



River Place on the St. Lucie
Community Development District

www.riverplacecdd.com

Butch Armstrong, Chairman

William Weber, Vice Chairman

Richard Fopiano, Assistant Secretary

John Dixon, Assistant Secretary

Anthony Puzzo, Assistant Secretary

April 20, 2017



River Place on the St. Lucie Community Development District

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April 13, 2017

**Board of Supervisors
River Place on the St. Lucie
Community Development District**

Dear Board Members:

A meeting of the Board of Supervisors of **River Place on the St. Lucie Community Development District** will be held on **April 20, 2017 at 2:00 p.m. at the River Plantation House, 450 Lazy River Parkway, Port St. Lucie, Florida**. Following is the advance agenda:

1. Oath of Office for Newly Elected Supervisors Elected at the General Election held November 8, 2016 – Seat #4 and Seat #5
2. Roll Call
3. Organizational Matters
 - A. Consideration of **Resolution #2017-01** Confirming the General Election Results
 - B. Consideration of **Resolution #2017-02** Electing Officers
4. Approval of the Minutes of the November 17, 2016 Meeting
5. Consideration of **Resolution #2017-03** Approving the Proposed Fiscal Year 2018 Budget and Setting the Public Hearing
6. Acceptance of Audit for Fiscal Year Ending September 30, 2016
7. Staff Reports
 - A. Attorney
 - B. Property Manager - Monthly Report
 - C. Engineer
 - D. Manager
8. Financial Reports
 - A. Approval of Check Register
 - B. Balance Sheet and Income Statement
9. Supervisors Requests and Audience Comments
10. Adjournment

After the newly elected supervisors subscribes to an oath of office, we will then have quorum and be able to call the meeting to order, and then consider **Resolution #2017-01** Confirming the General Election Results and **Resolution #2017-02** Electing Officers. Copies of the resolutions are enclosed for your review.

The minutes from the meeting held on November 17, 2016 are enclosed for your review.

The fifth order of business is consideration of **Resolution #2017-03** Approving the Proposed Fiscal Year 2018 Budget and Setting the Public Hearing. Copies of the resolution and proposed budget are enclosed for your review.

The sixth order of business is acceptance of audit for fiscal year ending September 30, 2016. A copy of the audit is enclosed separately for your review.

The seventh order of business is staff reports. Enclosed under the property manager's report is a copy of the monthly report.

The financial reports are also enclosed for your review and approval. The balance of the agenda is routine in nature. I look forward to seeing you at the meeting and in the meantime if you have any questions, please contact me.

Sincerely,



Rich Hans
Manager

cc: William Capko Butch Terpening Michael Modica

RESOLUTION 2017-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVER PLACE ON THE ST. LUCIE COMMUNITY DEVELOPMENT DISTRICT RECOGNIZING AND ACCEPTING THE ST. LUCIE COUNTY CANVASSING BOARD'S DECLARATION AND CERTIFICATION OF THE RESULTS OF THE NOVEMBER 08, 2016 GENERAL ELECTION FOR SUPERVISORS OF THE RIVER PLACE ON THE ST. LUCIE COMMUNITY DEVELOPMENT DISTRICT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the **River Place on the St. Lucie** Community Development District (the "District"), is required to hold elections for membership of the Board of Supervisors of the District (the "Board"), pursuant to the provisions of Section 190.006, Florida Statutes; and

WHEREAS, an election of Board members was held at the same time as the General Election in **St. Lucie** County; and

WHEREAS, on November 08, 2016, the Supervisor of Elections of **St. Lucie** County appointed inspectors and clerks of elections, prepared and furnished ballots, designated polling places, and held elections for members of the Board of Supervisors of the District; and

WHEREAS, the Supervisor of Elections of **St. Lucie** County canvassed the returns of the election of District Board members by the qualified electors of the District; and

WHEREAS, the **St. Lucie** County Canvassing Board has declared and certified the results of the election for Board members which the District desires to recognize and accept.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RIVER PLACE ON THE ST. LUCIE COMMUNITY DEVELOPMENT DISTRICT, THAT:

1. The Board of Supervisors of the District hereby recognizes and accepts the results of the November 08, 2016, election of members of the Board of Supervisors as certified by the **St. Lucie** County Canvassing Board as set forth in **Exhibit A** attached hereto and incorporated herein by reference.
2. Having taken the oath of office as prescribed by Section 876.05, Florida Statutes, the Board of Supervisors hereby recognizes the election of the following persons to a four year term of office:

A. John Dixon Seat # 4
B. Tague Armstrong Seat # 5

3. This resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS, _____ DAY OF _____.

Chairman / Vice Chairman

Secretary / Assistant Secretary

River Place Community Development District, Seat 4

John Dixon (Active- **Qualified**)

River Place Community Development District, Seat 5

Tague Armstrong (Active- **Qualified**)

RESOLUTION 2017-02

A RESOLUTION ELECTING OFFICERS OF THE RIVER PLACE ON THE ST. LUCIE COMMUNITY DEVELOPMENT DISTRICT

WHEREAS, the Board of Supervisors of the River Place on the St. Lucie Community Development District at a regular business meeting held on _____ desires to elect the below recited persons to the offices specified.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RIVER PLACE ON THE ST. LUCIE COMMUNITY DEVELOPMENT DISTRICT:

1. The following persons were elected to the offices shown, to wit:

_____	Chairman
_____	Vice Chairman
_____	Treasurer
_____	Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

PASSED AND ADOPTED THIS _____ DAY OF _____

Chairman / Vice Chairman

Secretary / Assistant Secretary

**MINUTES OF MEETING
RIVER PLACE ON THE ST. LUCIE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the River Place on St. Lucie Community Development District was held on Thursday, November 17, 2016 at 2:00 p.m. at the River Plantation House, 450 Lazy River Parkway, Port St. Lucie, Florida.

Present and constituting a quorum:

Butch Armstrong	Chairman
William Weber	Vice Chairman
John Dixon	Assistant Secretary
Richard Fopiano	Assistant Secretary
Anthony Puzzo	Assistant Secretary

Also present were:

Rich Hans	District Manager
Bill Capko	District Counsel (by phone)
Michael Modica	Pinnacle Association Management

FIRST ORDER OF BUSINESS

Roll Call

Mr. Hans called the roll and stated we have a quorum.

SECOND ORDER OF BUSINESS

**Approval of the Minutes of the
August 18, 2016 Meeting**

Mr. Hans: Item #2 is the approval of the minutes from the August 18, 2016 meeting. If anybody has any corrections, additions or deletions now would be the time to go over them.

On MOTION by Mr. Weber seconded by Mr. Puzzo with all in favor the minutes of the August 18, 2016 meeting were approved.
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THIRD ORDER OF BUSINESS

Staff Reports

Mr. Hans: Ok staff reports let me just get Mr. Capko on the phone.

A. Attorney

1) Status of Foreclosure

2) Lot Sale Agreement Extension - *for informational purposes*

Mr. Hans: Hi Bill. It is Rich.

Mr. Capko: Hi Rich.

Mr. Hans: The meeting started and we are at the staff reports. Under attorney we have the status of our foreclosure. If you could just give us the latest update.

Mr. Capko: Sure the latest is a couple of weeks ago we received from District Court of Appeals their order denying oral argument which Brisben's lawyers had asked for so that is a very good sign. Generally if they think there is any merit they will let you have oral argument but they turned that down. So we are basically checking the mail every day expecting to get an order dismissing the appeal any day now. I would be very surprised if we don't see that very soon. Ken Dodge had everything teed up to close on the sale of the lots as soon as we get that appeal order. Like I said he is all teed up ready to go. We are just waiting for that one piece of paper.

Mr. Armstrong: Any questions gentlemen?

Mr. Weber: That is good news.

Mr. Armstrong: No questions Bill. How do you feel? Do you feel it should come through the next couple of days?

Mr. Capko: Yes. You never can tell and we are getting into Thanksgiving week and everything but normally if they don't think there is any merit to it, it would follow pretty quickly after denying the oral argument. You guys will be the first to know when we get it.

Mr. Armstrong: Thank you. Do you have something else for him Richard?

Mr. Hans: The next item under the staff reports says the lot sale agreement extension. Now we are up to the fourth amendment. The third amendment is in your book that is with Maronda Homes and they can't close on those lots until they finalize that foreclosure that is if the appeal is not going to go through. So the latest is a fourth

amendment I think that takes us through November 30, 2016 and like Bill said hopefully any day now we will get that letter saying the appeal has been denied or however you want to word that and then Maronda can then close.

Mr. Dixon: We are just waiting for the paper to come in to do the close right?

Mr. Hans: Yes everything is in place. They don't want to take title to it and then find out that Brisben has some type of rights. The other thing while you are on the phone Bill. The tax bills that we received on those properties that we now own and just for the board to know, we own 70 of the multi-family and those 12 single family lots. We did get tax bills from the tax collector for a small amount on each one. It is like \$151, I did pass around a list. So you have the multi-family lots, they have \$151.96 of ad-valorem and \$118 of non-ad valorem which is the stormwater rebate, the stormwater fee that the city charges. Then for the 12 single family units they are \$463 per lot. It totals up to \$16,000 in ad valorem and \$9,700 on the non-ad valorem that is due. I contacted the tax collector's office and typically CDD property or government owned property they take them off the tax roll. Their response was it is as of January 1st their basis. This occurred after January 1st so they can't remove them. Possibly going forward they can but they were going to get back to me on that. So we had kind of a dilemma as to what to do with the property. We cannot pay them and let it sit out there. I am not sure if the county will issue tax certificates on property that the CDD owns or not. I think our first step would be to ask the bond holders to fund these cost and see what type of response we get from them. I won't expect a great response but it is worth a try and then any other suggestions from counsel would be great.

Mr. Capko: Well on the lots that are going to be closing shortly, those amounts can be deducted from the proceeds that we are going to get like you would in a typical residential real estate closing. So that is one possibility. Like you said we can always ask the bond holder but based on recent history that is probably not likely but it is not a big amount. The other thing that the board should probably remember is that on those non-ad valorem assessments for the stormwater drainage for the city, I think it is 75% of that comes back to the district. So the net amount isn't as big as the gross amount.

Mr. Hans: Correct. I guess for now my next step is as long as the board doesn't object would be for me to contact the bond holder and see what their response is. If their response is not good I don't know if you want to lay out the money and see what happens. When is our next meeting? April?

Mr. Armstrong: April.

Mr. Hans: If we are going to pay them, pay them before they are delinquent which is the March 31st date. So maybe if necessary we will schedule a meeting sometime in January or February and get further direction from the board but I think for now just direction for me to contact the bond holder and let him know that these are outstanding and see if they are going to pay them. That would be the first step.

Mr. Armstrong: Bill this is Butch. If they decide not to pay them we need to protect ourselves, am I correct?

Mr. Capko: Yes.

Mr. Armstrong: Basically since we are the owner or we will be the owner we don't want to escheat to the county. We want to protect ourselves so I think through Richard and probably yourself find the best avenue to go forward and then we can call a special meeting in January or February. If we have to allot that money it can be done as a board decision.

Mr. Dixon: So basically if the paper comes in Maronda closes on their stuff that does away with about \$6,000 of this, is that correct? Those 12 lots that we are looking at so we are looking at like \$10,000 or \$11,000 to us if the bond holder doesn't want to do anything with it?

Mr. Hans: Yes.

Mr. Armstrong: Do you agree basically what I just said Bill?

Mr. Capko: Yes I think that is a very sensible approach.

Mr. Fopiano: I don't see why we wouldn't do it that way.

Mr. Armstrong: Like Richard said, he said he is going to put it before the bond holders and see if they possibly might pay. I kind of doubt it myself with the track record

the way it has been the last year but like I said to protect ourselves we probably are going to have to go forward with that avenue but that will be at another meeting.

Mr. Hans: We will need to find out because there are other instances for districts where the property is owned by the CDD even though there is back taxes that the county doesn't put them out for certificate sales because technically they can't foreclose on us as another government agency. So we may have to research that as well. I think the direction was for Bill and I to look into all the alternatives and get the best one. That could be one of them.

Mr. Armstrong: Yes because right now basically there is 8 parcels owned by Brisben over there who he continues to pay taxes on. So if you had two or three other entities in there you would never get anybody to go in there and build because there would be two or three condescending parties that want their own agenda. It would be hard to get everybody to agree. So if there is just two parties the district and Mr. Brisben possibly we could get something done. Thank you Rich.

Mr. Hans: The last thing Bill I am just going to bring up is at our last meeting there was an approval to pay district counsel and then when we sold the 12 lots the first thing that we would repay would be the CDD for laying out that money. As of today we finally got that letter agreement that was discussed. Bill I didn't get a chance to read it because it was on my phone but it outlined what was discussed at the meeting.

Mr. Capko: Yes it did. They made a couple of tiny tweaks to it but it did have the main substance that I sent them a month or two ago. It did call for approximately \$180,000 out of the initial sale of lots to be reimbursed to the district with the remainder of foreclosure costs to be reimbursed out of the subsequent sales of lots.

Mr. Hans: Ok.

Mr. Armstrong: Ok Bill per our conversation at the last meeting basically it was \$180,000 that we would pay that we would be reimbursed but we were still going to be responsible for the \$30,000 plus whatever your extra cost would be going forward. So we are still going to be on the hook for that amount of money.

Mr. Capko: Just until subsequent lot sales. I made sure that was covered in the letter agreement too.

Mr. Armstrong: Ok. I basically don't have a problem. I don't think the board did because we would basically approve that but like I said we are not a bank either Bill but we need you paid so you can go forward and act on our behalf in our best interest. I don't have a problem with that. Alright Bill we are comfortable with that. I haven't seen the final paperwork. Does it need to be a board decision for me to sign this?

Mr. Capko: No the board had already authorized it at the last meeting and so we sent them and put it in the form of a letter agreement which like I said they revised just this morning slightly but the substance was exactly what the board had requested them to put into agreement form. So we are good to go.

Mr. Armstrong: Ok gentlemen like I said we are still funded so we can float this. Alright thank you. Anything else for him Rich?

Mr. Hans: Bill anything else?

Mr. Capko: No I have nothing else on my end other than the extension of the lot sales agreement. It may be worthwhile to get the board to authorize us to if necessary to extend that agreement further so that we will have it in place when the appeal decision is rendered so that we wouldn't have to come back to the board for a special meeting just to extend it another month for example.

Mr. Armstrong: I think that is reasonable.

Mr. Dixon: What is it now till the end of this month?

Mr. Hans: The 30th yes. It is through November 30th right now and they don't want to make it open end. So I guess the motion would be to authorize an additional extension of 30 days if needed.

Mr. Armstrong: Richard put the motion on the floor.

On MOTION by Mr. Fopiano seconded by Mr. Weber with all in favor accepting the Lot Sale Agreement Extension extending it for an additional 30 days was approved.

Mr. Hans: Ok I think the finishes up our attorney unless someone has any more questions for Bill. Ok Bill I will let you go. Thanks

Mr. Capko: Happy Thanksgiving to everybody and I will still be here if anything else comes up.

Mr. Armstrong: Thank you Bill.

B. Property Manager - Monthly Report

Mr. Hans: Ok under property managers report. The monthly report is in the packet. If there is any questions on that Mike is here to answer.

Mr. Dixon: I just have a question. Any updates from the boat ramp scenario?

Mr. Modica: The accident? No I have not heard from either the person or their legal counsel.

Mr. Dixon: Do we know what happened?

Mr. Armstrong: No I went down and looked John, it was under water. It was at high tide. How he fell in I don't know. I can't say he didn't fall in. Nobody saw it.

Mr. Dixon: There wasn't like a clear broken board. I walked back there sometimes and I never noticed anything.

Mr. Armstrong: We have been at high tide so for him to fall in there is nothing broken where it wasn't underwater. Now when the moon falls again then you can go back and make a visual inspection. Like I said nobody saw it. It is what it is John.

Mr. Dixon: I was just wondering.

Mr. Weber: Keep on managing properties and you see it happen all the time.

Mr. Dixon: Which leads me to another thing because sometimes when things like that happen you find out about it because mainly because you are around more than I am. Is there anyway on some of this stuff and when those letters come in that we get emailed that stuff ahead of time so that we can see it happening as it is going on?

Mr. Armstrong: Well it is not part of the agenda because nothing has transpired. There has been no contact. I think it was an original letter to Michael.

Mr. Dixon: I am just using that as an example. I am talking about other stuff. There is a lot of stuff that I feel like when I get here I may have seen something in the book but it is the first time that I have seen it. It is not like I am in the loop between meetings and sometimes I would just like to know. I don't know how you guys know, is it by email that you guys know.

Mr. Modica: No correct me if I am wrong but Butch has been appointed the chairperson so he is really the first.

Mr. Hans: Butch has taken the lead pretty much and kind of keeps the Sunshine law in place without discussing but there is items that we can do it by email. Just don't discuss it with other board members.

Mr. Dixon: I understand that. Sometimes it would be nice to know. I would like to know when they finally get the letter.

Mr. Armstrong: So would I.

Mr. Dixon: If I am not here I won't know.

Mr. Hans: Yes understood.

Mr. Dixon: Things like that.

Mr. Weber: On that note is it possible you don't have to do it all the time, but on a monthly or bimonthly basis to send something out by email out to us?

Mr. Puzzo: We don't want negative reports.

Mr. Armstrong: I know just about when Richard and Michael make up the agenda. I see the agenda when I get the book.

Mr. Hans: I will make a note.

Mr. Modica: Ok moving along. Any questions about my report?

Mr. Armstrong: No Michael.

Mr. Modica: Anything else onsite? I did have somebody mention that they felt that a large amount of trees went down by the lake and were asking if they were being replanted. I didn't think that we lost that many.

Mr. Armstrong: Around where?

Mr. Modica: The Bent Paddle Lake from the hurricane. I didn't think we lost that many.

Mr. Armstrong: There was a couple in the back and basically they are earleaf acacias, they are exotics, they have to come out anyway when we do that parcel. It doesn't matter, we aren't going to replant exotics. That was in the back of the county lake upfront. Alright those were the earleaf acacias in the back, they need to be removed so when that parcel gets done they will get removed. So that is what that was Michael.

Mr. Modica: That just came up at the meeting. I have spoken to Shenandoah on the same topic as I guess the boat launch accident and she confirmed I guess she was back there the other day and the majority of it is under water. But I have asked Shenandoah sometime in the next couple of months to take a look at the integrity of the actual pylons that I can't really see being on dry land. She mentioned well it is going to be hard to do right now because it is underwater. But I have put that on her agenda and hopefully I don't know if they have a slow season during the holidays or not but I have asked her to look into that to let us know how the integrity of the wood in the water is. I have had to periodically stabilize some of the railings on top but that is just things getting loose and not rotting out. I have asked her to look into that for me.

Mr. Dixon: What are the electrical issues in the community? I really haven't noticed any so I don't know?

Mr. Armstrong: Everything is underground John so when we get a lot of rain or whatever the boxes get flooded. There is nothing waterproof. It is water resistant connections but it is connections. Light bulbs burn out and if you looked at over the course of ten years the maintenance is continuous.

Mr. Modica: In my report I think he is referencing.

Mr. Dixon: Due to continual electrical issues which I am guessing means you are getting surges somewhere?

Mr. Modica: Yes I thought the whole community was getting them at one time.

Mr. Armstrong: We have and now have had FP&L working on it.

Mr. Dixon: I have the surge thing on my house so I don't see them as much.

Mr. Armstrong: That doesn't help because it is low voltage. The low voltage burns out your motors in your air conditioner, in your refrigerator. It is bad for your computer, it is not the surges, it is the low volts. They have had problems for quite a while.

Mr. Modica: The laptop control in the pool was probably a little low. I came in here one weekend and it was turning on and turning off immediately just a few seconds later. So I brought it to a technician that does some electronic stuff and he was able to save the hard drive even though there wasn't much on it. I was really concerned about the software that runs the pool gates. So the pool gates work but I won't be able to enter their new cards. I won't be able to change the time of the pool gate until we get this up and running. So he tried to move the stuff over the new laptop and I will have to connect it here and hopefully things go accordingly.

Mr. Armstrong: John I had a breaker replaced. It popped the breaker in my house. I mean it literally, because it kept low voltage, finally I called them and had the three trucks sitting out there on a Sunday morning. Basically you take enough and then you go from the supervisor to the supervisor. But they had a problem and they fixed that problem but it was knocking everything out in this area here. It was on this line coming in and never got to you. It is maintenance John unfortunately. The next guy is the engineer right Richard?

C. Engineer

Mr. Hans: Yes.

Mr. Armstrong: You can see why Michael hasn't received anything from me. I spoke to him the last meeting asking for a clarification. I haven't received a clarification. John it is what it takes it to happen is Mohammad has to go the mountains. So when I get pissed off enough I will get in my car and go up there and get the information I need. Basically see if he charges me and he doesn't do anything then that is when I really get upset. Ok so if he does nothing and he doesn't charge well that is well and good. But at is the way it has always been. Unfortunately he has the history and the knowledge

of this community because they put it all together. So if you went with somebody else you would be starting from scratch. We are stuck with what we are stuck with.

D. Manager - Commitment to Obtain and Maintain Insurance Letter - for informational purposes

Mr. Hans: Under manager's report there is a letter in here to FEMA, a commitment to obtain and maintain insurance. They finally got around to doing an audit from the 2004-2005 storms and it turned out that there is people who were given waivers on insurance requirements saying you didn't need to have insurance and FEMA was funding them based on those waivers. The audit turned out that those people who were given those waivers really shouldn't be doing those waivers. So they just want to make sure that everybody who is going to request any assistance from FEMA has insurance on anything that they are requesting those reimbursements for first. That is the first line. They are not going to reimbursement if we didn't insure the clubhouse and something happened to the clubhouse they would not come in and rebuild it. Your insurance is your first line. This letter they require the fact that we understand that, that we need to have insurance on our property as our first line of reimbursement. No action is needed, it is done and set.

Mr. Armstrong: What does it do to the bottom line on the insurance Richard? I saw some numbers there. I am not normally confused but I was confused by the great amount for those particular numbers that we are insuring grass and trees basically. Am I correct?

Mr. Hans: No. There is no landscaping covered in the insurance.

Mr. Armstrong: That particular insurance policy was how much money?

Mr. Hans: Which one are you talking about? Basically we just verified our existing coverage. We have coverage here. We have coverage for the lift stations, monuments.

Mr. Armstrong: Lift stations don't belong to us.

Mr. Hans: Not lift stations. Monuments, the lighting, there was a whole list that was on there.

Mr. Armstrong: Isn't some of that covered by the liability that we carry on the clubhouse?

Mr. Hans: We just verified our existing insurance. We didn't add anything.

Mr. Armstrong: No other costs for that?

Mr. Hans: No.

Mr. Armstrong: Ok. That is fine.

Mr. Hans: We just had to acknowledge.

Mr. Armstrong: I can remember way back when I think we ended up receiving \$72,000, am I right Mr. Weber? Most of that was down trees.

Mr. Hans: You can't insure for that but they pay for cleanup on public roads. So it is taken care of. We are all good. I put myself in there as a contact.

Mr. Armstrong: I know you did thank you.

Mr. Hans: Our next scheduled meeting is April 20, 2017 so it will be awhile before we get back together. If we need to get a special meeting in for these tax bills we will do that.

Mr. Armstrong: Remember you are going to have to have 30 day notice correct? Or can we go to a shade meeting?

Mr. Hans: No a normal meeting is a 10 day notice.

Mr. Armstrong: How about the paper?

Mr. Hans: Seven days but we need like two more days lead time so like ten days.

Mr. Armstrong: Alright because they are going to come back to us we want it right now. You know that we want it yesterday.

FOURTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Register

B. Balance Sheet and Income Statement

Mr. Hans: Item #4 Financial Reports. There is a check register and the balance sheet and income statement. If there any questions or discussions on those? Any items in there we will take it otherwise a motion approving those two items would be in order.

Mr. Armstrong: I have one question. The check register is alright. The balance sheet and income statement Richard, what do we actually have on hand for cash disbursements? What can we go to? I know we are coming up with \$180,000 for the lawyers. I know Mindy's was over \$30,000. I know what we have been carrying. I mean we have been very frugal the last 7, 8, 9 years sitting on this board and the board has too so we have accumulated some funds but I hate to go down below what we are required to have. So with a quiet day with only the board members here it is a good thing to bring it up so this group knows exactly what we have on hand.

Mr. Hans: Basically as of September 30 it was \$800,000.

Mr. Armstrong: And we are looking to spend so we will be down around \$500,000 and that is the requirement that we keep. There has to be a certain percentage that we have to according to the state right?

Mr. Hans: Well the HOA or POA's have a stricter reserve requirement like for roofing and your paving. Government doesn't because government has the ability to levy an assessment easily and get funding issuing bonds.

Mr. Armstrong: But we don't do that here.

Mr. Hans: I know but there is no law that we have to reserve a certain amount but typically you want to have your first four quarters of operating expense.

Mr. Armstrong: Well we are coming into November now so we are going to receive funds. We are going to receive tax funds. I am not worried about that. Being so damn frugal and looking at how we run this place and how it is kept up. Michael does a good job. Everybody does a good job here. You do a good job by keeping the finances in line but it can get out of hand very easily especially when you are paying these big bills. So I just want to make sure that we are still on the same course that we set when you came on board.

Mr. Hans: No we should be and we should see maybe a little more money with the lots coming in and maybe some more sales. We levied last year \$437,000 which is the amount that we levy every year. We received \$300,000 so there is a short fall of around \$140,000. We have been doing that pretty consistently. We have rebuilt money because

some of these big properties sat out there for a long time and then we collected penalties and fees on top of those that brought us back. Now you have Eco Village out there paying their tax bill, that was one that wasn't being paid in the past.

Mr. Armstrong: Is there any information from Eco Village, I mean this is the way my brain works. Sorry to interject. My understanding is maybe Mr. Weber can bring this up since he is on the POA and he would have to sign off on any of the properties that were sold or closed on. So what do you have sir?

Mr. Weber: Well Michael could probably do it better than me.

Mr. Modica: The problem with the hiccup is the insurance on the building that the POA would put in place. The insurance company will not provide insurance unless the whole building has the CO. They won't do it on a unit by unit basis. Of course the builder wants to close as soon as possible on every single unit but at this point it looks like the insurance company is not budgeting so they will have to delay closing on the units that are ready until the units that aren't ready get their CO. Then we can put insurance on the whole building.

Mr. Weber: I sent you an email on this. This is my business and if let's say there is six units in the building and he has a CO on two of them you can close. I don't see a reason why because in Bent Paddle we didn't have this problem. You can close on the building as far as costs go. The builder is responsible for paying the premium on the not CO units. That is a given. Tequesta is refusing to do that or the insurance company?

Mr. Modica: I guess the insurance company. The issue is and I think he specifically mentioned this in the beginning but I am not positive. They sold two units as quote unquote models and I think those they wanted to be cash buyers. I don't think the insurance issue is with the cash buyers. The insurance issue is specifically from the people that are mortgaging the property. The mortgage companies want to see property insurance before they give them the mortgage. The cash buyers don't care, I mean they do care but they don't have somebody tying their hands on that.

Mr. Weber: There has to be a way around it. Let you and I talk. I did this for years and in Bent Paddle we had basically the same thing. We didn't have a problem.

Mr. Modica: How was the turnover in Bent Paddle?

Mr. Weber: Turnover was by building and if there was six units and three were sold the POA picked those up and charged. The builder was responsible for those until he got a CO and then it kicked over to the POA. This is not rocket science.

Mr. Dixon: That is how I have seen it work before.

Mr. Modica: I can see their point with so many common areas in a building, I can see that they don't want to insure 20 feet of one unit and then have the next 20 feet not being insured.

Mr. Weber: They are insuring the exterior up to the drywall on the inside. I don't know we have to talk to them or find somebody that will do it.

Mr. Modica: That is where we are with it.

Mr. Weber: That is going to hold up a bunch of stuff if you have to wait till every unit is sold.

Mr. Modica: He told us they weren't going to build the building until they had everything sold so he said that there is not going to be a delay of like weeks inbetween one unit being ready than the other. It would be a matter of a few days or a week or whatever so they should have buyers already lined up when the shovel is put in the ground. Assuming they are still there a few months later everybody will be there ready to close, it is just I don't know how they city goes. What kind of delay there may be for CO's permitted for each unit.

Mr. Weber: This is all through Tequesta right? Have you gone through Rick Carrol?

Mr. Modica: I didn't go through Rick. The other guy that used to be on the board has been asked to do the insurance so I gave him the information just on a lark assuming it is going to be the same but I can ask Rick Carroll.

Mr. Weber: Call when you and I are in the office and let's talk to him.

Mr. Modica: Ok.

Mr. Armstrong: Sorry to bring that up. Richard we are still charging on a whole for Hawks Ridge or Eco Village. In other words we are not charging individual units as they come online, we are charging for the parcel as it is?

Mr. Hans: We charge for all 118.

Mr. Armstrong: It is their duty to basically to tell the tax assessor we don't own this anymore.

Mr. Hans: That will happen automatically as ownership changes.

Mr. Armstrong: Ok so the district is still protected. That is all I am asking.

Mr. Hans: So we were on the financial reports and we were looking for a motion to approve them.

On MOTION by Mr. Weber seconded by Mr. Puzzo with all in favor the Check Register and Balance Sheet and Income Statement were approved.

FIFTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

Mr. Hans: The next item is any supervisor's requests?

Mr. Fopiano: I just have one question, it is background for me. Is there a way for me or anyone to see who see who the bond holders are? You keep talking about them. Isn't it a group?

Mr. Armstrong: It is FranklinTempleton.

Mr. Fopiano: Ok.

Mr. Armstrong: That is who it is. FranklinTempleton is very well known. The problem is and Richard will back me up is the entity that governs our bonds is in California. I have asked Richard because I don't want to be to derogatory but since it is just the group here whether we can send a demand letter and have her removed because I think she has done a lousy job and he said no. Give the person that does the worst job the biggest benefit. That is the way of the world. It was a good question Richard.

Mr. Fopiano: Another clarification, Brisben was the original developer?

Mr. Armstrong: Yes he was. The original one. The owner.

Mr. Dixon: How many lots does he own?

Mr. Armstrong: Eight, but that is what I sort of put before you that if we have to basically protect the district we will buy the rest or pay the taxes. So it is just the two of us instead of nine people in there because somebody will go in there and buy three or four or whatever. He is going to be very difficult to deal with anyways.

Mr. Hans: He basically picked one lot in each of the different buildings.

Mr. Fopiano: So it is a block.

Mr. Armstrong: It is a block yes.

Mr. Dixon: The update on the culvert has that been completed?

Mr. Modica: Yes that was completed two weeks ago. We got no complaints, they were very good about communication. I called Mindy, I don't think she was onsite at the time but spearheaded it. I told her they did a great job. I got no complaints from homeowners. There does seem to be some fresh oil spots where they were working. I have asked her to take a look at that during the same phone call that I asked her to take a look at the docks.

Mr. Dixon: Kudos to Bill on that because he sent out communication throughout the neighborhood that was getting ready to start. Let us know ahead of time. What was getting ready to happen and who is supposed to be here on our neighborhood connection there.

Mr. Armstrong: She lives here. She has been here since the beginning. She is the principal of Shenandoah.

Mr. Dixon: That kind of goes back to my comments I was making before. Had you not put that out there I would not know that it had started. That is the kind of stuff.

Mr. Armstrong: See he can do that but I can't do that.

Mr. Modica: I think I told Bill to do that.

Mr. Weber: I got it from him because I didn't know until he said it. I put it out on Next Door.

Mr. Dixon: As a board person let's just say I am not on that, I still wouldn't know so that is what I am talking about. I am talking about just communications to us so that we are aware.

Mr. Weber: The problem is we can't communicate.

Mr. Dixon: I am saying from one of those guys there. They can update or send something out every once in a while and let us know on the big things. That's all I want to know.

Mr. Hans: Michael and I will try and coordinate once a month.

Mr. Modica: Every board is different. This is the only CDD board I am on right now and there are more restrictive things here then there are on a regular HOA board. On a regular HOA board it depends on the board members. I think with Pinnacles contract we try to clarify that I am only responsible to report to the president. It is up to the president to respond to the rest of everybody else on the board so that way I am not getting instruction from six different people on the board. So sometimes I copy Bill and sometimes I copy the whole board but it kind of depends on how involved the board wants to get.

Mr. Dixon: I don't want to talk to anybody about it. I really don't. When I get the notice that the culverts are going in I am not going to call Bill and say let's meet and talk about it. I don't want to talk to anybody about it. I just know we talk about stuff that is going on here and anything that we talk about that we have coming up or stuff that is going on I am not going to know anything else about it until April. I was just wondering if it was possible to at least know when things start to finish. I don't want to talk to anybody about it. I don't even see you guys other then I see you drive past my house every once in a while. I don't see anybody between meetings.

Mr. Puzzo: We do that on purpose.

Mr. Dixon: I know and that is ok because I am not home that much. That is what I am talking about. I just wanted to know if there was a way that we knew without from meeting to meeting when something happened.

Mr. Armstrong: Basically not too much goes on because it is an annual contract so when it comes cleaning time or this time or this time John. The situation with the lawsuit I don't know anything. This board would know because it goes on the agenda. There was no more conversation.

Mr. Dixon: That is the reason I used a different example and said the culvert. I wouldn't have known that work was beginning, let's say I am not on the computer like my brother and I didn't have that app. I wouldn't have known that work had even taken place and that anything was going on other then I just saw it because Bill put it on there and I am on there.

Mr. Armstrong: Bill saw it and told me. Because I am not on there either John. I can't be on there.

Mr. Dixon: On the very few things that ever happen, is there a way that I can know before April that it happened? That is all I am asking. I don't want to talk to anybody about it.

Mr. Modica: I will discuss it with Rich to make sure whatever we do is forwarded to the board.

Mr. Armstrong: Yes because they put the agenda together. You could talk to anybody you want except not the guys in here. You can't come to a conclusion with the group in here.

Mr. Weber: You know the answer is you could email Michael and just say Michael is there anything going on. Michael is perfectly ok to say yes.

Mr. Armstrong: You can do that individually you just can't do it as a group. John it isn't worth the aggravation to have someone call you on the Sunshine law believe me.

SIXTH ORDER OF BUSINESS

Adjournment

Mr. Armstrong: Can we adjourn gentlemen?

On MOTION by Mr. Weber seconded by Mr. Puzzo with all in favor the meeting was adjourned.

Assistant Secretary/Secretary

Chairman/Vice Chairman

RESOLUTION 2017-03

A RESOLUTION OF THE RIVER PLACE ON THE ST. LUCIE COMMUNITY DEVELOPMENT DISTRICT APPROVING THE DISTRICT'S PROPOSED BUDGET FOR FISCAL YEAR 2018 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW

WHEREAS, the District Manager has prepared the proposed budget for the **Fiscal Year 2018**; and

WHEREAS, the Board of Supervisors approves the proposed budget for purpose of submitting said budget to the local governing authorities not less than 60 days prior to the public hearing date in accordance with Chapter 190.008(b), Florida Statutes: and

WHEREAS, the Board of Supervisors desires to set the public hearing date;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RIVER PLACE ON THE ST. LUCIE COMMUNITY DEVELOPMENT DISTRICT:

1. The proposed budget for **Fiscal Year 2018** is hereby approved for the purpose of conducting a public hearing to adopt said budget.
2. A public hearing on said approved budget is hereby declared and set for the following date, hour and place:

Date: _____

Hour: _____

Place: _____

Notice of public hearing shall be published in accordance with Florida Law.

Adopted this _____ day of _____, 2017

Chairman/Vice Chairman

Secretary/Assistant Secretary

***Proposed Budget
Fiscal Year 2018***

***River Place on the St. Lucie
Community Development District***

April 20, 2017



*River Place on the St. Lucie
Community Development District*

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River Place on the St. Lucie

Community Development District

General Fund

<i>Description</i>	<i>Adopted Budget FY 2017</i>	<i>Actual Thru 2/28/2017</i>	<i>Projected Next 5 Months</i>	<i>Total Projected 9/30/2017</i>	<i>Proposed Budget FY 2018</i>
Revenues					
Maintenance Assessments	\$437,121	\$189,379	\$92,840	\$282,219	\$437,121
Maintenance Assessments-Lot Closing	\$0	\$180,000	\$0	\$180,000	\$0
Stormwater Fees	\$48,723	\$0	\$48,723	\$48,723	\$48,723
Rental Fees (Boat Storage)	\$7,500	\$5,485	\$7,679	\$13,164	\$7,500
User Fees (Facility Rentals)	\$1,500	\$2,090	\$2,926	\$5,016	\$1,500
Interest Income	\$500	\$2,212	\$3,097	\$5,309	\$500
TOTAL REVENUES	\$495,345	\$379,166	\$155,264	\$534,431	\$495,345
Expenditures					
<i>Administrative</i>					
Supervisor Fees	\$4,000	\$1,000	\$3,000	\$4,000	\$4,000
FICA Taxes	\$306	\$77	\$230	\$306	\$306
Engineering	\$6,500	\$196	\$2,500	\$2,696	\$5,000
Attorney	\$15,000	\$8,153	\$11,414	\$19,567	\$20,000
Arbitrage	\$1,200	\$0	\$1,200	\$1,200	\$1,200
Dissemination	\$2,500	\$1,042	\$1,458	\$2,500	\$2,500
Annual Audit	\$3,825	\$0	\$3,825	\$3,825	\$3,825
Trustee Fees	\$4,157	\$0	\$4,157	\$4,157	\$4,157
Management Fees	\$37,132	\$15,471	\$21,660	\$37,132	\$37,132
Telephone	\$200	\$6	\$25	\$31	\$200
Postage	\$1,000	\$253	\$354	\$608	\$1,000
Printing & Binding	\$650	\$74	\$104	\$178	\$500
Rentals & Leases	\$2,400	\$1,000	\$1,400	\$2,400	\$2,400
Insurance	\$7,609	\$7,056	\$0	\$7,056	\$7,762
Legal Advertising	\$750	\$0	\$578	\$578	\$750
Other Current Charges	\$500	\$222	\$311	\$534	\$600
Property Taxes	\$550	\$0	\$0	\$0	\$550
Office Supplies	\$200	\$128	\$179	\$308	\$350
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Discounts/Collection Fees	\$30,599	\$15,382	\$1,857	\$17,238	\$30,599
Web Compliance	\$500	\$208	\$292	\$500	\$500
TOTAL ADMINISTRATIVE	\$119,752	\$50,443	\$54,544	\$104,988	\$123,505
<i>Field</i>					
Field Management	\$18,637	\$7,858	\$11,001	\$18,858	\$19,000
Environmental	\$41,597	\$1,500	\$2,100	\$3,600	\$41,597
Aquatic Maintenance	\$14,550	\$5,125	\$7,175	\$12,300	\$14,550
Security	\$9,000	\$868	\$524	\$1,392	\$5,000
Telephone	\$8,000	\$1,083	\$1,517	\$2,600	\$3,000
Electric	\$22,000	\$8,746	\$12,244	\$20,989	\$22,000

River Place on the St. Lucie

Community Development District

General Fund

<i>Description</i>	<i>Adopted Budget FY 2017</i>	<i>Actual Thru 2/28/2017</i>	<i>Projected Next 5 Months</i>	<i>Total Projected 9/30/2017</i>	<i>Proposed Budget FY 2018</i>
Water/Wastewater	\$7,000	\$3,109	\$4,353	\$7,462	\$8,000
Gas	\$25,000	\$15,301	\$7,465	\$22,766	\$25,000
Trash	\$300	\$0	\$300	\$300	\$300
Marketing Fees	\$1,000	\$0	\$1,000	\$1,000	\$1,000
Rental Fee Commission	\$1,500	\$0	\$1,500	\$1,500	\$1,500
Insurance	\$11,538	\$10,989	\$0	\$10,989	\$12,088
Repairs & Maintenance	\$30,000	\$10,532	\$14,744	\$25,276	\$30,000
Club House Cleaning & Repairs	\$12,500	\$4,486	\$6,281	\$10,767	\$12,500
Pool & Spa Maintenance	\$12,000	\$4,200	\$5,880	\$10,080	\$12,000
Landscape Maintenance	\$91,920	\$38,295	\$53,614	\$91,909	\$91,920
PSL Interlocal Agmt	\$25,000	\$6,250	\$18,750	\$25,000	\$25,000
Fertilization/Weed and Pest Control	\$2,000	\$250	\$805	\$1,055	\$2,000
Irrigation & Fountain Maintenance	\$20,000	\$5,787	\$8,102	\$13,888	\$20,000
Signage	\$5,000	\$125	\$175	\$300	\$5,000
Operating Supplies	\$1,000	\$193	\$270	\$462	\$1,000
Capital Outlay	\$3,000	\$32,964	\$0	\$32,964	\$3,000
Contingency	\$13,050	\$7,814	\$2,500	\$10,314	\$16,384
TOTAL FIELD	\$375,592	\$165,474	\$160,297	\$325,771	\$371,839
TOTAL EXPENDITURES	\$495,344	\$215,917	\$214,842	\$430,758	\$495,344
EXCESS REVENUES (EXPENDITURES)	\$0	\$163,249	(\$59,577)	\$103,672	\$0

**RIVER PLACE ON THE ST. LUCIE
COMMUNITY DEVELOPMENT DISTRICT**

Allocation of Capital Reserves ⁽¹⁾

<i>Description</i>	<i>Amount</i>
<i>Beginning Balance - Carry Forward Surplus (As of 9/30/2008)</i>	<i>\$327,413</i>
<i>Additions:</i>	
<i>FY 2010 Excess of Revenues Over Expenditures</i>	<i>\$2,026</i>
<i>FY 2011 Excess of Revenues Over Expenditures</i>	<i>\$429,084</i>
<i>FY 2012 Excess of Revenues Over Expenditures</i>	<i>\$640</i>
<i>FY 2015 Excess of Revenues Over Expenditures</i>	<i>\$419,053</i>
<i>FY 2017 Excess of Revenues Over Expenditures (Projected)</i>	<i>\$103,672</i>
	<u><i>\$954,475</i></u>
<i>Subtractions:</i>	
<i>FY 2009 Deficiency of Revenues Under Expenditures</i>	<i>(\$126,154)</i>
<i>FY 2013 Deficiency of Revenues Under Expenditures</i>	<i>(\$126,513)</i>
<i>FY 2014 Deficiency of Revenues Under Expenditures</i>	<i>(\$61,248)</i>
<i>FY 2016 Deficiency of Revenues Under Expenditures</i>	<i>(\$66,944)</i>
	<u><i>(\$380,859)</i></u>
<i>Total Projected Capital Reserve Funds as of 09/30/2017</i>	<i>\$901,030</i>

⁽¹⁾ Per Resolution 2005-08 adopted on August 17, 2005, the Board of Supervisors shall make all decisions concerning the capital reserve account.

**River Place on the St. Lucie
Community Development District**
PROPOSED GENERAL FUND BUDGET
Fiscal Year 2018

REVENUES:

Maintenance Assessment

The District will levy a non-ad valorem assessment on all platted property within the District in order to pay the Administrative expenses incurred during the fiscal year.

Storm Water Fee Assessment

The City of Port St. Lucie assesses the residents of the District for Repairs, Maintenance and Capital Improvements of the Drainage System. The city then remits the storm water fees less an administrative fee to the District since the District provides all of these services.

Rental Fees

Fees charged for Boat Storage.

User Fees

The District collects fees for various amenities including the Clubhouse.

Interest Income

The District will invest surplus funds with the State Board of Administration Investment Pool.

EXPENDITURES:

Administrative:

Supervisor Fees

The Florida Statutes allows each board member to receive \$200 per meeting not to exceed \$4,800 in one year. The amount for the fiscal year is based upon all 5 supervisors attending the estimated 5 annual meetings.

FICA Taxes

Related payroll taxes of 7.65% for above.

Engineering Fees

The District's engineer will be providing general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review invoices, etc.

Attorney

The District's legal counsel will be providing general legal services to the District, i.e. attendance and preparation for monthly meetings, review operating & maintenance contracts, etc.

**River Place on the St. Lucie
Community Development District**
PROPOSED GENERAL FUND BUDGET
Fiscal Year 2018

Arbitrage Rebate

The District has contracted with independent certified public accountants, to annually calculate the District's Arbitrage Rebate Liability on Series 2001A/B Special Assessment Bonds. The amount is based on the current contract.

Assessment Roll

Expenses incurred for the collection of prepaid assessments, updating the District's Tax Roll and levying the annual assessment.

Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm.

Trustee

The District issued Series 2001A/B Special Assessment Bonds that are deposited with a Trustee at US Bank. The annual trustee fee is based on 2 Basis Points plus reimbursable expenses.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services. These services are further outlined in Exhibit "A" of the Management Agreement.

Telephone

Telephone and fax machine.

Postage

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Rental & Leases

The District will be charged \$200 per month for office rent from Governmental Management Services for the District's administrative office located in Fort Lauderdale.

Insurance

The District's General Liability & Public Officials Liability Insurance policy is with Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

**River Place on the St. Lucie
Community Development District**
PROPOSED GENERAL FUND BUDGET
Fiscal Year 2018

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings etc in a newspaper of general circulation.

Other Current Charges

Bank charges and any other miscellaneous expenses that incurred during the year.

Property Taxes

Property Taxes for property owned by the District.

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Department of Economic Opportunity of \$175.

Collection Fee & Early Payment Discount

These are a percentage of the annual assessment; 2% for the tax collector and property appraiser 2% and 4% for early payment discounts.

Website Compliance

Per Section 189.069 F.S., all Districts must have a website by October 1, 2015 to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS-SF, LLC and updated as required by the Statute.

**River Place on the St. Lucie
Community Development District**
PROPOSED GENERAL FUND BUDGET
Fiscal Year 2018

Field:

Field Management

The District currently contracts the operation of the Property and its contractors. For FY 2018 \$19,000 has been budgeted for this expense which includes reimbursable expenses incurred by the management company on the District's behalf.

Environmental

Included will be \$13,597 for Riverine exotic plant removal. Also included is \$28,000 for exotic plant maintenance.

Aquatic Maintenance

The District is contracted with Wetlands Management Inc. for the monthly, semi-annual and yearly maintenance. Their services include:

- Control algae
- Treat torpedo grass
- Deaden cattail
- Control undesirable plant infestations

Monthly Lake maintenance

The L-107 canal maintenance

Preserve Isolated Wetlands Maintenance

Preserved Riverine and Creek Wetlands maintenance.

The total proposed annual expense is \$14,550.

Security

The District has a contract with ADT Security Services, Inc; the total annual charge for System maintenance is \$5,000.

Telephone

Telephone service at the clubhouse.

**River Place on the St. Lucie
Community Development District**
PROPOSED GENERAL FUND BUDGET
Fiscal Year 2018

Electric

The District is currently responsible for the following accounts with Florida Power & Light:

Account Name

432 NE Leaping Frog Way #IRR/1
450 NE Lazy River Pkwy - Clubhouse
612 NE Muskrat Run - Irr
436 NE Leaping Frog Way - Irr
430 NE Lazy River Pkwy - Irr
650 NE Little Kayak Pt – Irr

Based on FY17 actual expenses, for FY 2018 \$22,000 has been budgeted for this expense.

Water/Wastewater

The District is currently responsible for the following accounts with The City of Port St. Lucie:

Account Name

450 NE Lazy River Pkwy- Clubhouse
450 NE Lazy River Pkwy- Irrigation
650-1 NE Little Kayak Pt – Irrigation
0 Windy River Way- Water & Sewer

Based on FY17 actual expenses, for FY 2018 \$8,000 has been budgeted for this expense.

Gas

Based on FY17 actual expenses, for FY 2018 \$25,000 has been budgeted for this expense.

Trash

Based on FY17 actual expenses, for FY 2018 \$300 has been budgeted for this expense.

Marketing Fees

Expenses incurred to promote facility rentals and user fees.

Rental Fee Commission

Commissions paid for Rental Fees of the Clubhouse.

Insurance

Property and operational insurance for the District's capital assets.

**River Place on the St. Lucie
Community Development District**
PROPOSED GENERAL FUND BUDGET
Fiscal Year 2018

Repairs & Maintenance

All general repairs and maintenance that the District should incur during the fiscal year. This amount is based on prior year's cost with the inclusion of caretaker labor. Based on FY17 actual expenses \$30,000 has been budgeted for FY 2018.

Clubhouse Cleaning & Repairs

The District has contracted with First Choice Cleaning for the monthly Clubhouse maintenance. The amount budgeted is \$12,500, which also includes a contingency for miscellaneous repairs to the Clubhouse. Their services include:

- Damp mop all floors
- Clean 2 bathrooms inside
- Clean 2 bathrooms in pool area
- Wipe down cabinets and counters
- Sweep front & rear pool deck
- Spot clean upholstery when needed

Pool & Spa Maintenance

The District is contracted with Hydro Zone Services for the monthly maintenance at an annual cost of \$7,200 with a contingency of \$4,800. The monthly services include:

- Analyze Water
- Provide chemicals
- Brush side and floor of pool
- Clean tile and coping
- Vacuum pool
- Monitor and adjust heater
- Equipment checked and any problems reported.

Landscaping Maintenance

The District is contracted with Girard Environmental Services, Inc. for its annual common area and secondary areas landscape maintenance. The monthly maintenance services include:

- Grass mowing
- Grass trimming
- Grass Edging
- Plant Trimming
- Tree Trimming
- Weeding & Clearing
- Mulching

The total contracted amount totals \$91,920.

**River Place on the St. Lucie
Community Development District**
PROPOSED GENERAL FUND BUDGET
Fiscal Year 2018

PSL Interlocal Agreement

Quarterly payments are due to the City of Port St. Lucie for the maintenance, supervision and scheduling of River Place Public Park. The annual agreement is \$25,000.

Fertilization/Weed and Pest Control

Landscape fertilization, weed and pest control. On a varying schedule the services include:

- Inspecting for pests and diseases.
- Spraying turf areas.
- Spraying all planted areas.

Irrigation and Fountain Maintenance

The District has contracted with South Shore Irrigation to maintain and repair the irrigation system and fountains. Services will be performed twice monthly for irrigation and once monthly on each of the 5 fountains for a total amount of \$6,000, with a \$14,000 contingency added for repairs and maintenance.

Signage

Represents estimated cost for repairing or replacing street and amenities signage. Based on past expenses, \$5,000 has been budgeted for FY 2018.

Operating Supplies

Purchase of supplies for the District's pool, club house, etc. Based on FY17 actual expense, \$1,000 has been budgeted for FY 2018.

Capital Outlay

For Wells and Irrigation. \$3,000 has been budgeted for FY 2018.

Contingency

Represents the potential excess of unscheduled maintenance expenses not included in budget categories or not anticipated in specific line items. \$16,384 has been budgeted for FY 2018.

River Place on the St. Lucie
Community Development District

Debt Service Fund
Series 2001, Special Assessment Revenue Bonds

<i>Description</i>	<i>Adopted Budget FY 2017</i>	<i>Proposed Budget FY 2018</i>
Revenues		
Assessments - On Roll	\$259,376	\$259,376
Interest Income	\$25	\$25
Carry Forward Surplus	\$0	\$0
TOTAL REVENUES	\$259,401	\$259,401
Expenditures		
<i>Series 2001A</i>		
Interest - 11/01	\$80,253	\$76,822
Interest - 05/01	\$80,253	\$76,822
Principal - 05/01	\$90,000	\$95,000
TOTAL EXPENDITURES	\$250,506	\$248,644
EXCESS REVENUES	\$8,895	\$10,757

11/01/18 2001A Interest Payment
\$73,200.00
\$73,200.00

River Place on the St. Lucie

Community Development District

Amortization Schedule

Series 2001A, Special Assessment Bonds

<u>DATE</u>	<u>BALANCE</u>	<u>RATE</u>	<u>PRINCIPAL</u>	<u>INTEREST</u>	<u>TOTAL</u>
5/1/2017	\$ 2,105,000	7.625%	\$ 90,000.00	\$ 80,253.13	\$ -
11/1/2017	\$ 2,015,000	7.625%	\$ -	\$ 76,821.88	\$ 247,075.00
5/1/2018	\$ 2,015,000	7.625%	\$ 95,000.00	\$ 76,821.88	\$ -
11/1/2018	\$ 1,920,000	7.625%	\$ -	\$ 73,200.00	\$ 245,021.88
5/1/2019	\$ 1,920,000	7.625%	\$ 105,000.00	\$ 73,200.00	\$ -
11/1/2019	\$ 1,815,000	7.625%	\$ -	\$ 69,196.88	\$ 247,396.88
5/1/2020	\$ 1,815,000	7.625%	\$ 110,000.00	\$ 69,196.88	\$ -
11/1/2020	\$ 1,705,000	7.625%	\$ -	\$ 65,003.13	\$ 244,200.00
5/1/2021	\$ 1,705,000	7.625%	\$ 120,000.00	\$ 65,003.13	\$ -
11/1/2021	\$ 1,585,000	7.625%	\$ -	\$ 60,428.13	\$ 245,431.25
5/1/2022	\$ 1,585,000	7.625%	\$ 130,000.00	\$ 60,428.13	\$ -
11/1/2022	\$ 1,455,000	7.625%	\$ -	\$ 55,471.88	\$ 245,900.00
5/1/2023	\$ 1,455,000	7.625%	\$ 140,000.00	\$ 55,471.88	\$ -
11/1/2023	\$ 1,315,000	7.625%	\$ -	\$ 50,134.38	\$ 245,606.25
5/1/2024	\$ 1,315,000	7.625%	\$ 150,000.00	\$ 50,134.38	\$ -
11/1/2024	\$ 1,165,000	7.625%	\$ -	\$ 44,415.63	\$ 244,550.00
5/1/2025	\$ 1,165,000	7.625%	\$ 160,000.00	\$ 44,415.63	\$ -
11/1/2025	\$ 1,005,000	7.625%	\$ -	\$ 38,315.63	\$ 242,731.25
5/1/2026	\$ 1,005,000	7.625%	\$ 175,000.00	\$ 38,315.63	\$ -
11/1/2026	\$ 830,000	7.625%	\$ -	\$ 31,643.75	\$ 244,959.38
5/1/2027	\$ 830,000	7.625%	\$ 185,000.00	\$ 31,643.75	\$ -
11/1/2027	\$ 645,000	7.625%	\$ -	\$ 24,590.63	\$ 241,234.38
5/1/2028	\$ 645,000	7.625%	\$ 200,000.00	\$ 24,590.63	\$ -
11/1/2028	\$ 445,000	7.625%	\$ -	\$ 16,965.63	\$ 241,556.25
5/1/2029	\$ 445,000	7.625%	\$ 215,000.00	\$ 16,965.63	\$ -
11/1/2029	\$ 230,000	7.625%	\$ -	\$ 8,768.75	\$ 240,734.38
5/1/2030	\$ 230,000	7.625%	\$ 230,000.00	\$ 8,768.75	\$ 238,768.75
TOTAL			\$ 2,105,000.00	\$ 1,310,165.63	\$ 3,415,165.63

River Place on the St. Lucie

Manager's Report for April 2017

Plantation House: Clean and in good working order. Sheetrock was installed around the new AC handler, to protect it and to have a better appearance. I have gotten a quote to paint the 2 walls most faded due to sunlight/irrigation water.

Fitness Center: Everything in clean and in working order

Pool & Spa Area: Clean and in working order. 2 new pool heaters needed to be purchased.

Bathrooms: Clean and in good working order. Recently had pool bathrooms painted.

Parking Area: Clean and in ok shape.

Lighting: John from Southeast Electric inspects the community on a monthly basis and repairs are made as needed. New uplighting fixture replaced broken one by canoe park monument / IQ clock.

Irrigation: Regular wet checks continue to be performed & repairs are done as necessary. Break discovered by bent paddle/ st James parkway, was repaired by Girard. Girard also installed new IQ clock to replace malfunctioning one by Clubhouse. Some rust removal done along lazy river parkway & sidewalk by park area in canoe park neighborhood.

Lakes & canal: One new fountain has been installed in North Canoe Park Lake. That lake's fountain moved to county lake by bent paddle, because that fountain broke down. Wetlands Management continues to maintain the lakes and the 107 canal.

Trails: There have been less reports of boar damage along the trails. The trails are otherwise being maintained by Girard landscaping.

Damage by wild animals: The current trapper has the issue under control.

Storage area: The overall condition of the area is satisfactory. No reports of theft or vandalism. I have installed new numbered signs in the storage area, to better mark each parking spot assigned number.

Boat Ramp access / conditions: I consulted with Shenandoah to get a preferred company to do maintenance work to the boat launch & canoe launch. I have received 2 quotes from 2 different companies to perform such maintenance, to delay further erosion of wood pilings in the river. I am negotiating with the city regarding our understanding that the city is responsible for the canoe launch behind their city park area.

Landscaping & miscellaneous issues:

- Staked trees after Hurricane Matthew seem to be responding well. I have gotten a quote to remove the large pine tree overlooking much of the RV/Boat parking area.
- I have purchased a new laptop to control the pool gate access. I have scheduled with Tyco to reinstall and maintain the software/hardware of the pool access system, that was cancelled when we cancelled ADT/TYCO alarm service.
- 3 new stop signs and new street signs installed around community. New bus stop signs installed by Little kayak.
- Golf cart batteries & charger have died. Manager is looking into replacing golf cart or replacing batteries

River Place on the St. Lucie Community Development District

Check Run Summary

April 20, 2017

<i>Date</i>	<i>Check Numbers</i>	<i>Amount</i>
<i>11/21/16</i>	<i>4634-4636</i>	<i>\$220,436.55</i>
<i>11/22/16</i>	<i>4637-4646</i>	<i>\$14,840.88</i>
<i>12/07/16</i>	<i>4647-4659</i>	<i>\$47,138.61</i>
<i>12/16/16</i>	<i>4660</i>	<i>\$3,642.09</i>
<i>12/21/16</i>	<i>4661-4672</i>	<i>\$94,766.53</i>
<i>01/03/17</i>	<i>4673-4681</i>	<i>\$4,952.28</i>
<i>01/13/17</i>	<i>4682-4692</i>	<i>\$65,979.64</i>
<i>02/06/17</i>	<i>4693-4703</i>	<i>\$14,211.07</i>
<i>02/15/17</i>	<i>4704-4708</i>	<i>\$16,658.49</i>
<i>03/01/17</i>	<i>4709-4718</i>	<i>\$13,507.39</i>
<i>03/15/17</i>	<i>4719-4731</i>	<i>\$19,046.34</i>
<i>03/22/17</i>	<i>4732-4736</i>	<i>\$14,258.78</i>
<i>04/05/17</i>	<i>4737-4750</i>	<i>\$34,034.14</i>
<i>Total</i>		<u><u><i>\$563,472.79</i></u></u>

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/21/16	00018	8/04/15 107621	201611 300-58100-10000	PROVIDENT FORECLOSURE	*	3,179.00	
		8/04/15 107621	201611 300-58100-10000	PROVIDENT FORECLOSURE	*	139.44	
		9/03/15 107829	201611 300-58100-10000	PROVIDENT FORECLOSURE	*	33,853.50	
		9/03/15 107829	201611 300-58100-10000	PROVIDENT FORECLOSURE	*	925.44	
		10/06/15 608374	201611 300-58100-10000	PROVIDENT FORECLOSURE	*	573.78	
		10/06/15 608374	201611 300-58100-10000	PROVIDENT FORECLOSURE	*	11,804.00	
		11/11/15 108921	201611 300-58100-10000	PROVIDENT FORECLOSURE	*	1,002.63	
		11/11/15 108921	201611 300-58100-10000	PROVIDENT FORECLOSURE	*	14,812.00	
		1/05/16 WGC-1106	201611 300-58100-10000	PROVIDENT FORECLOSURE	*	14,329.65	
		2/10/16 WGC-1112	201611 300-58100-10000	PROVIDENT FORECLOSURE	*	14,288.40	
		3/14/16 WGC-1118	201611 300-58100-10000	PROVIDENT FORECLOSURE	*	8,483.90	
		4/07/16 WGC-1121	201611 300-58100-10000	PROVIDENT FORECLOSURE	*	12,278.49	
		5/04/16 WGC-1124	201611 300-58100-10000	PROVIDENT FORECLOSURE	*	9,366.00	
		6/13/16 WGC-1132	201611 300-58100-10000	PROVIDENT FORECLOSURE	*	4,148.59	
		7/11/16 WGC-1136	201611 300-58100-10000	PROVIDENT FORECLOSURE	*	1,640.00	
		8/05/16 WGC-1141	201611 300-58100-10000	PROVIDENT FORECLOSURE	*	517.00	
		9/27/16 WGC-1149	201611 300-58100-10000	PROVIDENT FORECLOSURE	*	954.50	
		10/10/16 WGC-1102	201611 300-58100-10000	PROVIDENT FORECLOSURE	*	39,616.50	
		11/03/16 WGC-1155	201611 300-58100-10000	PROVIDENT FORECLOSURE	*	2,970.00	
		12/18/16 WGC-1104	201611 300-58100-10000	PROVIDENT FORECLOSURE	*	905.76	
LEWIS, LONGMAN & WALKER, P.A.						175,788.58	004635
11/21/16	00018	2/12/16 WGC-1112	201611 300-58100-10000	APPEAL OF RIVER PLACE	*	1,818.00	
		3/14/16 WGC-1118	201611 300-58100-10000	APPEAL OF RIVER PLACE	*	2,753.00	

RPLC RIVER PLACE SROSINA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		4/07/16	WGC-1121	201611 300-58100-10000	*	1,197.00	
			APPEAL OF RIVER PLACE				
		6/13/16	WGC-1132	201611 300-58100-10000	*	28,279.40	
			APPEAL OF RIVER PLACE				
		7/11/16	WGC-1136	201611 300-58100-10000	*	3,805.00	
			APPEAL OF RIVER PLACE				
		8/05/16	WGC-1141	201611 300-58100-10000	*	1,439.50	
			APPEAL OF RIVER PLACE				
		9/27/16	WGC-1149	201611 300-58100-10000	*	1,459.50	
			APPEAL OF RIVER PLACE				
		10/12/16	WGC-1153	201611 300-58100-10000	*	2,353.07	
			APPEAL OF RIVER PLACE				
		11/03/16	WGC-1155	201611 300-58100-10000	*	1,543.50	
			APPEAL OF RIVER PLACE				
				LEWIS, LONGMAN & WALKER, P.A.			44,647.97 004636
11/22/16	00003	11/04/16	30577039	201611 320-53800-43200	*	580.58	
			PROPANE REF#90152442				
		11/10/16	30578967	201611 320-53800-43200	*	415.24	
			PROPANE REF#90297789				
		11/17/16	30581051	201611 320-53800-43200	*	359.61	
			PROPANE REF#90518210				
		11/17/16	30581051	201611 320-53800-43200	*	668.64	
			PROPANE REF#90572776				
				AMERIGAS PROPANE, LP			2,024.07 004637
11/22/16	00008	11/08/16	7171094	201610 320-53800-43100	*	482.73	
			450 NE LAZY RIVER PKWY				
		11/08/16	7171095	201610 320-53800-43100	*	13.67	
			0 WINDY RIVER WAY NE				
		11/08/16	7171096	201610 320-53800-43100	*	191.83	
			450 NE LAZY RIVER PKWY				
				CITY OF PORT ST. LUCIE			688.23 004638
11/22/16	00011	11/15/16	5-611-78	201611 310-51300-42000	*	90.88	
			DELIVERIES THRU 11/15/16				
				FEDERAL EXPRESS			90.88 004639
11/22/16	00014	1/14/16	72331-65	201611 320-53800-43000	*	161.54	
			432 NE LEAPING FROG #IRR				
		11/14/16	01420-96	201611 320-53800-43000	*	712.35	
			450 NE LAZY RIVER PKWY CB				
		11/14/16	28760-00	201611 320-53800-43000	*	210.11	
			612 NE MUSKRAT RUN #IRR				
		11/14/16	41569-23	201611 320-53800-43000	*	157.69	
			436 NE LEAPING FROG #IRR				
				RPLC RIVER PLACE SROSINA			

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #	
11/14/16		83671-72	201611 320-53800-43000						430 NE LAZY RVR PKWY #IRR	*	267.85			
11/14/16		86289-07	201611 320-53800-43000						101 NE HAMMOCK CRK TR#PMP	*	45.97			
11/14/16		91687-68	201611 320-53800-43000						650 NE LITTLE KAYAK PT IR	*	81.09			
												FPL	1,636.60	004640
11/22/16	00184	11/01/16	170025	201611	320-53800-46200				GROUND MAINT	*	5,243.33			
		11/01/16	170025	201611	320-53800-46200				HORTICULTURAL LAWN CARE	*	1,397.00			
		11/01/16	170025	201611	320-53800-46200				HORTICULTURAL SHRUB CARE	*	125.00			
		11/01/16	170025	201611	320-53800-46200				MULCH INSTALLATION	*	812.50			
		11/01/16	170025	201611	320-53800-46200				ANNUAL INSTALLATION	*	81.25			
												GIRARD ENVIRONMENTAL SERVICES, INC.	7,659.08	004641
11/22/16	00144	10/31/16	MS100116	201610	320-53800-45200				OCT 16-COMM POOL MAINT	*	618.00			
		10/31/16	MS100116	201610	320-53800-45200				EXTRA CLEAN UP-HURRICANE	*	165.00			
												HYDRO ZONE SERVICES	783.00	004642
11/22/16	00018	11/03/16	WGC-1155	201610	310-51300-31500				SERVICE THRU 10/31/2016	*	531.30			
												LEWIS, LONGMAN & WALKER, P.A.	531.30	004643
11/22/16	00173	11/10/16	11102016	201611	320-53800-41000				REIMB-AT&T BILL	*	157.77			
		11/12/16	11122016	201611	320-53800-49100				REIMB-COUNTY LOCK & KEY	*	125.30			
												MICHAEL A MODICA	283.07	004644
11/22/16	00176	11/02/16	1198	201611	320-53800-49100				HURRICANE PREPARATION	*	660.00			
		11/07/16	1202	201611	320-53800-45400				REPLC BATTERIES FR LIGHTS	*	250.00			
		11/21/16	1206	201611	320-53800-46400				SPRINKLER PUMP	*	150.00			
												PHASE 3 ELECTRIC INC	1,060.00	004645
11/22/16	00087	11/04/16	RP161102	201611	320-53800-46000				REM.&RPLC ST.LIGHT LAMP	*	84.65			
												SOUTHEAST ELECTRICAL & MAINTENANCE	84.65	004646

RPLC RIVER PLACE SROSINA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/07/16	00003	11/24/16	30583524	201611	320	53800	43200			*	862.64		
			PROPANE REF# 90858496										
		11/30/16	30586718	201611	320	53800	43200			*	724.65		
			PROPANE										
AMERIGAS PROPANE, LP											1,587.29	004647	
12/07/16	00011	11/22/16	5-618-75	201611	310	51300	42000			*	24.06		
			DELIVERIES THRU-11/22/16										
		11/29/16	5-625-99	201611	310	51300	42000			*	14.69		
			DELIVERIES THRU-11/29/16										
FEDERAL EXPRESS											38.75	004648	
12/07/16	00001	12/01/16	124	201612	310	51300	34000			*	3,094.00		
			MANAGEMENT FEES										
		12/01/16	124	201612	310	51300	44000			*	200.00		
			RENT										
		12/01/16	124	201612	310	51300	31600			*	208.33		
			DISSEMINATION										
		12/01/16	124	201612	310	51300	35101			*	41.67		
			WEBSITE ADMIN										
		12/01/16	124	201612	310	51300	51000			*	22.50		
			OFFICE SUPPLIES										
		12/01/16	124	201612	310	51300	42000			*	15.35		
			POSTAGE										
		12/01/16	124	201612	310	51300	42000			*	85.40		
			COPIES										
GMS-SF, LLC											3,667.25	004649	
12/07/16	00152	11/28/16	11282016	201611	320	53800	46000			*	1,000.00		
			2ND DRAW PAYMENTS										
HANDY RANDY HOME REPAIR SERVICES											1,000.00	004650	
12/07/16	00144	11/30/16	MS110116	201611	320	53800	45200			*	618.00		
			POOL MAINTENANCE										
HYDRO ZONE SERVICES											618.00	004651	
12/07/16	00158	12/01/16	3682	201612	320	53800	46500			*	50.00		
			GHP MONTHLY SERVICE										
PHL LAND CARE, INC.											50.00	004652	
12/07/16	00154	11/30/16	6506	201611	320	53800	34000			*	16.05		
			SUPPLIES										
		12/01/16	6438	201612	320	53800	34000			*	1,568.85		
			MONTHLY MANAGEMENT FEES										
PINNACLE ASSOCIATION MANAGEMENT, LLC											1,584.90	004653	

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/07/16	00196	10/31/16	1254149	201610	320	53800	49100		BUILD UTILITY CLOSET	*	920.00		
									PINNACLE SOUTH BUILDERS			920.00	004654
12/07/16	00020	12/07/16	12072016	201612	300	20700	10000		SPECIAL ASSESSMENT	*	33,798.36		
		12/07/16	12072016	201612	300	20700	10000		SPECIAL ASSESSMENT	*	1,286.55		
									RIVERPLACE ON THE ST. LUCIE CDD			35,084.91	004655
12/07/16	00183	12/01/16	2016-114	201612	320	53800	45300		CLUB HOUSE CLEANING	*	540.58		
									ROYAL TREATMENT SERVICES			540.58	004656
12/07/16	00188	1/01/17	3724	201701	320	53800	45400		ALARM MONITORING	*	261.93		
									SECURPOINT SECURITY SYSTEMS			261.93	004657
12/07/16	00025	11/28/16	013300	201611	320	53800	46300		LAKE MAINTENANCE	*	910.00		
		11/30/16	013314	201611	320	53800	46300		CANAL MAINTENANCE	*	575.00		
									WETLANDS MANAGEMENT, INC.			1,485.00	004658
12/07/16	00101	11/29/16	11292016	201611	320	53800	46600		REMOVAL OF FERAL HOGS	*	300.00		
									MICKEY WHITE			300.00	004659
12/16/16	00087	11/01/16	RP161024	201611	320	53800	46000		MOSS ROSE STREET LIGHTS	*	3,642.09		
									SOUTHEAST ELECTRICAL & MAINTENANCE			3,642.09	004660
12/21/16	00003	12/09/16	30589920	201612	320	53800	43200		PROPANE REF# 91607754	*	301.96		
		12/16/16	30593037	201612	320	53800	43200		PROPANE	*	872.92		
		12/16/16	30593037	201612	320	53800	43200		PROPANE REF # 91841521	*	524.77		
									AMERIGAS PROPANE, LP			1,699.65	004661
12/21/16	00008	12/01/16	7243066	201611	320	53800	43100		WATER METER READING	*	417.54		
		12/13/16	7243067	201611	320	53800	43100		WATER METER READING	*	9.35		
		12/13/16	7243068	201611	320	53800	43100		WATER METER READING	*	192.57		
									CITY OF PORT ST. LUCIE			619.46	004662

RPLC RIVER PLACE SROSINA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK... AMOUNT #
12/21/16	00009	12/15/16	00-056.0	201611 310-51300-31100		*	195.70	
				SERVICE THRU-11/30/16				
					CULPEPPER & TERPENING, INC			195.70 004663
12/21/16	00178	12/14/16	12568	201612 320-53800-47000		*	125.00	
				STUD MOUNT INSTALLATION				
					DESIGN A SIGN			125.00 004664
12/21/16	00014	12/14/16	01420-96	201612 320-53800-43000		*	715.65	
				450 NE LAZY RIVER PKWY				
		12/14/16	28760-00	201612 320-53800-43000		*	221.04	
				612 NE MUSKRAT RUN				
		12/14/16	41569-23	201612 320-53800-43000		*	168.90	
				436 NE LEAPING FROG WAY				
		12/14/16	72331-65	201612 320-53800-43000		*	173.73	
				432 NE LEAPING FROG WAY				
		12/14/16	83671-72	201612 320-53800-43000		*	300.92	
				430 NE KAZY RIVER PKWY				
		12/14/16	86289-07	201612 320-53800-43000		*	56.51	
				101 NE HAMMOCK CRK TR#PMP				
		12/14/16	91687-68	201612 320-53800-43000		*	92.02	
				650 NE LITTLE KAYAK #IRR				
					FPL			1,728.77 004665
12/21/16	00184	12/01/16	171936	201612 320-53800-46200		*	7,659.08	
				GROUNDS MAINTENANCE				
		12/01/16	171937	201612 320-53800-46400		*	787.50	
				IRRIGATION INSPECTIONS				
					GIRARD ENVIRONMENTAL SERVICES, INC.			8,446.58 004666
12/21/16	00152	11/28/16	11282016	201611 320-53800-46000		*	1,600.00	
				PRESSURE CLEAN CURBS				
					HANDY RANDY HOME REPAIR SERVICES			1,600.00 004667
12/21/16	00144	12/15/16	R120616S	201612 320-53800-45200		*	945.00	
				INSTALL NEW VACUUM PUMP				
					HYDRO ZONE SERVICES			945.00 004668
12/21/16	00018	12/13/16	WGC-1162	201611 310-51300-31500		*	2,891.60	
				SERVICE THRU-11/23				
					LEWIS, LONGMAN & WALKER, P.A.			2,891.60 004669
12/21/16	00173	12/08/16	12082016	201612 320-53800-54600		*	105.44	
				SUPPLIES				
		12/09/16	12092016	201612 320-53800-54600		*	40.46	
				SUPPLIES				

RPLC RIVER PLACE SROSINA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		12/10/16	12102016	201612	320	53800	54600			*	25.42		
			SUPPLIES						MICHAEL A MODICA			171.32	004670
12/21/16	00176	12/18/16	1211	201612	320	53800	45300			*	110.00		
			REPLACE BURNED OUT BULBS						PHASE 3 ELECTRIC INC			110.00	004671
12/21/16	00020	12/21/16	12212016	201612	300	20700	10000			*	76,233.45		
			SPECIAL ASSESSMENT						RIVERPLACE ON THE ST. LUCIE CDD			76,233.45	004672
1/03/17	00003	12/22/16	30595231	201612	320	53800	43200			*	646.37		
			PROPANE						AMERIGAS PROPANE, LP			646.37	004673
1/03/17	00184	12/21/16	173641	201612	320	53800	46200			*	450.00		
			IRRIGATION UPGRADE										
		12/21/16	173641	201612	320	53800	46200			V	450.00-		
			IRRIGATION UPGRADE										
		12/21/16	173641	201612	320	53800	46400			*	450.00		
			IRRIGATION UPGRADE						GIRARD ENVIRONMENTAL SERVICES, INC.			450.00	004674
1/03/17	00144	12/31/16	MS120116	201612	320	53800	45200			*	618.00		
			SWIMMING POOL MAINTENANCE						HYDRO ZONE SERVICES			618.00	004675
1/03/17	00018	12/15/16	WGC-1163	201612	310	51300	31500			*	360.00		
			FINALIZE FORECLOSURE						LEWIS, LONGMAN & WALKER, P.A.			360.00	004676
1/03/17	00176	12/20/16	1212	201612	320	53800	45400			*	110.00		
			INSTALLED 12 VOLT BATTERY						PHASE 3 ELECTRIC INC			110.00	004677
1/03/17	00155	1/02/17	3767	201701	320	53800	46500			*	50.00		
			PEST CONTROL						PLANT HAVEN LANDSCAPE			50.00	004678
1/03/17	00154	12/30/16	6643	201612	320	53800	34000			*	7.91		
			POSTAGE										
		1/01/17	6570	201701	320	53800	34000			*	1,500.00		
			MONTHLY MANAGEMENT FEE						PINNACLE ASSOCIATION MANAGEMENT, LLC			1,507.91	004679

RPLC RIVER PLACE SROSINA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/03/17	00025	12/20/16	013335	201612	320	53800	46300		LAKE MAINTENANCE WETLANDS MANAGEMENT, INC.	*	910.00	910.00	004680
1/03/17	00101	12/30/16	12302016	201612	320	53800	46600		REMOVAL OF HOGS MICKEY WHITE	*	300.00	300.00	004681
1/13/17	00003	12/30/16	30598077	201612	320	53800	43200		PROPANE AMERIGAS PROPANE, LP	*	718.87	718.87	004682
1/13/17	00062	1/01/17	01012017	201612	320	53800	47100		QUARTERLY LEASE PAYMENT CITY OF PORT ST. LUCIE	*	6,250.00	6,250.00	004683
1/13/17	00168	1/09/17	17056	201701	320	53800	49100		POOL HEATERS INSTALLED ELITE GAS CONTRACTORS	*	5,200.00	5,200.00	004684
1/13/17	00111	1/05/17	179948	201701	320	53800	45300		CHEMICALS FIRE EQUIPMENT SERVICES OF PSL, INC	*	61.50	61.50	004685
1/13/17	00184	1/01/17	173972	201701	320	53800	46200		1/01/17 173973 IRRIGATION INSPECTIONS GIRARD ENVIRONMENTAL SERVICES, INC.	*	7,659.08	8,446.58	004686
1/13/17	00001	1/02/17	125	201701	310	51300	34000		MANAGEMENT FEES	*	3,094.33		
		1/02/17	125	201701	310	51300	44000		RENT	*	200.00		
		1/02/17	125	201701	310	51300	31600		DISSEMINATION	*	208.33		
		1/02/17	125	201701	310	51300	35101		WEBSITE ADMIN	*	41.67		
		1/02/17	125	201701	310	51300	42000		POSTAGE	*	13.00		
		1/02/17	125	201701	310	51300	42500		COPIES GMS-SF, LLC	*	4.50	3,561.83	004687
1/13/17	00143	11/09/16	2016 615	201611	300	20700	10000		ADMIN OF ASSESSMENTS	*	3,093.55		

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		11/09/16	2016 615 201611 300-36300-10000		*	4,517.72	
			ADMIN OF ASSESSMENTS				
		11/09/16	2016 615 201611 700-36300-10000		*	3,093.55	
			ADMIN OF ASSESSMENTS				
		11/09/16	2016 615 201611 700-13100-10000		*	3,093.55-	
			ADMIN OF ASSESSMENTS				
				KEN PRUITT			7,611.27 004688
1/13/17	00018	1/05/17	WGC-1166 201612 310-51300-31500		*	332.47	
			SERVICE THRU-12/9/16				
				LEWIS, LONGMAN & WALKER, P.A.			332.47 004689
1/13/17	00197	9/20/16	09202016 201701 300-36200-10100		*	200.00	
			RENT RETURNED				
				RICHARD MCKINNEY			200.00 004690
1/13/17	00183	1/01/17	2016-115 201701 320-53800-45300		*	633.12	
			CLUB HOUSE CLEANING				
				ROYAL TREATMENT SERVICES			633.12 004691
1/13/17	00127	10/31/16	42215 201610 320-53800-64000		*	32,964.00	
			MOBILIZATION SLIPLINE				
				SHENANDOAH CONSTRUCTION			32,964.00 004692
2/06/17	00003	1/12/17	30604566 201701 320-53800-43200		*	466.13	
			PROPANE #93279696				
		1/12/17	30604566 201701 320-53800-43200		*	718.44	
			PROPANE #93298599				
		1/27/17	30610049 201701 320-53800-43200		*	1,286.63	
			PROPANE #93985976				
				AMERIGAS PROPANE, LP			2,471.20 004693
2/06/17	00008	12/01/16	7314831 201612 320-53800-43100		*	381.71	
			WATER BASE CHARGE				
		12/01/16	7314832 201612 320-53800-43100		*	9.35	
			WATER BASE CHARGE				
		12/01/16	7314833 201612 320-53800-43100		*	192.57	
			WATER BASE CHARGE				
				CITY OF PORT ST. LUCIE			583.63 004694
2/06/17	00014	1/17/17	01420-96 201701 320-53800-43000		*	848.70	
			450 NE LAZY RIVER PKWY				
		1/17/17	28760-00 201701 320-53800-43000		*	252.02	
			612 NE MUSKRAT RUN				
		1/17/17	41569-23 201701 320-53800-43000		*	183.54	
			436 NE LEAPING FROG WAY				

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CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		1/17/17	72331-65	201701 320-53800-43000		*	196.31		
			432 NE LEAPING FROG WAY						
		1/17/17	83671-72	201701 320-53800-43000		*	322.77		
			430 NE LAZY RIVER PKWY						
		1/17/17	86289-07	201701 320-53800-43000		*	67.20		
			101 NE HAMMOCK CREEK TRL						
		1/17/17	91687-68	201701 320-53800-43000		*	106.73		
			650 NE LITTLE KAYAK PT						
					FPL			1,977.27	004695
2/06/17	00001	2/01/17	126	201702 310-51300-34000		*	3,094.33		
			MANAGEMENT FEES						
		2/01/17	126	201702 310-51300-44000		*	200.00		
			RENT						
		2/01/17	126	201702 310-51300-31600		*	208.33		
			DISSEMINATION						
		2/01/17	126	201702 310-51300-35101		*	41.67		
			WEBSITE ADMIN						
		2/01/17	126	201702 310-51300-42000		*	9.77		
			POSTAGE						
		2/01/17	126	201702 310-51300-42500		*	3.00		
			COPIES						
					GMS-SF, LLC			3,557.10	004696
2/06/17	00144	1/31/17	MS010117	201701 320-53800-45200		*	618.00		
			SWIMMING POOL MAINTENANCE						
					HYDRO ZONE SERVICES			618.00	004697
2/06/17	00176	1/23/17	1220	201701 320-53800-46000		*	125.00		
			REPAIR POOL FENCE						
		1/26/17	1223	201701 320-53800-46000		*	175.00		
			REPAIRE POL FENCE						
		1/26/17	1224	201701 320-53800-45300		*	686.25		
			INSTALL POOL GATE LOCKS						
					PHASE 3 ELECTRIC INC			986.25	004698
2/06/17	00155	2/01/17	3835	201702 320-53800-46500		*	50.00		
			PEST CONTROL						
					PLANT HAVEN LANDSCAPE			50.00	004699
2/06/17	00154	1/31/17	6780	201701 320-53800-34000		*	41.07		
			POSTAGE REIMBURSEMENT						
		2/01/17	6692	201702 320-53800-34000		*	1,500.00		
			MONTHLY MANAGEMENT FEES						
					PINNACLE ASSOCIATION MANAGEMENT,LLC			1,541.07	004700

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CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK... AMOUNT #
2/06/17	00087	1/14/17	RP170110	201701 320-53800-46000	REPLACED LIGHTS	*	1,216.55	
					SOUTHEAST ELECTRICAL & MAINTENANCE			1,216.55 004701
2/06/17	00025	1/30/17	013373	201701 320-53800-46300	LAKE MAINTENANCE	*	910.00	
					WETLANDS MANAGEMENT, INC.			910.00 004702
2/06/17	00101	1/31/17	01312017	201701 320-53800-46600	REMOVAL OF FERAL HOGS	*	300.00	
					MICKEY WHITE			300.00 004703
2/15/17	00003	2/04/17	30614320	201702 320-53800-43200	PROPANE #94305352	*	1,215.29	
		2/09/17	30616228	201702 320-53800-43200	PROPANE #94637214	*	629.02	
					AMERIGAS PROPANE, LP			1,844.31 004704
2/15/17	00184	2/01/17	176416	201702 320-53800-46200	FEB 17-GROUNDS MAINT	*	5,243.33	
		2/01/17	176416	201702 320-53800-46200	FEB 17-HORTICULTURAL SVCS	*	1,397.00	
		2/01/17	176416	201702 320-53800-46200	FEB 17-HORTICULTURAL SVCS	*	125.00	
		2/01/17	176416	201702 320-53800-46200	FEB 17-MULCH INST.	*	812.50	
		2/01/17	176416	201702 320-53800-46200	FEB 17-ANNUAL INST.	*	81.25	
		2/01/17	176418	201702 320-53800-46400	FEB 17-IRR.INSPECTIONS	*	787.50	
					GIRARD ENVIRONMENTAL SERVICES, INC.			8,446.58 004705
2/15/17	00176	2/07/17	1228	201702 320-53800-45300	RPLC 2 FLOOD LIGHT FXTURE	*	390.00	
					PHASE 3 ELECTRIC INC			390.00 004706
2/15/17	00020	2/15/17	02152017	201702 300-20700-10000	TRANSFER OF TAX RECEIPTS	*	5,395.20	
					RIVERPLACE ON THE ST. LUCIE CDD			5,395.20 004707
2/15/17	00183	2/01/17	2016-115	201702 320-53800-45300	FEB 17-CLUBHS CLEANING	*	245.12	
		2/01/17	2016-115	201702 320-53800-45300	FEB 17-RESTROOM CLEANING	*	144.00	
		2/01/17	2016-115	201702 320-53800-45300	FEB 17-WKND CLEANING	*	172.00	

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CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		2/01/17	2016-115	201702	320	53800	54600		REIMB-TOILET TISSUE	*	21.28		
									ROYAL TREATMENT SERVICES			582.40	004708
3/01/17	00002	2/20/17	11484	201702	320	53800	45300		DOOR ADJUSTMENT	*	107.00		
									ALL COUNTY LOCK & KEY			107.00	004709
3/01/17	00003	2/16/17	30618566	201702	320	53800	43200		PROPANE REF#95016538	*	1,242.31		
									AMERIGAS PROPANE, LP			1,242.31	004710
3/01/17	00008	2/14/17	7387203	201701	320	53800	43100		JAN 2017 - UTILITIES SVS	*	357.81		
		2/14/17	7387204	201701	320	53800	43100		JAN 2017 - UTILITIES SVCS	*	9.35		
		2/14/17	7387205	201701	320	53800	43100		JAN 2017 - UTILITIES SVCS	*	192.57		
									CITY OF PORT ST. LUCIE			559.73	004711
3/01/17	00014	2/14/17	00122-02	201702	320	53800	43000		612 NE MUSKRAT RUN #IRR	*	213.88		
		2/14/17	07258-02	201702	320	53800	43000		101 NE HAMMOCK CRK TR#PMP	*	56.50		
		2/14/17	23106-02	201702	320	53800	43000		436 NE LEAPING FROG #IRR	*	160.19		
		2/14/17	65187-02	201702	320	53800	43000		432 NE LEAPING FROG #IRR	*	161.57		
		2/14/17	68001-02	201702	320	53800	43000		650 NE LITTLE KAYAK PT IR	*	85.65		
		2/14/17	72395-02	201702	320	53800	43000		430 NE LAZY RVR PKWY #IRR	*	303.54		
		2/14/17	96403-02	201702	320	53800	43000		450 NE LAZY RIVER PKWY CB	*	707.31		
									FPL			1,688.64	004712
3/01/17	00018	2/13/17	WGC-1174	201701	310	51300	31500		SERVICE THRU 01/31/2017	*	4,037.50		
									LEWIS, LONGMAN & WALKER, P.A.			4,037.50	004713
3/01/17	00020	3/01/17	03012017	201703	300	20700	10000		TRANSFER OF TAX RECEIPTS	*	3,251.88		
									RIVERPLACE ON THE ST. LUCIE CDD			3,251.88	004714
3/01/17	00188	4/01/17	3944	201704	320	53800	45400		APR 2017 - ALARM MONITOR	*	261.93		
									SECURPOINT SECURITY SYSTEMS			261.93	004715

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3/01/17	00087	1/20/17	RP170118	201701	320-53800-46000				RPL LANDSCAPE FIXTURES	*	509.61		
		2/16/17	RP170215	201702	320-53800-46000				RPL STREET LIGHT AT CANOE	*	638.79		
SOUTHEAST ELECTRICAL & MAINTENANCE											1,148.40	004716	
3/01/17	00025	2/16/17	013393	201702	320-53800-46300				FEB 2017 - LAKE MAINT	*	910.00		
WETLANDS MANAGEMENT, INC.											910.00	004717	
3/01/17	00101	2/27/17	02272017	201702	320-53800-46600				RMV FERAL HOGS - 02/27/17	*	300.00		
MICKEY WHITE											300.00	004718	
3/15/17	00003	2/25/17	30621797	201702	320-53800-43200				PROPANE 95320681	*	883.21		
		3/04/17	30625176	201703	320-53800-43200				PROPANE 954612545	*	337.29		
AMERIGAS PROPANE, LP											1,220.50	004719	
3/15/17	00178	3/01/17	12741	201703	320-53800-47000				REFLECTIVE SIGNS	*	451.00		
DESIGN A SIGN											451.00	004720	
3/15/17	00184	2/28/17	178403	201702	320-53800-46400				IRRIGATION SERVICES	*	712.00		
GIRARD ENVIRONMENTAL SERVICES, INC.											712.00	004721	
3/15/17	00001	3/01/17	127	201703	310-51300-34000				MANAGEMENT FEES	*	3,094.33		
		3/01/17	127	201703	310-51300-44000				RENT	*	200.00		
		3/01/17	127	201703	310-51300-31600				DISSEMINATION	*	208.33		
		3/01/17	127	201703	310-51300-35101				WEBSITE ADMIN	*	41.67		
		3/01/17	127	201703	310-51300-42000				POSTAGE	*	6.44		
		3/01/17	127	201703	310-51300-42500				COPIES	*	6.45		
GMS-SF, LLC											3,557.22	004722	
3/15/17	00144	2/28/17	MS020117	201702	320-53800-45200				SWIMMING POOL MAINTENANCE	*	618.00		
HYDRO ZONE SERVICES											618.00	004723	

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3/15/17	00198	3/15/17	03152017	201703	320-53800-47100				QUARTERLY LEASE	*	6,250.00		
		3/15/17	03152017	201703	320-53800-47100				QUARTERLY LEASE	V	6,250.00-		
									PARKS & RECREATION DEPARTMENT			.00	004724
3/15/17	00155	3/01/17	3950	201703	320-53800-46500				PEST CONTROL	*	50.00		
									PLANT HAVEN LANDSCAPE			50.00	004725
3/15/17	00154	2/28/17	6924	201702	320-53800-34000				POSTAGE REIMBURSEMENT	*	20.71		
		3/01/17	6829	201703	320-53800-34000				MONTHLY MANAGEMENT FEES	*	1,500.00		
									PINNACLE ASSOCIATION MANAGEMENT, LLC			1,520.71	004726
3/15/17	00183	3/01/17	2017-115	201703	320-53800-45300				CLUB HOUSE CLEANING	*	634.40		
									ROYAL TREATMENT SERVICES			634.40	004727
3/15/17	00087	3/13/17	RP170213	201703	320-53800-46000				REPLACE LAMPS	*	503.97		
									SOUTHEAST ELECTRICAL & MAINTENANCE			503.97	004728
3/15/17	00175	3/13/17	03132017	201703	320-53800-46000				FILL POT HOLE	*	80.00		
									KIM WARREN CLEANING			80.00	004729
3/15/17	00062	3/15/17	03152017	201703	320-53800-47100				QUARTERLY LEASE	*	6,250.00		
									CITY OF PORT ST. LUCIE			6,250.00	004730
3/15/17	00191	3/08/17	1690	201703	320-53800-46400				2HP 240V DISPLAY AERATOR	*	3,448.54		
									FUTURE HORIZONS, INC.			3,448.54	004731
3/22/17	00003	3/09/17	30626916	201703	320-53800-43200				PROPANE #95919709	*	507.99		
		3/16/17	30629106	201703	320-53800-43200				PROPANE #96272401	*	1,324.03		
									AMERIGAS PROPANE, LP			1,832.02	004732
3/22/17	00008	3/14/17	7459426	201702	320-53800-43100				UTILITY SERVICE	*	456.05		
		3/14/17	7459427	201702	320-53800-43100				UTILITY SERVICE	*	9.35		

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		3/14/17	7459428	201702	320	53800	43100		UTILITY SERVICE	*	192.57		
									CITY OF PORT ST. LUCIE			657.97	004733
3/22/17	00014	3/15/17	01420-96	201703	320	53800	43000		450 NE LAZY RIVER PKWY	*	696.87		
		3/15/17	28760-00	201703	320	53800	43000		612 NE MUSKRAT RUN	*	111.16		
		3/15/17	41569-23	201703	320	53800	43000		436 NE LEAPING FROG WAY	*	165.00		
		3/15/17	72331-65	201703	320	53800	43000		432 NE LEAPING FROG WAY	*	173.02		
		3/15/17	83671-72	201703	320	53800	43000		430 NE LAZY RIVER PKWY	*	283.93		
		3/15/17	86289-07	201703	320	53800	43000		101 NE HAMMOCK CREEK TRL	*	59.35		
		3/15/17	91687-68	201703	320	53800	43000		650 NE LITTLE KAYAK PT	*	90.38		
									FPL			1,579.71	004734
3/22/17	00184	3/01/17	172519	201703	320	53800	46200		GROUNDS MAINTENANCE	*	7,659.08		
		3/01/17	172520	201703	320	53800	46400		IRRIGATION INSPECTIONS	*	787.50		
									GIRARD ENVIRONMENTAL SERVICES, INC.			8,446.58	004735
3/22/17	00018	3/03/17	WGC-1178	201703	310	51300	31500		SERVICE THRU-2/22/17	*	1,742.50		
									LEWIS, LONGMAN & WALKER, P.A.			1,742.50	004736
4/05/17	00003	3/23/17	30631543	201703	320	53800	43200		PROPANE #96583324	*	814.18		
									AMERIGAS PROPANE, LP			814.18	004737
4/05/17	00184	11/01/16	170026	201611	320	53800	46400		CONTRACT BILLING	*	787.50		
		3/30/17	180108	201703	320	53800	46400		REPLACE CONTROLLER	*	835.00		
		4/01/17	179183	201704	320	53800	46200		GROUNDS MAINTENANCE	*	7,659.08		
		4/01/17	179184	201704	320	53800	46400		IRRIGATION INSPECTIONS	*	787.50		
									GIRARD ENVIRONMENTAL SERVICES, INC.			10,069.08	004738
4/05/17	00001	4/03/17	128	201704	310	51300	34000		MANAGEMENT FEES	*	3,094.33		

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CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		4/03/17	128	201704	310	51300	44000			*	200.00		
			RENT										
		4/03/17	128	201704	310	51300	31600			*	208.33		
			DISSEMINATION										
		4/03/17	128	201704	310	51300	35101			*	41.67		
			WEBSITE ADMIN										
		4/03/17	128	201704	310	51300	42000			*	9.20		
			POSTAGE										
		4/03/17	128	201704	310	51300	42500			*	6.60		
			COPIES										
									GMS-SF, LLC			3,560.13	004739
4/05/17	00144	3/31/17	MS030117	201703	320	53800	45200			*	618.00		
			POOL MAINTENANCE										
									HYDRO ZONE SERVICES			618.00	004740
4/05/17	00182	4/03/17	04032017	201704	320	53800	45300			*	95.00		
			REPLACE BROKEN DOOR										
									KIM WARREN CLEANING			95.00	004741
4/05/17	00173	3/24/17	11376	201704	320	53800	54600			*	181.10		
			CLUBHOUSE KEYS										
		3/28/17	03282017	201704	320	53800	54600			*	14.55		
			REIMBURSEMENT										
		3/29/17	03292017	201704	320	53800	45300			*	75.00		
			CLEAN UP										
									MICHAEL A MODICA			270.65	004742
4/05/17	00176	4/02/17	1236	201704	320	53800	46000			*	195.00		
			INSTALL LED FLOOD LIGHT										
									PHASE 3 ELECTRIC INC			195.00	004743
4/05/17	00155	4/01/17	4032	201704	320	53800	46500			*	50.00		
			GHP MONTHLY SERVICE										
									PLANT HAVEN LANDSCAPE			50.00	004744
4/05/17	00154	3/31/17	7068	201703	320	53800	34000			*	16.79		
			POSTAGE REIMBURSEMENT										
		4/01/17	6971	201704	320	53800	34000			*	1,500.00		
			MONTHLY MANAGEMENT FEES										
									PINNACLE ASSOCIATION MANAGEMENT, LLC			1,516.79	004745
4/05/17	00020	4/05/17	04052017	201704	300	20700	10000			*	13,197.54		
			SPECIAL ASSESSMENTS										
		4/05/17	04052017	201704	300	20700	10000			*	1,422.28		
			SPECIAL ASSESSMENTS										
									RIVERPLACE ON THE ST. LUCIE CDD			14,619.82	004746

RPLC RIVER PLACE SROSINA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/05/17	00087	3/22/17 RP170220	201703 320-53800-46400	REPAIR WIRE CONNECTIONS	*	416.87	
		4/02/17 RP170328	201704 320-53800-46400	FOUNTAIN WORK	*	348.62	
							765.49 004747

4/05/17	00190	3/23/17 2010	201703 320-53800-46400	SERVICE WORKORDER	*	250.00	
							250.00 004748

4/05/17	00025	3/27/17 013427	201703 320-53800-46300	LAKE MAINTENANCE	*	910.00	
							910.00 004749

4/05/17	00101	3/27/17 03272017	201703 320-53800-46600	REMOVAL OF FERAL HOGS	*	300.00	
							300.00 004750

						TOTAL FOR BANK A	563,472.79
						TOTAL FOR REGISTER	563,472.79

**RIVER PLACE ON THE ST. LUCIE
COMMUNITY DEVELOPMENT DISTRICT**
Special Assessment Receipts
Fiscal Year 2017

TOTAL ASSESSMENT LEVY								\$301,181.84	\$206,237.21	\$507,419.06
								ASSESSED THROUGH COUNTY		
DATE	DESCRIPTION	AMOUNT	COLLECTION @ 2%	DISCOUNTS/(PENALTIES)	PROPERTY APP (1%)	INTEREST	NET RECEIPTS	59.36%	40.64%	100.00%
								O&M Portion	DSF Portion	Total
11/09/16	11/01/16-11/01/16	\$2,914.61	\$55.23	\$153.02	\$0.00	\$0.00	\$2,706.36	\$1,606.38	\$1,099.98	\$2,706.36
11/09/16	11/01/16-11/04/16	\$5,451.20	\$104.66	\$218.05	\$0.00	\$0.00	\$5,128.49	\$3,044.05	\$2,084.44	\$5,128.49
11/09/16	PROP APPRAISER	\$0.00	\$0.00	\$0.00	\$7,611.27	\$0.00	(\$7,611.27)	(\$4,517.72)	(\$3,093.55)	(\$7,611.27)
11/17/16	11/05/16-11/10/16	\$51,017.86	\$979.54	\$2,040.73	\$0.00	\$0.00	\$47,997.58	\$28,489.27	\$19,508.31	\$47,997.58
11/22/16	11/11/16-11/17/16	\$29,043.27	\$557.63	\$1,161.74	\$0.00	\$0.00	\$27,323.90	\$16,218.28	\$11,105.62	\$27,323.90
12/01/16	11/18/16-11/24/16	\$137,558.72	\$2,641.13	\$5,502.38	\$0.00	\$0.00	\$129,415.21	\$76,815.23	\$52,599.98	\$129,415.21
12/08/16	11/25/16-12/01/16	\$42,776.64	\$821.31	\$1,711.09	\$0.00	\$0.00	\$40,244.24	\$23,887.23	\$16,357.01	\$40,244.24
12/15/16	12/02/16-12/08/16	\$18,991.84	\$365.35	\$723.74	\$0.00	\$0.00	\$17,902.75	\$10,626.29	\$7,276.46	\$17,902.75
12/21/16	12/09/16-12/15/16	\$2,216.48	\$43.00	\$66.50	\$0.00	\$0.00	\$2,106.98	\$1,250.61	\$856.37	\$2,106.98
12/29/16	12/16/16-12/22/16	\$1,198.24	\$23.24	\$35.95	\$0.00	\$0.00	\$1,139.05	\$676.09	\$462.96	\$1,139.05
01/06/17	12/23/16-12/29/16	\$3,414.72	\$66.25	\$102.45	\$0.00	\$0.00	\$3,246.02	\$1,926.70	\$1,319.32	\$3,246.02
01/09/17	11/02/16-12/31/16	\$1,448.31	\$28.11	\$43.45	\$0.00	\$0.00	\$1,376.75	\$817.18	\$559.57	\$1,376.75
01/12/17	12/30/16-01/05/17	\$2,173.18	\$42.98	\$23.97	\$0.00	\$0.00	\$2,106.23	\$1,250.17	\$856.06	\$2,106.23
01/19/17	01/06/17-01/12/17	\$12,758.88	\$250.07	\$255.14	\$0.00	\$0.00	\$12,253.67	\$7,273.24	\$4,980.43	\$12,253.67
01/26/17	01/13/17-01/19/17	\$2,396.48	\$46.98	\$47.92	\$0.00	\$0.00	\$2,301.58	\$1,366.12	\$935.46	\$2,301.58
02/02/17	01/20/17-01/26/17	\$1,018.24	\$19.95	\$20.36	\$0.00	\$0.00	\$977.93	\$580.46	\$397.47	\$977.93
02/13/17	01/27/17-02/02/17	\$1,198.24	\$23.49	\$23.97	\$0.00	\$0.00	\$1,150.78	\$683.05	\$467.73	\$1,150.78
02/16/17	02/03/17-02/09/17	\$2,463.56	\$48.78	\$24.64	\$0.00	\$0.00	\$2,390.14	\$1,418.68	\$971.46	\$2,390.14
02/23/17	02/10/17-02/16/17	\$1,018.24	\$20.16	\$10.18	\$0.00	\$0.00	\$987.90	\$586.37	\$401.53	\$987.90
TOTAL		\$319,058.71	\$6,137.86	\$12,165.28	\$7,611.27	\$0.00	\$293,144.29	\$173,997.68	\$119,146.61	\$293,144.29

Assessed on Roll:

	GROSS AMOUNT ASSESSED	PERCENTAGE	ASSESSMENTS COLLECTED	ASSESSMENTS TRANSFERRED	AMOUNT TO BE TFR.
O & M	\$301,181.84	59.3556%	\$173,997.68	(\$173,997.68)	\$0.00
DEBT SERVICE 2001A	\$206,237.21	40.6444%	\$119,146.61	(\$115,427.01)	\$3,719.60
TOTAL	\$507,419.06	100.00%	\$293,144.29	(\$289,424.69)	\$3,719.60

TRANSFERS TO DEBT SERVICE:		
DATE	CHECK #	DSF 01 AMOUNT
12/7/2016	4655	\$33,798.36
12/21/2016	4672	\$76,233.45
2/15/2017	4707	\$5,395.20
	TOTAL	\$115,427.01
Amount due:		\$3,719.60

Gross Percent Collected 62.88%
Gross Amount Remaining \$188,360.35

River Place on the St. Lucie

COMMUNITY DEVELOPMENT DISTRICT

COMBINED BALANCE SHEET

February 28, 2017

	General	Debt Service	Totals Governmental Funds
Assets:			
Cash	\$269,358	---	\$269,358
Cash - Petty Account	\$500	---	\$500
Cash - Deposits	\$30,444	---	\$30,444
Due from Other Funds	---	\$3,720	\$3,720
Investment - State Board (Surplus)	\$268,995	---	\$268,995
Investment - State Board (Cap Reserve) Series 2001AB	\$224,064	---	\$224,064
Reserve A	---	\$110,588	\$110,588
Revenue A	---	\$116,863	\$116,863
Revenue B	---	\$235,788	\$235,788
Prepayment A	---	\$3,915	\$3,915
Prepayment B	---	\$14,538	\$14,538
Total Assets	\$793,361	\$485,412	\$1,278,773
Liabilities and Fund Balances:			
Accounts Payable	\$13,673	---	\$13,673
Due to Other Funds	\$3,720	---	\$3,720
Deposits-Key	\$20,845	---	\$20,845
Deposits-Plantation House	\$1,150	---	\$1,150
Deposits-Boat Storage	\$1,960	---	\$1,960
Deposits-Old	\$6,730	---	\$6,730
Deferred Revenue	\$5,570	---	\$5,570
Matured Bonds Payable - 2001A	---	\$80,000	\$80,000
Matured Bonds Payable - 2001B	---	\$870,000	\$870,000
Matured Interest Payable - 2001B	---	\$366,690	\$366,690
Total Liabilities	\$53,648	\$1,316,690	\$1,370,338
Fund Balances:			
Assigned to:			
Capital reserves ⁽¹⁾	\$576,007	---	\$576,007
Unassigned	\$163,707	(\$831,278)	(\$667,571)
Total fund balances	\$739,713	(\$831,278)	(\$91,564)
Total Liabilities and Fund Balances	\$793,361	\$485,412	\$1,278,773

⁽¹⁾ Refer to Page 4 of financial statements for detailed calculation.

River Place on the St. Lucie

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2017

	ADOPTED BUDGET	PRORATED BUDGET THRU 2/28/17	ACTUAL THRU 2/28/17	VARIANCE
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REVENUES:

Maintenance Assessments	\$437,121	\$189,379	\$189,379	\$0
Maintenance Assessments-Lot Closing	\$0	\$0	\$180,000	\$180,000
Stormwater Fees	\$48,723	\$0	\$0	\$0
Rental Fees	\$7,500	\$3,125	\$5,485	\$2,360
User Fees	\$1,500	\$625	\$2,090	\$1,465
Interest Income	\$500	\$208	\$2,212	\$2,004

TOTAL REVENUES

	\$495,345	\$193,338	\$379,166	\$185,829
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EXPENDITURES:

ADMINISTRATIVE:

Supervisor Fees	\$4,000	\$1,667	\$1,000	\$667
FICA Taxes	\$306	\$128	\$77	\$51
Engineering	\$6,500	\$2,708	\$196	\$2,513
Attorney	\$15,000	\$6,250	\$8,153	(\$1,903)
Arbitrage	\$1,200	\$500	\$0	\$500
Dissemination	\$2,500	\$1,042	\$1,042	\$0
Annual Audit	\$3,825	\$1,594	\$0	\$1,594
Trustee Fees	\$4,157	\$1,732	\$0	\$1,732
Management Fees	\$37,132	\$15,471	\$15,471	\$0
Telephone	\$200	\$83	\$6	\$77
Postage	\$1,000	\$417	\$253	\$164
Printing & Binding	\$650	\$271	\$74	\$197
Rentals & Leases	\$2,400	\$1,000	\$1,000	\$0
Insurance	\$7,609	\$7,609	\$7,056	\$553
Legal Advertising	\$750	\$313	\$0	\$313
Other Current Charges	\$500	\$208	\$222	(\$14)
Property Taxes	\$550	\$229	\$0	\$229
Office Supplies	\$200	\$83	\$128	(\$45)
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Discounts/Collection Fees	\$30,599	\$15,382	\$15,382	\$0
Web Compliance	\$500	\$208	\$208	(\$0)

TOTAL ADMINISTRATIVE

	\$119,752	\$57,070	\$50,443	\$6,626
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River Place on the St. Lucie

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2017

	ADOPTED BUDGET	PRORATED BUDGET THRU 2/28/17	ACTUAL THRU 2/28/17	VARIANCE
<u>FIELD MAINTENANCE:</u>				
Field Management	\$18,637	\$7,765	\$7,858	(\$92)
Environmental	\$41,597	\$17,332	\$1,500	\$15,832
Aquatic Maintenance	\$14,550	\$6,063	\$5,125	\$938
Security	\$9,000	\$3,750	\$868	\$2,882
Telephone	\$8,000	\$3,333	\$1,083	\$2,250
Electric	\$22,000	\$9,167	\$8,746	\$421
Water/Wastewater	\$7,000	\$2,917	\$3,109	(\$192)
Gas	\$25,000	\$10,417	\$15,301	(\$4,884)
Trash	\$300	\$125	\$0	\$125
Marketing Fees	\$1,000	\$417	\$0	\$417
Rental Fee Commission	\$1,500	\$625	\$0	\$625
Insurance	\$11,538	\$11,538	\$10,989	\$549
Repairs & Maintenance	\$30,000	\$12,500	\$10,532	\$1,968
Club House Cleaning & Repairs	\$12,500	\$5,208	\$4,486	\$722
Pool & Spa Maintenance	\$12,000	\$5,000	\$4,200	\$800
Landscape Maintenance	\$91,920	\$38,300	\$38,295	\$5
PSL Interlocal Agmt	\$25,000	\$6,250	\$6,250	\$0
Fertilization/Weed and Pest Control	\$2,000	\$833	\$250	\$583
Irrigation & Fountain Maintenance	\$20,000	\$8,333	\$5,787	\$2,546
Signage	\$5,000	\$2,083	\$125	\$1,958
Operating Supplies	\$1,000	\$417	\$193	\$224
Capital Outlay	\$3,000	\$1,250	\$32,964	(\$31,714)
Contingency	\$13,050	\$7,814	\$7,814	\$0
TOTAL FIELD	\$375,592	\$161,436	\$165,474	(\$4,037)
TOTAL EXPENDITURES	\$495,344	\$218,506	\$215,917	\$2,589
OTHER SOURCES/(USES)				
Interfund Transfer	\$0	\$0	(\$220,437)	(\$220,437)
TOTAL OTHER SOURCES/(USES)	\$0	\$0	(\$220,437)	(\$220,437)
EXCESS REVENUES (EXPENDITURES)	\$0		(\$57,187)	
FUND BALANCE - Beginning	\$0		\$796,900	
FUND BALANCE - Ending	\$0		\$739,713	

**RIVER PLACE ON THE ST. LUCIE
COMMUNITY DEVELOPMENT DISTRICT**

Allocation of Capital Reserves ⁽¹⁾

Description			Amount
Beginning Balance - Carry Forward Surplus (As of 9/30/2008)			\$327,413
<i>Additions:</i>			
FY 2010 Excess of Revenues Over Expenditures	\$2,026		
FY 2011 Excess of Revenues Over Expenditures	\$429,084		
FY 2012 Excess of Revenues Over Expenditures	\$640		
FY 2015 Excess of Revenues Over Expenditures	\$418,595		\$850,345
<i>Subtractions:</i>			
FY 2009 Deficiency of Revenues Under Expenditures (Loss)	(\$126,154)		
FY 2013 Deficiency of Revenues Under Expenditures (Loss)	(\$126,513)		
FY 2014 Deficiency of Revenues Under Expenditures (Loss)	(\$61,248)		
FY 2016 Deficiency of Revenues Under Expenditures (Loss)	(\$67,401)		
FY 2017 Transfer to DSF-Lewis Longman Foreclosure Invoices	(\$220,437)		(\$601,752)
Total Capital Reserve Funds as of 2/28/2017			\$576,007

⁽¹⁾ Per Resolution 2005-08 adopted on August 17, 2005, the Board of Supervisors shall make all decisions concerning the capital reserve account.

River Place on the St. Lucie

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2017

	ADOPTED BUDGET	PRORATED THRU 2/28/17	ACTUAL THRU 2/28/17	VARIANCE
REVENUES:				
Special Assessments - On Roll	\$259,376	\$119,147	\$119,147	\$0
Special Assessments - Lot Closing	\$0	\$0	\$235,788	\$235,788
Interest Income	\$25	\$10	\$165	\$155
TOTAL REVENUES	\$259,401	\$119,157	\$355,100	\$235,943
EXPENDITURES:				
Series 2001A				
Interest - 11/01	\$80,253	\$80,253	\$83,494	(\$3,241)
Interest - 05/01	\$80,253	\$0	\$0	\$0
Principal - 05/01	\$90,000	\$0	\$0	\$0
Series 2001B ⁽¹⁾				
Interest - 11/01	\$0	\$0	\$31,538	(\$31,538)
Interest - 05/01	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$250,506	\$80,253	\$115,031	(\$34,778)
OTHER FINANCING SOURCES/(USES)				
Interfund Transfer	\$0	\$0	\$220,437	\$220,437
Other Debt Service Costs	\$0	\$0	(\$5,714)	(\$5,714)
TOTAL OTHER FINANCING SOURCES (USES)	\$0	\$0	\$214,722	\$214,722
EXCESS REVENUES (EXPENDITURES)	\$8,895		\$454,791	
FUND BALANCE - Beginning	\$0		(\$1,286,069)	
FUND BALANCE - Ending	<u>\$8,895</u>		<u>(\$831,278)</u>	

⁽²⁾ Series 2001B interest payments not made and added to matured interest payable due to Bondholders.