INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Riverbend West Community Development District

October 19, 2026

Meeting Agenda Package

2005 PAN AM CIRCLE, SUITE 300
TAMPA, FLORIDA 33607

CLEAR PARTNERSHIPS

C COLLABORATION
L LEADERSHIP
E EXCELLENCE
A ACCOUNTABILITY
R RESPECT

Riverbend West Community Development District

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

Staff:
Heather Jackson, District Manager
John Vericker, District Counsel
Phil Chang, District Engineer
Christy Fowler, Field Services
Epi Carvajal, Pine Lake Nursery
Jason Jasczak, Advanced Aquatic
Jennifer Stewart, District Accountant
Janice Swade, Admin. Assistant

Regular Meeting Agenda
Monday, October 19, 2026, at 6:00 p.m.

The Regular Meeting of the Riverbend West Community Development District will be held on Monday, October 19, 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: 283 681 706 786 586 Passcode: 43V2rr6P
https://teams.microsoft.com/meet/283681706786586?p=iEevFgmCdQQvbmHwP3

Following is the Agenda for the Meeting:

1. **CALL TO ORDER/ROLL CALL**
2. **APPROVAL OF AGENDA** Page 2
3. **PUBLIC COMMENTS ON AGENDA ITEMS**
4. **BUSINESS ITEMS**
   - **A.** Discussion Regarding Future Meetings……..…...Page 3
   - **B.** Consideration of Proposal #10210 from Pine Lake Companies for Plant fill-ins.……....Page 4
   - **C.** Ratification of Engagement Letter for Fiscal Year 2026 Auditing Services…….....Page 6
5. **CONSENT AGENDA**
   - **A.** Approval of Minutes of the September 21, 2026 Meeting…….....Page 19
   - **B.** Acceptance of the Financial Report as of August 2026…….....Page 23
     - **i.** Financial Snapshot……..…….Page 31
6. **STAFF REPORTS**
   - **A.** District Accountant
   - **B.** Aquatics Inspection Report……...….Page 32
   - **C.** Irrigation Report…….....Page 34
   - **D.** Field Inspection Report for September 2026……..…...Page 36
   - **E.** Landscape Report……....Page 68
   - **F.** District Engineer
   - **G.** District Manager
7. **BOARD OF SUPERVISORS' REQUESTS AND COMMENTS**
8. **ADJOURNMENT**

From: Janice Swade <jswade@azuria.com>
Sent: Thursday, September 24, 2026 4:25 PM
To: Heather Jackson <hjackson@azuria.com>
Subject: RIVERBEND WEST

I was trying to book the next three months for Riverbend West at the Library. For their 12/21 Meeting, the library closes at 6:00 p.m. For their 1/18 meeting, the library is closed, as it is Martin Luther King, Jr. Day. Do you want me to reschedule these meetings or do you want to meet somewhere else?

Proposal #10210

Riverbend west - Plant fill ins

Date 10/10/2026

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

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

Pine Lake would like to thank you for the opportunity. If you have any questions, please feel free to contact us at any time at projects@pinelakeLLC.com or (813) 948-4736.

Muhly will be planted by dog park on Cascade bend DR

viburnum will be planted leaping wildcat place and 21st ave

Plant Material Install

Plant Material Install

Items	Quantity	Unit
Viburnum Suspensum 3g	10.00	EA
muhly grass 3g	8.00	EA

Plant Material Install: $332.60

Fuel Surcharge

Fuel Surcharge

Items	Quantity	Unit
Fuel Surcharge	1.00	EA

Fuel Surcharge: $5.56

PROJECT TOTAL: **$338.16**

Terms & Conditions

Pine Lake will provide only the labor, material, equipment, and services expressly identified in the Proposal. Any item, service, quantity, detail, or responsibility not expressly included in the Proposal is excluded.

All invoices are due Net 30 from the invoice date. Past-due amounts will accrue interest at a rate of 1.5% per month or the maximum lawful rate, whichever is less. Customer will be responsible for reasonable collection expenses, court costs, lien-recording costs, and attorney's fees incurred by Pine Lake in collecting undisputed amounts due under this Agreement.

Any proposal exceeding $5,000 may be subject to a deposit of up to fifty percent (50%) before ordering materials or scheduling. The remaining balance will be invoiced upon substantial completion and is due Net 30 from the invoice date.

Proposal is valid for thirty (30) days unless otherwise stated.

Unless otherwise stated in the Proposal, trees and plant material supplied and installed by Pine Lake are warranted for one (1) year from substantial completion, subject to all conditions and exclusions below.

The plant warranty applies only if i) all invoices have been paid in full, ii) a functioning irrigation system provides appropriate coverage, iii) plants receive proper watering and maintenance, iv) Customer promptly notifies Pine Lake of visible stress or decline, v) the plant material has not been moved, disturbed, pruned, treated, or altered by others in a manner affecting its health.

Pine Lake is not responsible for, and the warranty does not cover, any loss, damage, decline, or failure caused by conditions, events, persons, or circumstances outside Pine Lake's reasonable control, including weather, site conditions, vandalism, animals, vehicles, chemicals, or damage caused by the Customer, other contractors, maintenance providers, tenants, or third parties.

Pricing assumes reasonable site access, finished grades, suitable planting soil, unobstructed work areas, and functioning water and irrigation systems. Rock, buried debris, unsuitable or contaminated soil, roots, concealed irrigation, drainage problems, unmarked utilities, underground obstructions, and other conditions not reasonably observable before work begins are excluded and will be treated as additional work.

Customer is responsible for identifying and accurately marking private utilities and concealed improvements, including private electrical lines, irrigation lines, drainage systems, landscape lighting, communications cables, pool equipment, invisible fencing, and other privately installed systems.

Pine Lake will not be responsible for damage to unmarked, incorrectly marked, concealed, or inaccurately disclosed utilities or improvements, except to the extent directly caused by Pine Lake's negligence. Repair or relocation of existing utilities, irrigation, drainage, electrical systems, hardscape, pavement, concrete, curbing, pavers, or other improvements is excluded unless expressly included in the Proposal.

By		**By**	
	Raul Sanchez Gonzalez		**Heather Jackson**
Date	10/10/2026	**Date**	
	Pine Lake Services, LLC		**Inframark**

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Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

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

October 6, 2026

Riverbend West Community Development District
Inframark LLC
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

The Objective and Scope of the Audit of the Financial Statements

You have requested that Berger, Toombs, Elam, Gaines & Frank CPAs PL ("we") audit the governmental activities and each major fund of Riverbend West Community Development District (the "District") as of and for the year ended September 30, 2026, which collectively comprise the District's basic financial statements. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter for the year ended September 30, 2026, and thereafter if mutually agreed upon by Riverbend West Community Development District and Berger, Toombs, Elam, Gaines & Frank.

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

The Responsibilities of the Auditor

We will conduct our audit in accordance with GAAS, GAS, and Chapter 10.550, Rules of the Auditor General. Those standards require that we comply with applicable ethical requirements. As part of an audit in accordance with GAAS and GAS, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

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

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2. Consider the entity's system of internal control in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit;

3. Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation; and

4. Conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

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

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

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

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

Management is responsible for:

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

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2. The design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the District involving management, employees who have significant roles in internal control, and others where fraud could have a material effect on the financial statements;

3. Informing us of its knowledge of any allegations of fraud or suspected fraud affecting the District received in communications from employees, former employees, analysts, regulators, short sellers, vendors, customers or others;

4. Establishing and maintaining a process for tracking the status of audit findings and recommendations; and

5. Identifying for us previous financial audits, attestation engagements, performance audits, or other studies related to the objectives of this engagement, including any corrective actions taken to address significant findings and recommendations resulting from those audits, engagements, or studies, and providing management's views on our current findings, conclusions, and recommendations, as well as planned corrective actions, for inclusion in our report.

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

As part of our engagement, we will apply certain limited procedures to the District's RSI, which will consist of Management's Discussion and Analysis and the budgetary comparison schedule, in accordance with GAAS. These limited procedures will consist of management inquiries regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the RSI because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Management is responsible for preparing and providing the information required by Section 218.39(3)(c), Florida Statutes, for inclusion in the management letter required by Chapter 10.550, Rules of the Auditor General. We will provide no assurance on this information.

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

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

1. For the preparation and fair presentation of the financial statements in accordance with U.S. GAAP;

2. To evaluate subsequent events through the date the financial statements are issued. Management also agrees that it will not conclude on subsequent events earlier than the date of the management representation letter referred to below;

3. For the design, implementation and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error;

4. For report distribution; and

5. To provide us with:

    a. Access to all information of which management is aware that is relevant to the preparation and fair presentation of the financial statements including information relevant to disclosures;

    b. Information relevant to the preparation and fair presentation of the financial statements, when needed, to allow for the completion of the audit in accordance with the proposed timeline;

    c. Additional information that we may request from management for the purpose of the audit; and

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

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

1. That management has fulfilled its responsibilities as set out in the terms of this Engagement Letter; and

2. That it believes the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

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Reporting

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

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

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

1. Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with GAS;

2. Auditor General Management Letter; and

3. Report on Compliance with Section 218.415, Florida Statutes

Communications with Those Charged with Governance

We are responsible for ensuring that those charged with governance are informed about certain matters related to the conduct of the audit, including (i) our responsibilities under GAAS and GAS, (ii) an overview of the planned scope and timing of the audit, (iii) significant findings from the audit, including our views about the qualitative aspects of the District's accounting practices, difficulties encountered in performing the audit, and any uncorrected or corrected misstatements, and (iv) other significant matters, including any disagreements with management.

Records and Assistance

During the course of our engagement, we may accumulate records containing data that should be reflected in the District's books and records. The District will determine that all such data, if necessary, will be so reflected. Accordingly, the District will not expect us to maintain copies of such records in our possession. The assistance to be supplied by District personnel, including the preparation of schedules and analyses of accounts, will be discussed and coordinated with a designated individual, serving on behalf of management. The timely and accurate completion of this work is an essential condition for our completion of the audit and issuance of our audit report.

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Non-audit Services

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

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

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

1. The District will designate a qualified individual, serving in a management capacity, who possesses suitable skill, knowledge, and experience to oversee the services;

2. The designated individual will assume all management responsibilities for the subject matter and scope of the non-audit service described above;

3. The District will evaluate the adequacy and results of the services performed; and

4. The District accepts responsibility for the results and ultimate use of the services.

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

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Fees and Costs

Our fees for the services described above are based upon the value of the services performed and the time required by the individuals assigned to the engagement, plus direct expenses. Billings are due upon submission. Our fee for the services described in this letter for the year ended September 30, 2026 will not exceed $5,125 unless the scope of the engagement is changed, the assistance which the District has agreed to furnish is not provided, or unexpected conditions are encountered, in which case we will discuss the situation with you before proceeding. Our fee and the timely completion of our work are based on anticipated cooperation from District personnel, timely responses to our inquiries, timely completion and delivery of client assistance requests, timely communication of all significant accounting and financial reporting matters, and the assumption that no unexpected circumstances will be encountered during the engagement. All other provisions of this letter will survive any fee adjustment.

Use and Ownership; Access to Audit Documentation

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

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

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

Other Relevant Information

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

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Limitation of Liability and Claim Resolution

To the fullest extent permitted by Florida law, our firm shall not be liable for any loss of profits, business interruption, or other consequential, incidental, or punitive damages. In all circumstances, the total liability for any claim arising from this engagement will not exceed the total amount of the fees paid by the District to Berger, Toombs, Elam, Gaines & Frank under this Engagement Letter. Notwithstanding the foregoing, nothing in this limitation of liability provision shall, or shall be interpreted or construed to, relieve the District of its payment obligations to Berger, Toombs, Elam, Gaines & Frank under this Engagement Letter.

Confidentiality

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

Retention of Records

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

File Inspections

In accordance with professional regulations, and by our firm's policy, our client files may periodically be reviewed by practice inspectors and by other engagement file reviewers to ensure that we are adhering to our professional and firm's standards. File reviewers are required to maintain the confidentiality of client information.

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Termination

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

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

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

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

Miscellaneous

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

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

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

Governing Law

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

Dispute Resolution

The District agrees that any dispute that may arise regarding the meaning, performance, or enforcement of this Engagement Letter will, prior to resorting to litigation, be submitted to mediation, and that it will engage in the mediation process in good faith once a written request to mediate has been given by either party. The results of any such mediation will be binding only upon the agreement of each party to be bound. The costs of any mediation proceeding will be shared equally by the participating parties. This provision does not waive or limit the dispute-resolution, liability, or other provisions set forth elsewhere in this Engagement Letter.

Entire Agreement

This Engagement Letter constitutes the entire agreement between Berger, Toombs, Elam, Gaines & Frank and the District, and supersedes all prior agreements, understandings, and proposals, whether oral or written, relating to the subject matter of this Engagement Letter including any separate nondisclosure agreement executed between the parties. If any term or provision of this Engagement Letter is determined to be invalid or unenforceable, such term or provision will be deemed stricken and all other terms and provisions will remain in full force and effect.

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

E-Verify Requirements

We shall register with and use the E-Verify system to verify the work authorization status of all new employees. We shall require each subcontractor performing work under this Engagement Letter to register with and use the E-Verify system. If we enter into a contract with a subcontractor, the subcontractor shall provide us with an affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien, and we shall maintain a copy of the affidavit for the duration of this Engagement Letter. The parties shall comply with the termination requirements of Section 448.095(5)(c), Florida Statutes.

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Public Records

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

1. Keep and maintain public records required by the District to perform the services or work set forth in this Engagement Letter;

2. Upon request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law;

3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of this Engagement Letter if we do not transfer the records to the District; and

4. Upon completion of this Engagement Letter, transfer, at no cost to the District, all public records in our possession, or keep and maintain public records required by the District to perform the service or work provided for in this Engagement Letter. If we transfer all public records to the District upon completion of this Engagement Letter, we shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If we keep and maintain public records upon completion of this Engagement Letter, we shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format compatible with the District's information technology systems.

We acknowledge that requests to inspect or copy public records relating to this Engagement Letter must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If the District notifies us of a public records request for records not in the District's possession but in our possession, we shall provide the records to the District or allow the records to be inspected or copied within a reasonable time. If we fail to provide the public records to the District within a reasonable time, we may be subject to penalties under Section 119.10, Florida Statutes.

IF THE AUDITOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE AUDITOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS C/O INFRAMARK LLC, 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FLORIDA 33607; TELEPHONE: (813) 873-7300; EMAIL: publicrecords@azuria.com

Docusign Envelope ID: 670655DE-DB38-865C-8253-FA8ADF4B1557

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL

Electronic Signatures and Counterparts

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

Acknowledgement and Acceptance

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

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

Sincerely,

Berger Toombs Elam Gaines + Frank

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

Confirmed on behalf of the addressee:

Sign: Signed by: Clayton Patmagrian FB10E561F4DF490...

Title: President

Date: 10/10/2026

Docusign Envelope ID: 670655DE-DB38-865C-8253-FA8ADF4B1557

6930 Gall Boulevard
Suite 200
Zephyrhills, FL 33542

813.788.2155
DGPerry.com

Report on the Firm's System of Quality Control

December 4, 2025

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

We have reviewed the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, in effect for the year ended May 31, 2025. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards). A summary of the nature, objectives, scope, limitations of, and the procedures performed in a system review as described in the Standards may be found at www.aicpa.org/prsummary. The summary also includes an explanation of how engagements identified as not performed or reported on in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

Firm's Responsibility

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

Peer Reviewer's Responsibility

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

Required Selections and Considerations

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

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

Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL , in effect for the year ended May 31, 2025 has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of pass, pass with deficiency(ies), or fail. Berger, Toombs, Elam, Gaines & Frank, CPAs, PL has received a peer review rating of pass.

DG Perry

DGPerry
CPAs + Advisors

MINUTES OF MEETING
RIVERBEND WEST
COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the Riverbend West Community Development District was held on Monday, September 21, 2026, at 6:00 p.m., at the Riverview Public Library, located at 9951 Balm Riverview Road, Riverview, Florida 33569.

Present and constituting a quorum were:

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

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

Heather Jackson	District Manager, 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**

Ms. 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. Antoine, seconded by Mr. , with all in favor, the Agenda for the Meeting was approved, as presented. (4-0)

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 Proposal from Blue Wave Lighting for Permanent Architectural Track Lighting

> On MOTION by Mr. Collins, seconded by Ms. Hartsook, with all in favor, the Proposal from Blue Wave Lighting for architectural track lighting in the amount of $5,700.00 was approved, and Ms. Fowler was authorized to follow up with vendor and inform them of approval. (4-0)

B. Consideration of Contract from Advanced Aquatic for Additional Services Debris Removal

The vendor will revise the proposals to include only the additional ditch cleaning work and will present the updated proposals at the October Board meeting.

C. Consideration of Estimate 548 from Inframark for Debris Removal

This item was tabled indefinitely.

D. Consideration of Proposal 9842 from Pine Lake Companies to Remove and Grind Dead Maple

> On MOTION by Mr. Patmagrian, seconded by Mr. Collins, with all in favor, Proposal 9842 from Pine Lake Companies to remove and grind dead Maple in the amount of $1,144.00, with a not to exceed amount of $1,600.00 for replacement proposal of Maple. (4-0)

E. Consideration of Proposal 9095 from Pine Lake Companies for Installation of Mulch

This item was approved at last month's meeting.

F. Consideration of Proposal 9075 from Pine Lake Companies for Phase 3 Monument Planting

This item was approved at last month's meeting.

FIFTH ORDER OF BUSINESS Consent Agenda

A. Approval of Minutes of the August 17, 2026 Meeting

Line 36 needs a description of the person making the motion, just states *Ms.*

> On MOTION by Mr. Patmagrian, seconded by Ms. Hartsook, with all in favor, the Minutes of the August 17, 2026 Meeting were approved, as amended. (4-0)

B. Acceptance of the Financial Report as of July 2026

> On MOTION by Mr. Patmagrian, seconded by Mr. Collins, with all in favor, the Financial Report as of July 2026, was accepted.

i. Financial Snapshot

Ms. Jackson provided information to the Board.

SIXTH ORDER OF BUSINESS **Staff Reports**

A. District Accountant

There being no report, the next order of business followed.

B. Aquatics Inspection Report

Discussion ensued.

C. Irrigation Report

Discussion ensued.

D. Field Inspection Report for August/September 2026

The report was presented, and discussion ensued.

E. Landscape Report

Mr. Gonzalez introduced himself to the Board as the new Account Manager for the District. Discussion ensued.

F. District Engineer

Ms. Jackson informed the Board that $100,000.00 has been allocated to the Reserve Fund for Fiscal Year 2026. However, the funds are not currently earning interest because a separate bank account for the Reserve Fund has not yet been established. The District currently maintains both an operating account and a money market account with BankUnited. The Board discussed opening the reserve account with either BankUnited or Valley Bank, which is offering a slightly higher interest rate. A motion was made to open the reserve fund account with Valley Bank. Motion: Rebecca/Shalonda

> On MOTION by Ms. Hartsook, seconded by Ms. Antoine, with all in favor, opening of a Reserve Fund Account with Valley Bank was approved. (4-0)

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

Mr. Collins requested that Ms. Jackson contact the District Engineer regarding the open permit for Ditch 7 to determine whether the excavation of additional ditches could be included under the existing permit. Mr. Collins will provide Ms. Jackson with a follow-up email containing the details. Ms. Jackson will forward the information to the District Engineer for review and follow-up.

EIGHTH ORDER OF BUSINESS **Adjournment**

There being no further business,

On MOTION by Ms. Hartsook, seconded by Mr. Patmagrian, with all in favor, the meeting was adjourned at 7:11 p.m. (4-0)

_____
Chairperson/Vice Chairperson

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Riverbend West Community Development District

Financial Report

August 31, 2026

CLEAR PARTNERSHIPS



RIVERBEND WEST COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of August 31, 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	$ 80,425	$ -	$ -	$ -	$ -	$ -	$ 80,425
Due From Other Funds	-	105,868	2,888	972	-	-	109,728
Investments:							
Money Market Account	524,021	-	-	-	-	-	524,021
Prepayment Account	-	-	423	677	-	-	1,100
Reserve Fund	-	-	187,453	50,622	-	-	238,075
Revenue Fund	-	-	159,230	124,169	-	-	283,399
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	**$ 610,459**	**$ 105,868**	**$ 349,994**	**$ 176,440**	**$ 8,248,816**	**$ 5,579,000**	**$ 15,070,577**
LIABILITIES							
Accounts Payable	$ 1,756	$ -	$ -	$ -	$ -	$ -	$ 1,756
Accrued Taxes Payable	351	-	-	-	-	-	351
Bonds Payable	-	-	-	-	-	5,579,000	5,579,000
Due To Other Funds	109,728	-	-	-	-	-	109,728
TOTAL LIABILITIES	**111,835**	**-**	**-**	**-**	**-**	**5,579,000**	**5,690,835**
FUND BALANCES							
Nonspendable:							
Prepaid Trustee Fees	1,706	-	-	-	-	-	1,706
Restricted for:							
Debt Service	-	-	349,994	176,440	-	-	526,434
Unassigned:	496,918	105,868	-	-	8,248,816	-	8,851,602
TOTAL FUND BALANCES	**498,624**	**105,868**	**349,994**	**176,440**	**8,248,816**	**-**	**9,379,742**
TOTAL LIABILITIES & FUND BALANCES	**$ 610,459**	**$ 105,868**	**$ 349,994**	**$ 176,440**	**$ 8,248,816**	**$ 5,579,000**	**$ 15,070,577**

RIVERBEND WEST COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 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	$ -	$ 12,625	$ 12,625	0.00%
Interest - Tax Collector	-	106	106	0.00%
Special Assmnts- Tax Collector	603,475	606,323	2,848	100.47%
TOTAL REVENUES	**603,475**	**619,054**	**15,579**	**102.58%**
EXPENDITURES				
Administration				
Supervisor Fees	12,000	6,800	5,200	56.67%
FICA Taxes	500	61	439	12.20%
ProfServ-Trustee Fees	7,800	8,351	(551)	107.06%
District Counsel	10,000	4,076	5,924	40.76%
District Engineer	16,000	6,752	9,248	42.20%
District Manager	52,970	48,556	4,414	91.67%
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	801	699	53.40%
Miscellaneous Services	1,000	139	861	13.90%
Payroll Services	-	(160)	160	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	112,605	84,544	28,061	75.08%
Utility Services				
Utility Services	55,000	39,968	15,032	72.67%
Total Utility Services	55,000	39,968	15,032	72.67%
Water-Sewer Comb Services				
Utility Services	2,500	2,037	463	81.48%
Total Water-Sewer Comb Services	2,500	2,037	463	81.48%
Stormwater Control				
Aquatic Maintenance	16,100	15,412	688	95.73%
Total Stormwater Control	16,100	15,412	688	95.73%
Other Physical Environment				
Field Services	7,560	6,930	630	91.67%
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	80,190	14,038	85.10%
Landscape Replacement	7,500	9,811	(2,311)	130.81%
Ditch Repair	200,000	19,575	180,425	9.79%
Landscape- Storm Clean Up & Tree Removal	50,000	1,840	48,160	3.68%
Total Other Physical Environment	371,998	127,302	244,696	34.22%

RIVERBEND WEST COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2026

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Parks and Recreation				
R&M-Fence	10,000	5,220	4,780	52.20%
Holiday Decoration	3,000	2,535	465	84.50%
Dog Waste Station Supplies	2,772	1,804	968	65.08%
Total Parks and Recreation	15,772	9,559	6,213	60.61%
Contingency				
Misc-Contingency	29,500	3,930	25,570	13.32%
Total Contingency	29,500	3,930	25,570	13.32%
TOTAL EXPENDITURES	**603,475**	**282,752**	**320,723**	**46.85%**
Excess (deficiency) of revenues Over (under) expenditures	-	336,302	336,302	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**162,322**		
FUND BALANCE, ENDING		**$ 498,624**		

RIVERBEND WEST COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 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 August 31, 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	$ -	$ 10,624	$ 10,624	0.00%
Special Assmnts- Tax Collector	303,599	303,760	161	100.05%
TOTAL REVENUES	**303,599**	**314,384**	**10,785**	**103.55%**
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)	8,679	10,785	-412.11%
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)	$ 8,679	$ 14,997	-412.11%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**341,315**		
FUND BALANCE, ENDING		**$ 349,994**		

RIVERBEND WEST COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 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	$ -	$ 5,343	$ 5,343	0.00%
Special Assmnts- Tax Collector	102,174	102,226	52	100.05%
TOTAL REVENUES	**102,174**	**107,569**	**5,395**	**105.28%**
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	10,681	6,007	228.52%
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	$ 10,681	$ (3,341)	228.52%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**165,759**		
FUND BALANCE, ENDING		**$ 176,440**		

Bank Account Statement

Riverbend West CDD

Bank Account No.	5882		
Statement No.	26_08	**Statement Date**	08/31/2026

G/L Account No. 101001 Balance	80,425.47	**Statement Balance**	98,985.33
		Outstanding Deposits	0.00
Positive Adjustments	0.00	**Subtotal**	98,985.33
Subtotal	80,425.47	**Outstanding Checks**	-18,559.86
Negative Adjustments	0.00	**Ending Balance**	80,425.47
Ending G/L Balance	80,425.47		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
06/01/2026	Payment	300032	TECO	Inv: 040226-ACH			-4,533.77
05/27/2026	Payment	DD259	TECO	Payment of Invoice 000763			-609.64
07/27/2026	Payment	100158	PINE LAKE NURSERY LLC	Inv: 10565			-4,962.97
08/17/2026	Payment	300046	ADP INC	Inv: 050126-1870-ACH			-33.50
08/19/2026	Payment	100162	PINE LAKE NURSERY LLC	Inv: 10621			-7,290.23
08/19/2026	Payment	100165	ITZ ELECTRIC CORP	Inv: F2070			-475.00
08/31/2026	Payment	100166	STRALEY ROBIN VERICKER	Inv: 28833			-436.50
08/21/2026	Payment	300047	TECO	Inv: 080326-9329-ACH			-218.25
Total Outstanding Checks							-18,559.86

RIVERBEND WEST
COMMUNITY DEVELOPMENT DISTRICT

Financial Snapshot
October 12, 2026

- **Current Cash Balances:**
  - Bank United, N.A. Operating: $42,711.45
  - Bank United, N.A. MMA: $525,485.09
- **Assessment collections:**
  - We received a tax distribution of $7,033.90 on 6/17/26
  - We are 100% fully collected on the tax roll

    .
- **Expenses:**
  - Current expenses make up 53.43% of the annual budget through the end of September 2026

    Total expenses for the first 12 months are approximately $322,417.00. This figure may change as we finalize the September financials

THE CLEAR CHOICE FOR LAKE MANAGEMENT
lakes@advancedaquatic.com
advancedaquatic.com
1-800-491-9621

TECH: Casey
WEATHER CONDITIONS: Cloudy 90° 1-5mph
WATER LEVELS: low 1-2 ft

WATERWAY MANAGEMENT REPORT

ALGAE/AQUATIC WEED CONTROL

									PH						
WATERWAY I.D.	1	2	4	5	6	7	8		1	2					
ALGAE TREATMENT	X		X						X	X					
BORDER GRASSES	X	X	X	X	X	X	X		X	X					
SUBMERSED AQUATICS															
FLOATING AQUATICS															

SITE OBSERVATIONS: Treated above lakes for algae, grass, & trash.

RECOMMENDATIONS:

- Water Quality Analysis ☐ Lake (s) # /
- Native Plantings ☐ Lake (s) # /
- Native Fish Stocking ☐ Lake (s) # /
- Triploid Grass Carp ☐ Lake (s) # /

FISH/WILDLIFE OBSERVATIONS

SPORT FISH ☑ Largemouth Bass ☑ Bream ☐ Catfish
BIOLOGICAL CONTROL FISH ☐ Triploid Grass Carp ☑ Mosquitofish
OTHER WILDLIFE:
REMARKS:

Advanced AQUATIC 30th ANNIVERSARY
THE CLEAR CHOICE FOR LAKE MANAGEMENT
lakes@advancedaquatic.com
advancedaquatic.com
1-800-491-9621

CUSTOMER: Riverbend W. CDD
ACCOUNT #: 912
DATE: 9/18/26
TECH: Ryan
WEATHER CONDITIONS: Sunny - 85° - 5mph
WATER LEVELS: Low 1-2 ft.

WATERWAY MANAGEMENT REPORT

LGAE/AQUATIC WEED CONTROL

Pt 2.

/ATERWAY I.D.	1	2	4	5	6	7	8		1	2					
LGAE TREATMENT			X	X			X		X	X					
ORDER GRASSES	X	X	X	X	X	X	X		X	X					
JBMERSED AQUATICS															
OATING AQUATICS															

TE OBSERVATIONS: Treated all lakes and ditches for border grasses and algae as needed.

COMMENDATIONS:

- Water Quality Analysis ☐ Lake (s) # /
- Native Plantings ☐ Lake (s) # /
- Native Fish Stocking ☐ Lake (s) # /
- Triploid Grass Carp ☐ Lake (s) # /

H/WILDLIFE OBSERVATIONS

RT FISH ☒ Largemouth Bass ☐ Bream ☒ Catfish
LOGICAL CONTROL FISH ☐ Triploid Grass Carp ☐ Mosquitofish
ER WILDLIFE:
ARKS: Turtles, ducks

Pine Lake Services

Monthly Irrigation Report

JOB NAME: Riverbend West

Technician: Roberto

Date: 09/10/26

Job Number:

EST#:

Clock: Hunter ICC2

Check Rain Sensor Y / N

Good

Zone:	Spray, Rotor, Drip	Run time:	Prog	Replace Nozzle	Replace Head	Broken Pipe	Straighte n	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		1					1 rotor
8	Drip	15	D			3				3 broken drip
9	Drip	30	D							
10	Drip	30	C							
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, electric	$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	
	8" 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/ stow within 10'	$55.00	
	Add rotor w/ stow within 10'	$75.00	
	Add bubbler within 10'	$50.00	
	Relocate head within 5'	$40.00	
	Replace solenoid	$156.74	
	Replace 1" valve (installed)	$405.92	
	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	
	Weed jet stakes, with nozzle	$40.01	
	MISC:	$	
	MISC:	$	

Starts

12am A: sprays

7pm C: drip bubbler

6am D: flower

Days

Mon,wed,Friday

Tues,thurs

Mon,wed,frid,sat

Total: $

1. Completed
2.
3.
4.

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vv

i mv 73

Pine Lake Services

Monthly Irrigation Report

JOB NAME: Riverbend West

Technician: Roberto

Date: 09/10/26

Job Number:

EST#:

Clock: Hunter ICC2

Check Rain Sensor Y / N

Good

Zone:	Spray, Rotor, Drip	Run time:	Prog	Replace Nozzle	Replace Head	Broken Pipe	Straighte n	Valve not operating	Other:	Comments
1	Sprays	30	A/B							
2	Sprays	30	A		1	1				1 spray and 1/2 lateral break
3	Sprays	25	A							
4	Sprays	25	A							
5										
6										
7										
8										
9										
10										
11										
12										
13										
14										
15										
16										
17										
18										
19										
20										
21										
22										
23										
24										

Starts

12am A: sprays

7pm C: drip bubbler

6am D: flower

2am/9pm Flowers

Days

Mon,wed,Friday

Tues,thurs

Mon,wed,frid,sat

Daily

1. Completed
2.
3.
4.

vv

Qty:	Description:	Cost:	Total:
	General Labor	$60.00 per hr	
	Technical Labor - mainline, electric	$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	
	8" 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 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	
	Mist jet stakes, with nozzle	$40.01	
	MISC:	$	
	MISC:	$	

Total: $

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Riverbend West CDD September 2026

Field Inspection Report

Tuesday, September 29 2026

Prepared For Board Of Supervisors

11 Issues Identified

11 Issues Incomplete

Christy Fowler

Inframark

Newly installed plants at Phase 2 look good. continue to monitor for establishment.

Phase 2 monument needs to be power washed.

Issue 1

Assigned To: Inframark Maintenance

Pond 10 – Fence Line

Observation: Damage was observed to the fence in front of Pond 10.

Recommendation: Repair the damaged section of fence and ensure it is properly secured.


1
27.6983776
-82.4331145
11:55 AM 09/29/2026


2
27.6983797
-82.4330937
11:55 AM 09/29/2026



Issue 2

Assigned To: Pine Lake

Leaping Wildcat Place & 21st Ave.
Observation: Shrubs within the landscape area are declining and require replacement.
Recommendation: Remove and replace declining shrubs.


1
27.6949412
-82.4323452
12:03 PM 09/29/2026



Issue 3

Assigned To: Pine Lake

Leaping Wildcat Place & 21st Ave.
Observation: Trash is present within the maintenance area and should be removed prior to mowing.
Recommendation: Remove debris before mowing to prevent it from being dispersed throughout the area.


1
27.6949253
-82.4323618
12:04 PM 09/29/2026


2
27.6949375
-82.4324304
12:04 PM 09/29/2026



Issue 5

Assigned To: Pine Lake

21st Ave. – Landscape Bed

Observation: Weed growth is present within the landscape bed, and the bed edge has become poorly defined.

Recommendation: Treat/remove weeds and redefine the landscape bed edge.


1
27.6949258
-82.4337003
12:09 PM 09/29/2026


2
27.6949528
-82.4335068
12:09 PM 09/29/2026



Issue 6

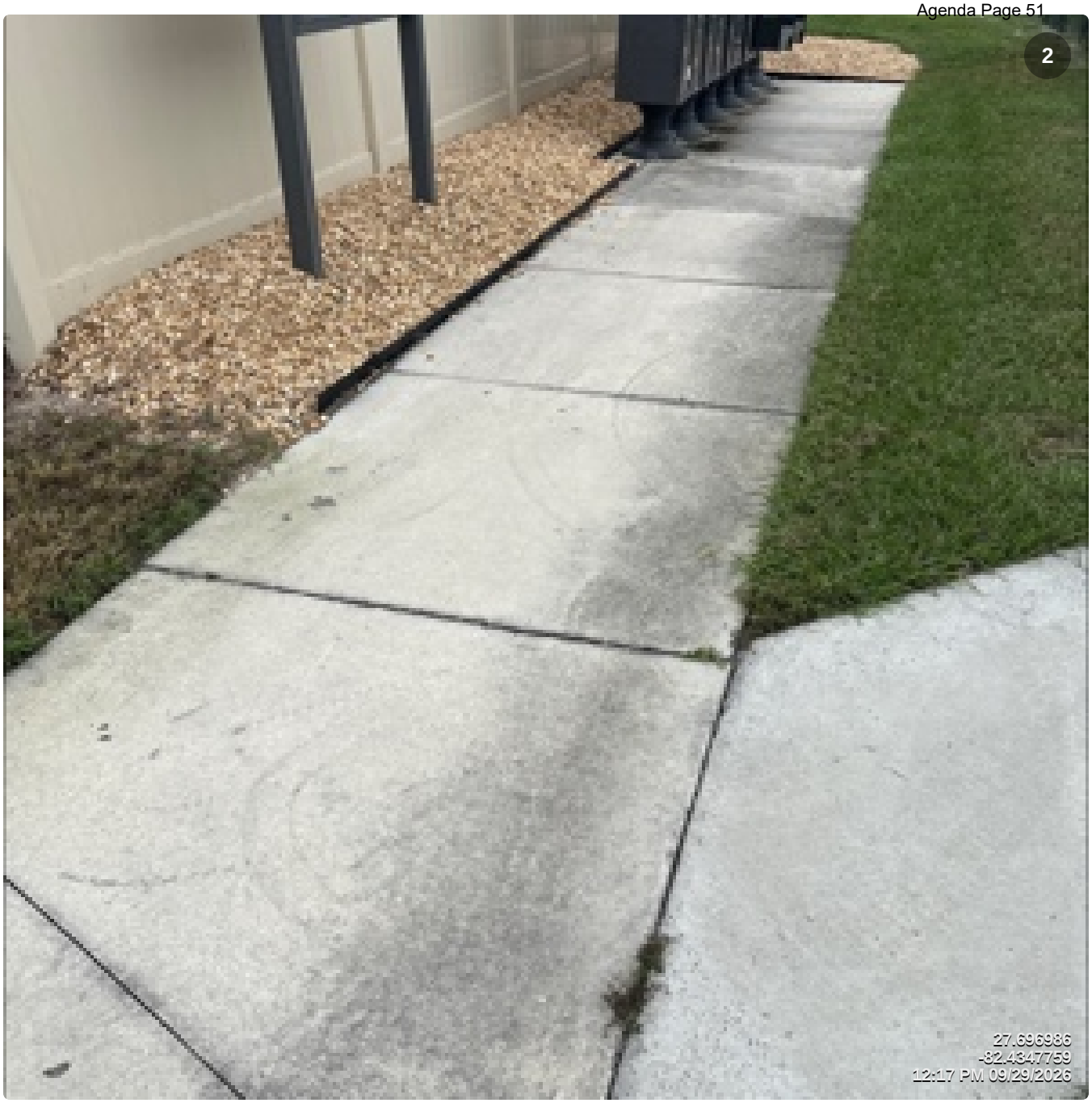
Assigned To: Pine Lake

Phase 2 – Dog Park

Observation: Weed growth is present within cracks in the hardscape areas in front of the dog park.

Recommendation: Treat and remove crack weeds.


1
27.6968705
-82.4347037
12:17 PM 09/29/2026



Issue 7

Assigned To: Pine Lake

Phase 2 – Dog Park Fence Line

Observation: Vegetation is growing along the base of the dog park fence and requires additional detailing.

Recommendation: String trim vegetation along the fence line.


1
27.6969961
-82.4347964
12:18 PM 09/29/2026


2
27.6970104
-82.4348439
12:18 PM 09/29/2026



Issue 8

Assigned To: Pine Lake

Pond 9

Observation: String trimming around the pond perimeter was not completed.

Recommendation: Complete string trimming around the pond and fence perimeter.


1
27.6972727
-82.4347467
12:20 PM 09/29/2026


2
NO Wading
NO Swimming
NO Fishing
NO Watercraft
Or Boats
NO Motorized
Vehicles
Allowed In The Area
Do Not Feed
The Alligators
27.697282
-82.4346012
12:21 PM 09/29/2026



Issue 10

Assigned To: Advanced Aquatic

Pond 1

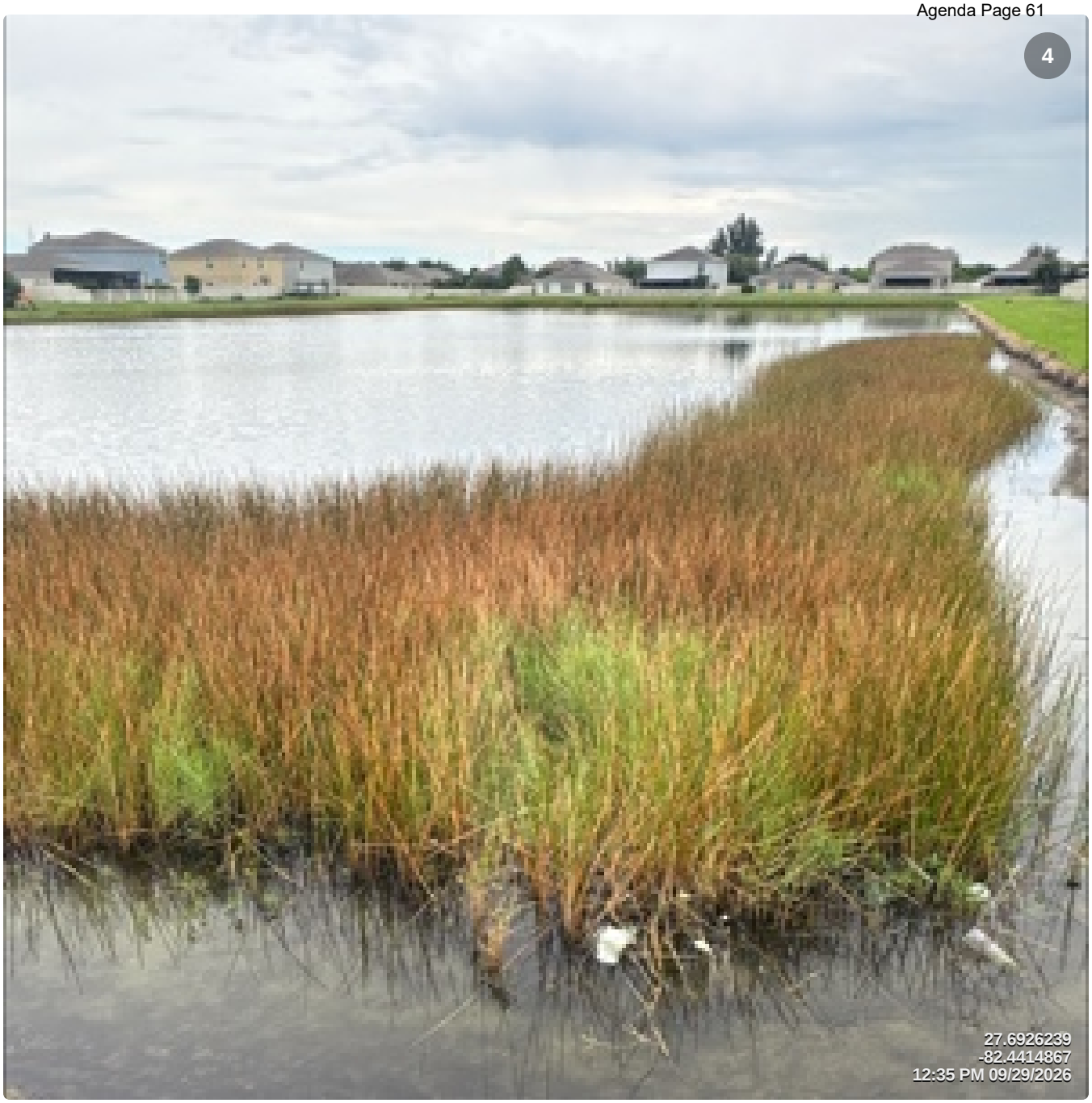
Observation: Algae, debris and aquatic weeds are present within the pond.

Recommendation: Remove debris, treat aquatic weeds, and continue treatment for algae.


1
27.6925582
-82.4410713
12:32 PM 09/29/2026


2
27.6925814
-82.4411364
12:33 PM 09/29/2026


3
27.6931989
-82.4414697
12:34 PM 09/29/2026



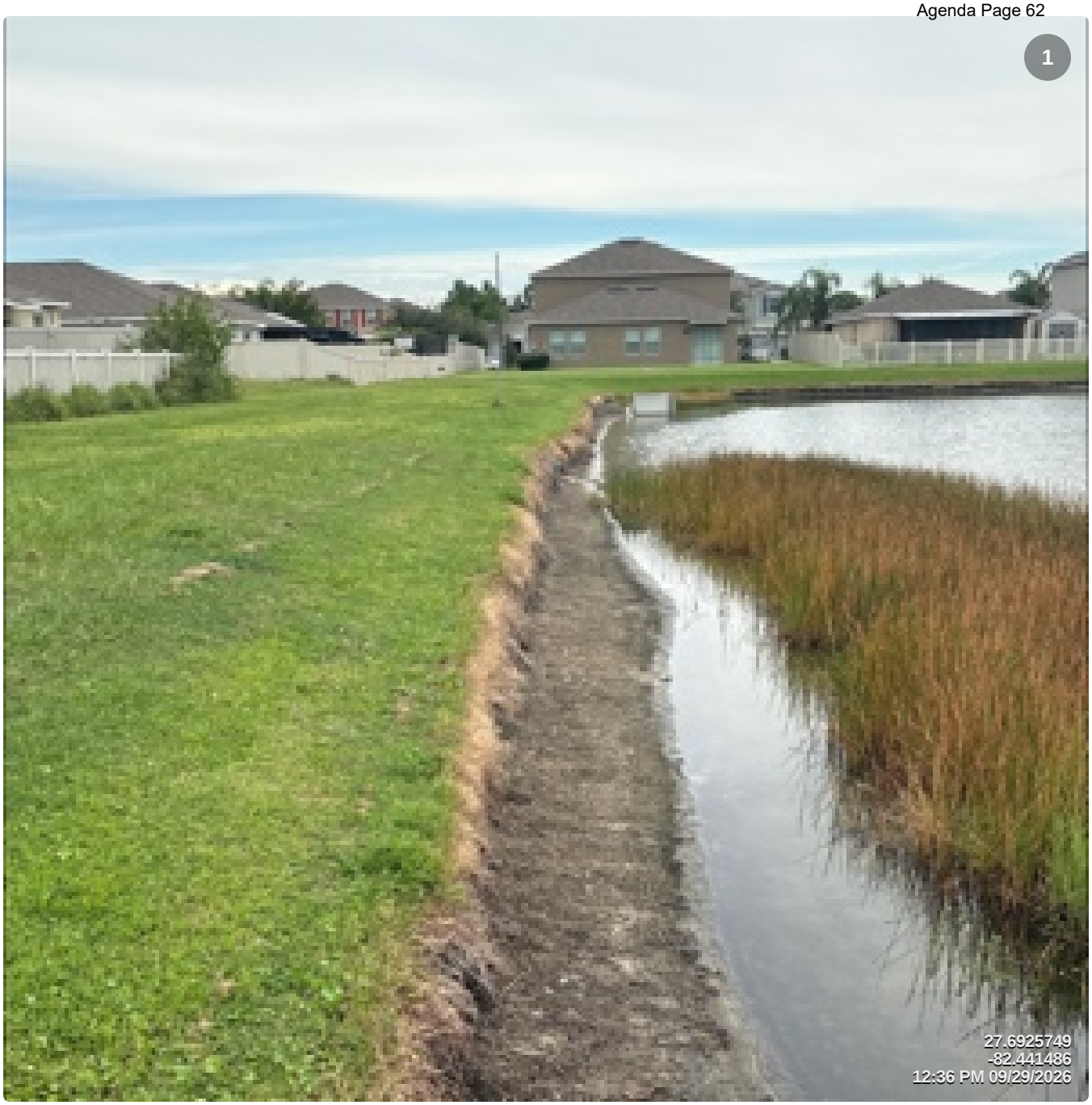
Issue 11

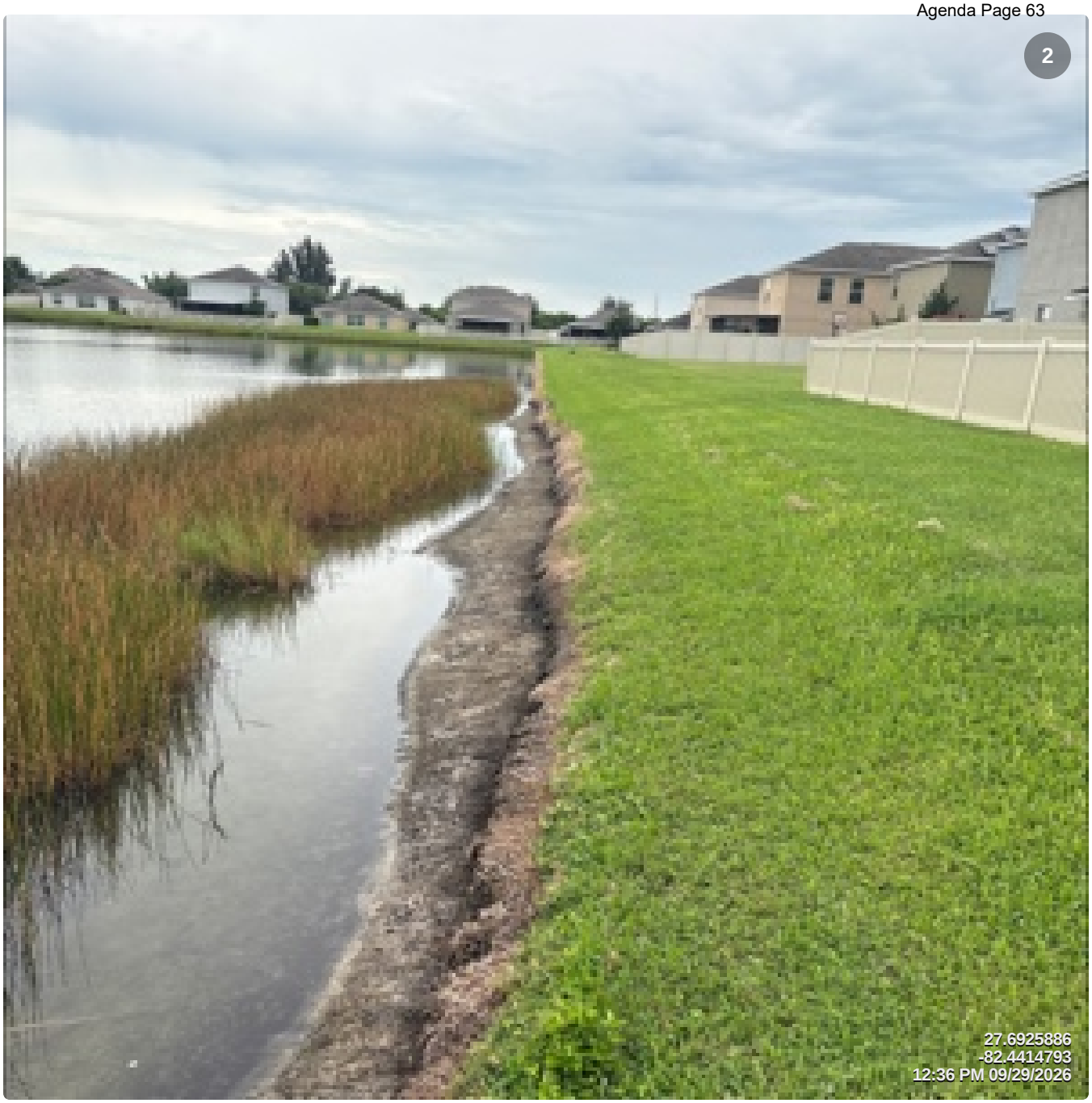
Assigned To: Advanced Aquatic

Pond 1 – Littoral Shelf/Bank

Observation: Herbicide overspray is evident along the pond bank and extends around the pond, resulting in visible browning of vegetation.

Recommendation: Review aquatic treatment application practices and limit overspray onto the pond bank.


1
27.6925749
-82.441486
12:36 PM 09/29/2026



Issue 12

Assigned To: Pine Lake

Pond 1

Observation: String trimming around the pond posts is being missed during routine maintenance visits.

Recommendation: Ensure all pond posts are string trimmed during each scheduled landscape service.


1
27.6928606
-82.4415091
12:36 PM 09/29/2026



Issue 13

Assigned To: Advanced Aquatic

Pond 4

Observation: Pond 4 has been treated and is currently being monitored.

Recommendation: Continue monitoring treatment effectiveness and retreat as needed.


1
27.6917292
-82.4388244
12:52 PM 09/29/2026


2
27.6917393
-82.4390317
12:52 PM 09/29/2026

PINE LAKE
COMPANIES
DISCOVER THE DIFFERENCE

WEEKLY LANDSCAPE UPDATE

Property maintenance | Irrigation | Proposals

PROPERTY / ACCOUNT

Riverbend west

WEEK OF

9-28-2026

WEEKLY UPDATE

Hello Heather

this will be the new set up moving forward on how monthly reports will be done. feed back will be appreciate.the first week of oct i will be rding around with john to over see Riverbend west. in October Pine Lake will start to fert all sod since we will be out of the black out period. we continue to monitor plants planted at phase 2 monument. Crack wees were noted and team will focus on treating them and removing them by machine (weedwacker). bed edging will be done with a new tool its called a bed edger redefinder. around ponds post were noted and team will treat and moving forward i and production manager will check weekly to insure work is being completed.

IRRIGATION

1 rotor
3 drip
1 spray
1 lateral break

PROPOSALS

current as of now
#9842 red maple removal with replacement
#10210 plant fill regarding Christy report

FOLLOW-UP / NEXT STEPS

following up with team weekly to ensure thrash and ponds are being met with commnutiy standards.