financial Report as of April 2026

C. Acceptance of the Final Audit Report for Fiscal Year 2025

There being no additions, corrections or deletions,

> On MOTION by Ms. Ferreira, seconded by Mr. Patmagrian, with all in favor, the Consent Agenda, including the Minutes of the May 18, 2026 Meeting, acceptance of the Financial Report as of April 2026, and acceptance of the Final Audit Report for Fiscal Year 2025, was approved. (5-0)

SIXTH ORDER OF BUSINESS Staff Reports

A. District Accountant

The accountant was not present, and there was nothing to report.

B. Aquatics Inspection Report

The Aquatics Inspection Report was presented, and discussion ensued regarding timeline of addition for the new gate installation.

C. Field Inspection Report for April 2026

The April 2026 Field Inspection Report was presented, and discussion ensued.

i. Proposal #338 Fence Repairs and Installation

> On MOTION by Mr. Patmagrian, seconded by Ms. Hartsook, with all in favor, Proposal #338 from Inframark for fence repairs and installation in an amount not to exceed $3,100.00, was approved. (5-0)

D. Landscape Report

The landscape representative was not present, and there was no report.

i. Proposal #8754 for Copper Plant Installation at Monument Sign

> On MOTION by Ms. Antoine, seconded by Mr. Collins, with all in favor, Proposal #8754 from Pine Lake Companies for Copper Plant installation at monument sign in the amount of $650.00, was approved. (5-0)

ii. Proposal #8945 for 200 Loropetalum Installation

> On MOTION by Mr. Collins, seconded by Mr. Patmagrian, with all in favor, Proposal #8945 from Pine Lake Companies for Loropetalum installation in the amount of $4,962.97, was approved. (5-0)

iii. Discussion of Hurricane Preparedness

Discussion ensued.

> On MOTION by Mr. Patmagrian, seconded by Ms. Ferreira, with all in favor, the Hurricane Preparedness Report was accepted. (5-0)

E. District Engineer

The District Engineer was not present, and there was no report.

i. Discussion of Ditch 7 Update

> On MOTION by Ms. Antoine, seconded by Ms. Hartsook, with all in favor, the Ditch 7 Proposal in the amount of $6,800.00 was approved. (5-0)

F. District Manager

i. Reminder of Form 1 Filing Deadline

Mrs. Jackson informed the Board of the next meeting, and discussion ensued to cancel the July meeting. They also discussed moving meeting for August due to SouthShore Library renovations.

The Board discussed the Form 1 filing deadline.

> On MOTION by Ms. Hartsook, seconded by Mr. Patmagrian, with all in for, the CDD Meeting scheduled to be held on Monday, July 20, 2026 at 6:00 p.m. shall be cancelled and will not be rescheduled. (5-0)

> On MOTION by Mr. Patmagrian, seconded by Ms. Ferreira, with all in favor, the Regular Meeting scheduled to be held Monday August 17, 2026 at 6:00 p.m., shall be held at Riverview Public Library, located at 9951 Balm Riverview Road, Riverview, Florida 33569, and placement of an advertisement was approved. (5-0)

SEVENTH ORDER OF BUSINESS **Board of Supervisors' Requests and Comments**

There being no requests or comments, the next order of business followed.

EIGHTH ORDER OF BUSINESS **Adjournment**

There being no further business,

> On MOTION by Mr. Patmagrian, seconded by Ms. Ferreira, with all in favor, the meeting was adjourned at 7:00 p.m. (5-0)

____
Clayton Patmagrian
Chairperson

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Riverbend West Community Development District

Financial Report

June 30, 2026

CLEAR PARTNERSHIPS

COLLABORATION LEADERSHIP EXCELLENCE ACCOUNTABILITY RESPECT

RIVERBEND WEST COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of June 30, 2026

(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	$ 154,321	$ -	$ -	$ -	$ -	$ -	$ 154,321
Due From Other Funds	-	105,868	2,888	972	-	-	109,728
Investments:							
Money Market Account	521,080	-	-	-	-	-	521,080
Prepayment Account	-	-	420	673	-	-	1,093
Reserve Fund	-	-	186,438	50,622	-	-	237,060
Revenue Fund	-	-	158,368	123,223	-	-	281,591
Prepaid Trustee Fees	1,706	-	-	-	-	-	1,706
Deposits	4,307	-	-	-	-	-	4,307
Fixed Assets							
Improvements Other Than Buildings (IOTB)	-	-	-	-	8,248,816	-	8,248,816
Amount Avail In Debt Services	-	-	-	-	-	753,653	753,653
Amount To Be Provided	-	-	-	-	-	4,825,347	4,825,347
TOTAL ASSETS	**$ 681,414**	**$ 105,868**	**$ 348,114**	**$ 175,490**	**$ 8,248,816**	**$ 5,579,000**	**$ 15,138,702**
LIABILITIES							
Accounts Payable	$ 1,870	$ -	$ -	$ -	$ -	$ -	$ 1,870
Accrued Taxes Payable	351	-	-	-	-	-	351
Bonds Payable	-	-	-	-	-	5,579,000	5,579,000
Due To Other Funds	109,728	-	-	-	-	-	109,728
TOTAL LIABILITIES	**111,949**	**-**	**-**	**-**	**-**	**5,579,000**	**5,690,949**

RIVERBEND WEST COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of June 30, 2026

(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 Trustee Fees	1,706	-	-	-	-	-	1,706
Restricted for:							
Debt Service	-	-	348,114	175,490	-	-	523,604
Unassigned:	567,759	105,868	-	-	8,248,816	-	8,922,443
TOTAL FUND BALANCES	**569,465**	**105,868**	**348,114**	**175,490**	**8,248,816**	**-**	**9,447,753**
TOTAL LIABILITIES & FUND BALANCES	**$ 681,414**	**$ 105,868**	**$ 348,114**	**$ 175,490**	**$ 8,248,816**	**$ 5,579,000**	**$ 15,138,702**

RIVERBEND WEST COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2026

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
REVENUES				
Interest - Investments	$ -	$ 9,685	$ 9,685	0.00%
Interest - Tax Collector	-	67	67	0.00%
Special Assmnts- Tax Collector	603,475	606,323	2,848	100.47%
TOTAL REVENUES	**603,475**	**616,075**	**12,600**	**102.09%**
EXPENDITURES				
Administration				
Supervisor Fees	12,000	5,800	6,200	48.33%
FICA Taxes	500	61	439	12.20%
ProfServ-Trustee Fees	7,800	8,351	(551)	107.06%
District Counsel	10,000	3,107	6,893	31.07%
District Engineer	16,000	6,752	9,248	42.20%
District Manager	52,970	39,728	13,242	75.00%
Auditing Services	4,600	4,940	(340)	107.39%
Website Hosting/Email Services	2,800	1,538	1,262	54.93%
Public Officials Insurance	3,260	2,515	745	77.15%
Legal Advertising	1,500	648	852	43.20%
Miscellaneous Services	1,000	134	866	13.40%
Payroll Services	-	(160)	160	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	112,605	73,589	39,016	65.35%
Utility Services				
Utility Services	55,000	28,261	26,739	51.38%
Total Utility Services	55,000	28,261	26,739	51.38%
Water-Sewer Comb Services				
Utility Services	2,500	1,738	762	69.52%
Total Water-Sewer Comb Services	2,500	1,738	762	69.52%
Stormwater Control				
Aquatic Maintenance	16,100	14,006	2,094	86.99%
Total Stormwater Control	16,100	14,006	2,094	86.99%
Other Physical Environment				
Field Services	7,560	5,670	1,890	75.00%
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%
Landscape Maintenance	94,228	65,610	28,618	69.63%
Landscape Replacement	7,500	985	6,515	13.13%

RIVERBEND WEST COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2026

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Ditch Repair	200,000	-	200,000	0.00%
Landscape- Storm Clean Up & Tree Removal	50,000	1,840	48,160	3.68%
Total Other Physical Environment	371,998	83,061	288,937	22.33%
Parks and Recreation				
R&M-Fence	10,000	1,075	8,925	10.75%
Holiday Decoration	3,000	2,535	465	84.50%
Dog Waste Station Supplies	2,772	1,342	1,430	48.41%
Total Parks and Recreation	15,772	4,952	10,820	31.40%
Contingency				
Misc-Contingency	29,500	3,325	26,175	11.27%
Total Contingency	29,500	3,325	26,175	11.27%
TOTAL EXPENDITURES	**603,475**	**208,932**	**394,543**	**34.62%**
Excess (deficiency) of revenues Over (under) expenditures	-	407,143	407,143	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**162,322**		
FUND BALANCE, ENDING		**$ 569,465**		

RIVERBEND WEST COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2026

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
REVENUES				
Special Assmnts- Tax Collector	$ 100,000	$ 100,000	$ -	100.00%
TOTAL REVENUES	**100,000**	**100,000**	**-**	**100.00%**
EXPENDITURES				
Contingency				
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	-	100,000	100,000	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**5,868**		
FUND BALANCE, ENDING		**$ 105,868**		

RIVERBEND WEST COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2026

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
REVENUES				
Interest - Investments	$ -	$ 10,671	$ 10,671	0.00%
Special Assmnts- Tax Collector	303,599	303,760	161	100.05%
TOTAL REVENUES	**303,599**	**314,431**	**10,832**	**103.57%**
EXPENDITURES				
Debt Service				
Principal Debt Retirement	114,000	114,000	-	100.00%
Interest Expense	191,705	191,705	-	100.00%
Total Debt Service	305,705	305,705	-	100.00%
TOTAL EXPENDITURES	**305,705**	**305,705**	**-**	**100.00%**
Excess (deficiency) of revenues Over (under) expenditures	(2,106)	8,726	10,832	-414.33%
OTHER FINANCING SOURCES (USES)				
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)	$ 8,726	$ 15,044	-414.33%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**341,315**		
FUND BALANCE, ENDING		**$ 350,041**		

RIVERBEND WEST COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2026

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
REVENUES				
Interest - Investments	$ -	$ 4,393	$ 4,393	0.00%
Special Assmnts- Tax Collector	102,174	102,226	52	100.05%
TOTAL REVENUES	**102,174**	**106,619**	**4,445**	**104.35%**
EXPENDITURES				
Debt Service				
Principal Debt Retirement	35,000	35,000	-	100.00%
Interest Expense	62,500	61,888	612	99.02%
Total Debt Service	97,500	96,888	612	99.37%
TOTAL EXPENDITURES	**97,500**	**96,888**	**612**	**99.37%**
Excess (deficiency) of revenues Over (under) expenditures	4,674	9,731	5,057	208.19%
OTHER FINANCING SOURCES (USES)				
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	$ 9,731	$ (4,291)	208.19%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**165,759**		
FUND BALANCE, ENDING		**$ 175,490**		

Bank Account Statement

Riverbend West CDD

Bank Account No.	5882		
Statement No.	26_06	**Statement Date**	06/30/2026

G/L Account No. 101001 Balance	154,320.98	**Statement Balance**	159,764.39
		Outstanding Deposits	0.00
Positive Adjustments	0.00	**Subtotal**	159,764.39
Subtotal	154,320.98	**Outstanding Checks**	-5,443.41
Negative Adjustments	0.00	**Ending Balance**	154,320.98
Ending G/L Balance	154,320.98		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
04/24/2026		JE000876	Payroll Services	ADP Wage Pay	1,000.00	1,000.00	0.00
06/05/2026		JE000943	Special Assmnts-Tax Collector	FY2026 Tax Roll Assessments Revenue	3,516.96	3,516.96	0.00
06/17/2026		JE000944	Special Assmnts-Tax Collector	FY2026 Tax Roll Assessments Revenue	7,033.90	7,033.90	0.00
Total Deposits					11,550.86	11,550.86	0.00
Checks							
							0.00
05/28/2026	Payment	100139	BGE INC	Inv: 45385	-2,925.67	-2,925.67	0.00
05/28/2026	Payment	100140	STRALEY ROBIN VERICKER	Inv: 28336	-261.50	-261.50	0.00
05/28/2026	Payment	100143	PINE LAKE NURSERY LLC	Inv: 9869	-7,290.22	-7,290.22	0.00
04/24/2026		JE000876	Payroll Services	ADP Wage Pay	-1,000.00	-1,000.00	0.00
06/03/2026	Payment	100144	OBSERVER MEDIA GROUP,INC.	Inv: 26-01759H	-85.31	-85.31	0.00
06/03/2026	Payment	100145	INFRAMARK LLC	Inv: 1166511, Inv: 1166509,	-1,406.00	-1,406.00	0.00
06/08/2026	Payment	1207	BETH BELLEMORE	Check for Vendor V00042	-100.00	-100.00	0.00
06/08/2026	Payment	100146	ADVANCED AQUATIC SERVICES, INC.	Inv: 10564093	-1,406.00	-1,406.00	0.00
06/08/2026	Payment	100147	PINE LAKE NURSERY LLC	Inv: 10080	-985.40	-985.40	0.00
06/18/2026	Payment	100148	STRALEY ROBIN VERICKER	Inv: 28480	-565.35	-565.35	0.00
06/18/2026	Payment	100149	PINE LAKE NURSERY LLC	Inv: 10110	-7,290.23	-7,290.23	0.00
06/18/2026	Payment	100150	INFRAMARK LLC	Inv: 181007, Inv: 1168343	-5,275.17	-5,275.17	0.00
06/18/2026	Payment	100151	BGE INC	Inv: 47191, Inv: 47190	-945.00	-945.00	0.00
06/18/2026	Payment	300039	BOCC	Inv: 052926-1492	-245.24	-245.24	0.00
06/17/2026		JE000945	Supervisor Fees	ADP Wage Pay 06/17/2026	-1,000.00	-1,000.00	0.00
Total Checks					-30,781.09	-30,781.09	0.00

Adjustments

Bank Account Statement

Riverbend West CDD

Bank Account No.	5882		
Statement No.	26_06	**Statement Date**	06/30/2026

Total Adjustments

Outstanding Checks

05/28/2026	Payment	100142	JOHNSON ENGINEERING, INC	Inv: 5625	-300.00
06/01/2026	Payment	300032	TECO	Inv: 040226-ACH	-4,533.77
05/27/2026	Payment	DD259	TECO	Payment of Invoice 000763	-609.64
Total Outstanding Checks					-5,443.41

Outstanding Deposits

Total Outstanding Deposits

RIVERBEND WEST
COMMUNITY DEVELOPMENT DISTRICT

Financial Snapshot
August 03, 2026

- **Current Cash Balances:**
  - Bank United Operating: $117,018.39
  - BankUnited MM: $521,080.30
- **Assessment collections:**
  - We are 100% fully collected on the tax roll.
- **Expenses:**
  - Current expenses make up 34.62% of the annual budget through the end of June 2026.
  - Total expenses for the first 9 months are approximately $208,932.00. This puts your average monthly burn rate of approximately $23,214.67 per month.

Riverbend West
Community Development District

Waterway Inspection Report

Reason for Inspection:
Quality Assurance

Inspection Date:
8/10/2026

Prepared for:
Riverbend West
Community Development District

Prepared by:
Jason Jasczak-Regional Manager

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

TABLE OF CONTENTS

Site Assessments

Phase I & II

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

Waterway Inspection Report | Page 2

Site Assessments

Pond 1

Comments:

Site Looks Good

Pond 1 is in stellar shape.

The native Gulf Spike Rush around the perimeter is healthy and robust.

Pond 2

Comments:

Site Looks Good

Pond 2 remains in great condition.

Nothing new to report.

Waterway Inspection Report | Page 3

Site Assessments

Wetland Buffer 3

Comments:

Site Looks Good

Inflow and outflow areas are treated monthly to ensure the system is functioning properly.

Pond 4

Comments:

Site Looks Good

Pond 4 looks great.

Despite the recent rains, the water level remains low.

Waterway Inspection Report | Page 4

Site Assessments

Ditch 5

Comments:

Site Looks Good

Ditch 5 looks good.

Water was free flowing with no obstructions.

Today is trash day and trash cans are overflowing across the street. May see an uptick in debris.

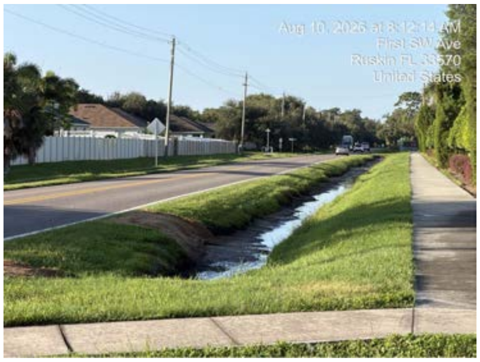
Ditch 6N

Comments:

Site Looks Good

Functionality of the system is performing as it should.

Photo 1- Car accident has caused damage to both sides of the ditch embankment.



Waterway Inspection Report | Page 5

Site Assessments

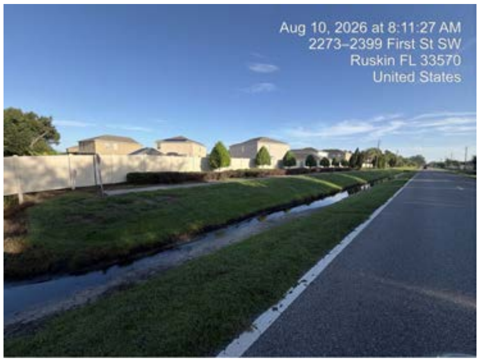
Ditch 6S

Comments:

Site Looks Good

Ditch 6S looks great.

Nothing new to report.



Ditch 7

Comments:

Requires Attention

The eastern portion of ditch 7 requires attention.

Upcoming treatment will reduce the amount of current growth.

Waterway Inspection Report | Page 6

Site Assessments

Ditch 8

Comments:

Site Looks Good

Ditch 8 looks great.

Water was free flowing and the control structure did not have any obstructions.

Waterway Inspection Report | Page 7

Site Assessments

Pond 1

Comments:

Treatment In Progress

Pond 1 was recently targeted for Hydrilla.

Positive results were observed and pond is in great shape.

Pond 2

Comments:

Requires Attention

Pond looks good.

The control structure on the SE homeowner side is starting to show undermining of the MES structure. Need to keep an eye on.

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Waterway Inspection Report | Page 8

Map

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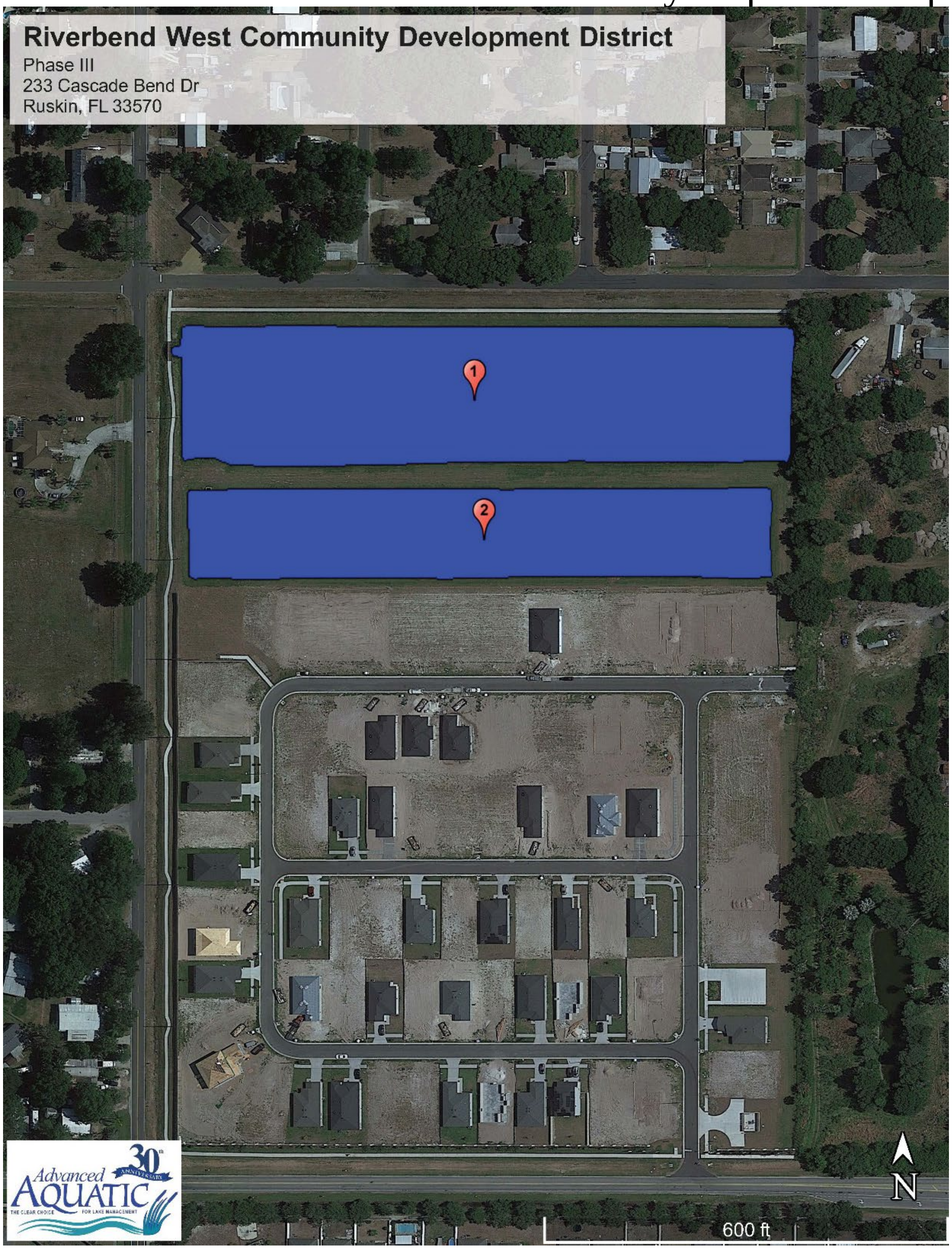
Waterway Inspection Report | Page 9



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Pine Lake Services

Monthly Irrigation Report

JOB NAME: Riverbend West	Job Number:
Technician: Roberto	EST#:
Date: 6/22/2026	Clock: Hunter ICC2
	Check Rain Sensor: Y / N
	Good

Zone:	Spray, Rotor, Drip	Run time:	Progra	Replace Nozzle	Replace Head	Broken Pipe	Straighten	Valve not operating	Other:	Comments
1	Drip	30	C			1-D				1 broken drip
2	Drip	30	C			1-D				1 broken drip
3	Sprays	25	A							
4	Sprays	25	A	2						2 broken nozzles
5	Drip	30	C							
6	Drip	30	C							
7	Rotors	60	A							
8	Drip	15	D							
9	Drip	30	D							
10	Drip	30	C							
11	Sprays	30	A	1	1					1 nozzle and spray
12	Sprays	30	A							
13	D/B	20	C							
14										
15										
16										
17										
18										
19										
20										
21										
22										
23										
24										

Qty:	Description:	Cost:	Total:
	General Labor	$80.00 per hr	
	Technical Labor - mainline, electrica	$85.00 per hr	
	Emergency, After hours, Overtime	$85.00 per hr	
	6" pop-up spray (Installed)	$34.71	
	12" pop-up spray (Installed)	$75.19	
	6" rotor head (Installed)	$70.77	
	Broken shrub riser (Installed)	$25.32	
	Straighten, Lower or Raise Head	$18.13	
	Drip line breaks	$8.75	
	Replace clogged nozzle	$10.05	
	Replace MP Rotator Nozzle	$17.01	
	Add 6" pop-up w/ pipe within 10'	$55.00	
	Add rotor w/ pipe within 10'	$75.00	
	Add bubbler within 10'	$50.00	
	Relocate head within 5'	$40.00	
	Replace solenoid	$156.74	
	Replace 1" valve (Installed)	$406.92	
	Replace 1.5" valve (Installed)	$616.73	
	Replace 2" valve (Installed)	$851.05	
	Repair 1/2" to 3/4" lateral line	$71.73	
	Repair 1" to 1 /4" lateral line	$93.94	
	Repair 1 1/2" to 2" lateral line	$158.63	
	Wireless rain/freeze sensor	$310.00	
	Wired in rain/freeze sensor	$125.00	
	Rectangular valve box	$140.00	
	10" round valve box	$60.00	
	Maxi jet stakes, with nozzle	$40.01	
	MISC:	$	
	MISC:	$	
		Total: $	

Starts	Program	Days
12am	A: sprays	Mon,wed,Friday
7pm	C: drip bubbler	Tues,thurs
6am	D: flower	Mon,wed,frid,sat

1.___ Completed

2.____

3.____

4.____

Page # ____of _____

Pine Lake Services

Monthly Irrigation Report

JOB NAME: Riverbend West	Job Number:
Technician: Roberto	EST#:
Date: 7/31/2026	Clock: Hunter ICC2
	Check Rain Sensor: Y / N Good

Zone:	Spray, Rotor, Drip	Run time:	Progra	Replace Nozzle	Replace Head	Broken Pipe	Straighten	Valve not operating	Other:	Comments
1	Drip	30	C							
2	Drip	30	C							
3	Sprays	25	A							
4	Sprays	25	A							
5	Drip	30	C							
6	Drip	30	C							
7	Rotors	60	A							Adjusted rotors for proper coverage
8	Drip	15	D							
9	Drip	30	D			3-D				3 broken drip
10	Drip	30	C			1-D				1 broken drip
11	Sprays	30	A							
12	Sprays	30	A							
13	D/B	20	C							
14										
15										
16										
17										
18										
19										
20										
21										
22										
23										
24										

Qty:	Description:	Cost:	Total:
	General Labor	$80.00 per hr	
	Technical Labor - mainline, electrical	$85.00 per hr	
	Emergency, After hours, Overtime	$85.00 per hr	
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	Wired in rain/freeze sensor	$125.00	
	Rectangular valve box	$140.00	
	10" round valve box	$60.00	
	Maxi jet stakes, with nozzle	$40.01	
	MISC:	$	
	MISC:	$	
		Total: $	

Starts		Days
12am	A: sprays	Mon,wed,Friday
7pm	C: drip bubbler	Tues,thurs
6am	D: flower	Mon,wed,frid,sat

1.___ Completed

2.____________________

3.____________________

4.____________________

Page # ____of _____

Riverbend West CDD July 2026

Field Inspection Report

Tuesday, 28 July 2026

Prepared For Board of Supervisors

16 Issues Identified

16 Issues Incomplete

Christy Fowler

Inframark

Issue 1

Assigned To: Pine Lake

Dog Park

Observation:
Ornamental grasses surrounding the dog park are declining and detract from the overall appearance of the area.

Recommendation:
Evaluate the landscape and provide enhancement recommendations.

Issue 2

Assigned To: Pine Lake

Dog Park Oak Tree

Observation:
The bubbler head surrounding the oak tree is missing, resulting in soil displacement around the tree base.

Recommendation:
Repair the irrigation and restore the affected area.

Issue 3

Assigned To: Pine Lake

Dog Park

Observation:
A discarded cup was shredded within the turf.

Recommendation:
Remove debris prior to mowing operations.

Issue 4

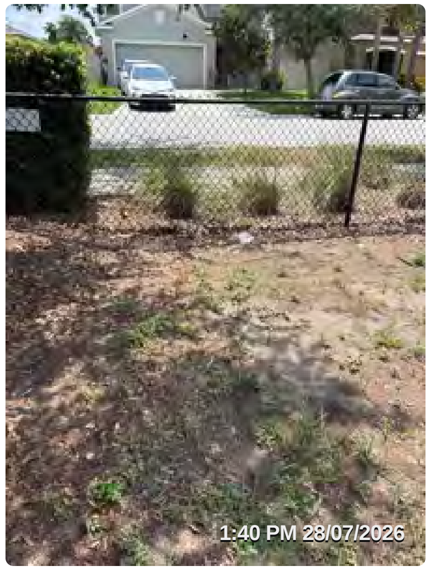
Assigned To: Pine Lake

Dog Park

Observation:
Trash was present throughout the dog park during the inspection. The mowing crew had not yet serviced the area.

Recommendation:
Remove debris during routine maintenance.


1:40 PM 28/07/2026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1:42 PM 28/07/2026


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Issue 5

Assigned To: Inframark Maintenance

Dog Park

Observation:

The fence along the rear of the dog park is damaged.

Recommendation:

Repair the damaged fence.

Issue 6

Assigned To: Advanced Aquatics

Pond 4

Observation:

Undesirable vegetation is present within the pond.

Recommendation:

Treat invasive vegetation.

Issue 7

Assigned To: Pine Lake

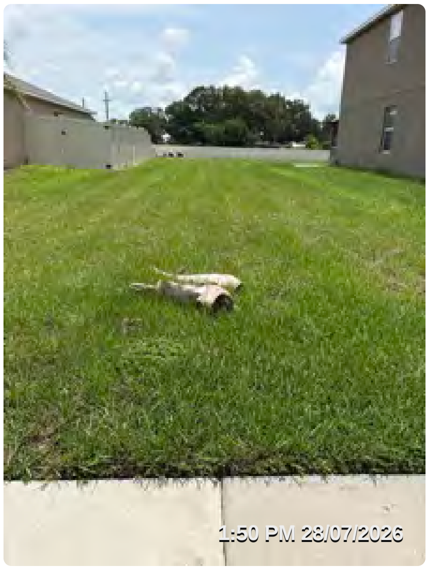
Pond 4 Access

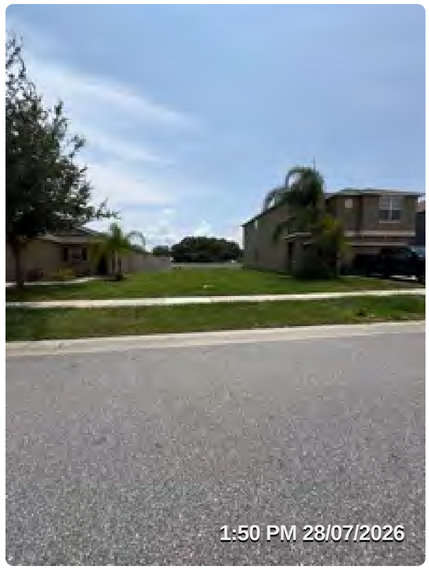
Observation:

Evidence of possible resident dumping is present within the pond access easement.

Recommendation:

Remove debris and continue to monitor the area.





Issue 8

Assigned To: Pine Lake

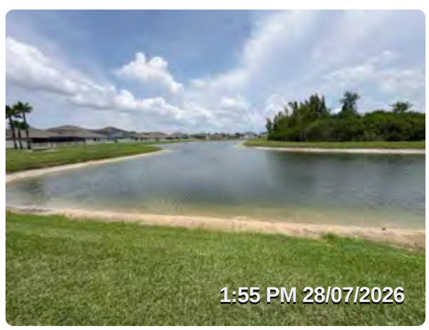
Pond 2

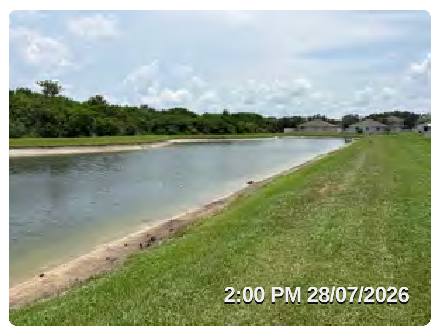
Observation:

Vegetation surrounding the pond warning signs requires trimming.

Recommendation:

Trim vegetation around the warning signs.





Issue 9

Assigned To: Pine Lake

4th Street SW

Observation:
Recently installed Loropetalum shrubs continue to establish.

Recommendation:
Continue monitoring establishment.

Issue 10

Assigned To: Pine Lake

Phase 1 Entrance Monument

Observation:
Recently installed Copperleaf plantings continue to establish. Arboricola shrubs would benefit from additional pruning to improve definition and layering.

Recommendation:
Continue monitoring establishment and maintain plant material as needed.

Issue 11

Assigned To: Pine Lake

Phase 1 Entrance Monument

Observation:
The irrigation valve box cover is obstructed and not readily accessible.

Recommendation:
Clear access to the valve box.

Issue 12

Assigned To: District Manager/Board

21st Avenue SW & 1st Street SW

Observation:

Erosion is occurring within the drainage ditch and is progressing toward the roadway.

Recommendation:

Evaluate and repair the erosion.

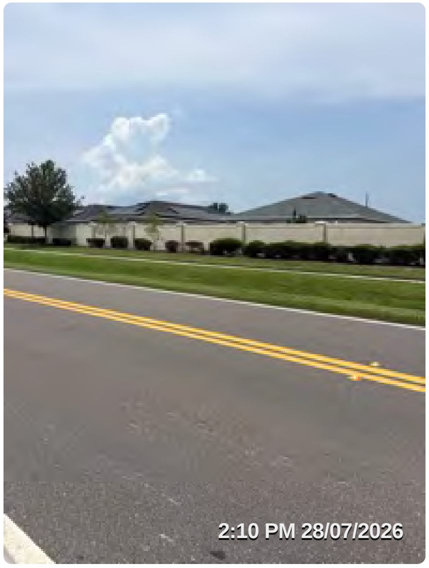
Issue 13

Assigned To: Pine Lake

21st Avenue SE

Observation:
Dead shrubs remain within the landscape bed.

Recommendation:
Remove and replace dead shrubs.



Issue 14

Assigned To: Pine Lake

Phase 3 Entrance

Observation:
The seasonal annuals are performing well and are in excellent condition.

Recommendation:
Continue routine maintenance.

Issue 15

Assigned To: Pine Lake

Landscape Bed

Observation:

Dead plant debris and trash are present within the shrub beds.

Recommendation:

Remove debris during routine landscape maintenance.

Issue 16

Assigned To: Pine Lake

Wildcat Place Monument / 21st Avenue SE

Observation:

The juniper requires treatment and the landscape bed edge is no longer well defined.

Recommendation:

Treat the juniper and redefine the landscape bed edge.

Proposal #9075

Riverbend West Monument Proposal 06.26

Date	6/19/2026
Customer	Heather Jackson | 368 Cascade Bend Dr. | Ruskin, FL 33570
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 old plant matierial at phase 3 monument and install variegated arboricola and bird of paradise.

Plant Installation

Items	Quantity	Unit
Arbicola Trinnette 3 Gal	12.00	EA
Bird of Paradise 7g	2.00	7gal
Freight	1.00	EA
Dumping Charge	1.00	EA
Topsoil	2.00	cuyd

Plant Installation: $1,537.50

Irrigation Repair/Installation

Irrigation Enhancement

Items	Quantity	Unit
Drip Line 250ft Roll	1.00	EA

Irrigation Enhancement: $234.85

Fuel Surcharge

Fuel Surcharge

Items	Quantity	Unit

Fuel Surcharge	1.00	EA

Fuel Surcharge: $18.00

PROJECT TOTAL: **$1,790.35**

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.

Fuel Surcharge. The monthly fee assumes a fuel cost of $3.50 per gallon (the "Baseline"), benchmarked to the U.S. Energy Information Administration's Weekly Retail Gasoline Prices, Lower Atlantic Region, All Grades, All Formulations (the "Index"), at www.eia.gov. If the Index value published for the first Monday of any invoiced month exceeds the Baseline by more than ten percent (10%), Contractor shall add a fuel surcharge to that month's invoice equal to two percent (2%) of the monthly fee for each $0.25 per gallon (or fraction thereof) by which the Index exceeds the Baseline. The surcharge will appear as a separate line item, with the calculation provided upon request.

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 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 Mana ger, 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 form 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

By ______________	**By** ______________
Michael Dunbar	**Heather Jackson**
Date 6/19/2026	**Date** ______________
Pine Lake Services, LLC	

Proposal #9095

Riverbend West - Mulch Proposal - 06.26

Date 7/6/2026

Customer Heather Jackson | 368 Cascade Bend Dr. | Ruskin, FL 33570

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.

Installation of Pine Bark mulch in common areas throughout property based on the approved mapping.

Demo and Prep

Items	Quantity	Unit
Mulch Installation	1.00	Dollars

Demo and Prep: $11,242.83

Fuel Surcharge

Fuel Surcharge

Items	Quantity	Unit
Fuel Surcharge	1.00	EA

Fuel Surcharge: $70.00

PROJECT TOTAL: **$11,312.83**

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.

Fuel Surcharge. The monthly fee assumes a fuel cost of $3.50 per gallon (the "Baseline"), benchmarked to the U.S. Energy Information Administration's Weekly Retail Gasoline Prices, Lower Atlantic Region, All Grades, All Formulations (the "Index"), at www.eia.gov. If the Index value published for the first Monday of any invoiced month exceeds the Baseline by more than ten percent (10%), Contractor shall add a fuel surcharge to that month's invoice equal to two percent (2%) of the monthly fee for each $0.25 per gallon (or fraction thereof) by which the Index exceeds the Baseline. The surcharge will appear as a separate line item, with the calculation provided upon request.

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 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 Mana ger, 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 form 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

By ______________	**By** ______________
Michael Dunbar	**Heather Jackson**
Date 7/6/2026	**Date** ______________
Pine Lake Services, LLC	


DOMINO DR N
N DOMINO DR
DOMINO DR S
DOMINO DR S
BLUE ALICE SPRING CT
EAGLE SUMMIT DR
FOURTH ST SW
21ST AVE SW
21ST AVE SW
21ST AVE SE
Lux Legaci Beauty
368 Cascade Bend Dr
ROANOKE SPRINGS D
SERENITY MILL LOOP
CASCADE BEND DR
FIRST SW AVE
PURPLE ORCHID PL
FOURTH ST SW
SMOKEY HILL AVE
CASCADE BEND DR
CASCADE BEND DR
24TH AVE SW
FIRST ST SW
SIXTH ST SW
Riverbend Wes
368 Cascade Bend
Ruskin, FL 335

FLORIDA INSURANCE ALLIANCE
DISTRICTS PACKAGE APPLICATION

Covered Party:	Riverbend West Community Development District
Mailing Address:	c/o Inframark
	313 Campus Street Celebration, FL 34747
FEIN:	36-4797884
Physical County:	Hillsborough
Contact:	Heather Jackson
Title:	District Manager
Phone #:	656.223.7011
Email:	hjackson@inframark.com
Coverage Term:	10/1/2026 - 10/1/2027
Year Entity was established:	**2014**

Coverages being requested. Please select with an "Yes" or "No"	
General Liability (includes Hired Non-Owned Auto)	Yes
Public Officials Liability/Employment Practices Liability	Yes
Crime	Yes
Automobile Liability	No
Property	Yes
Inland Marine	No
Automobile Physical Damage	No
Workers Compensation	No
Excess Liability	No

CERTIFICATION
This Application must be signed by the "Ranking Elected / Appointed Official" of the Entity making the application (e.g. District Manager / equivalent Officer) or the Risk Manager (or ranking official) assigned this function.

SIGNATURE: ____________________

TITLE: ____________________

DATE: ____________________

For your protection, the following Fraud Warning is required to appear on this application:

FLORIDA FRAUD STATEMENT
Any person who knowingly and with intent to injure, defraud or deceive any insurer, files a statement of claim or an application containing any false, incomplete or misleading information is guilty of a felony of the third degree.