



River Place on the St. Lucie  
Community Development District

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[www.riverplacecdd.com](http://www.riverplacecdd.com)

Butch Armstrong, Chairman

William Weber, Vice Chairman

Richard Fopiano, Assistant Secretary

John Dixon, Assistant Secretary

Anthony Puzzo, Assistant Secretary

November 17, 2016



# *River Place on the St. Lucie*

## *Community Development District*

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November 10, 2016

**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 **November 17, 2016 at 2:00 p.m. at the River Plantation House, 450 Lazy River Parkway, Port St. Lucie, Florida.** Following is the advance agenda:

1. Roll Call
2. Approval of the Minutes of the August 18, 2016 Meeting
3. Staff Reports
  - A. Attorney
    - 1) Status of Foreclosure
    - 2) Lot Sale Agreement Extension – *for informational purposes*
  - B. Property Manager - Monthly Report
  - C. Engineer
  - D. Manager - Commitment to Obtain and Maintain Insurance Letter – *for informational purposes*
4. Financial Reports
  - A. Approval of Check Register
  - B. Balance Sheet and Income Statement
5. Supervisors Requests and Audience Comments
6. Adjournment

The minutes from the meeting held on August 18, 2016 are enclosed for your review.

The third order of business is staff reports. Enclosed under the attorney's report is the lot sale agreement extension for informational purposes. Enclosed under the property manager's report is a copy of the monthly report. Enclosed under the manager's report is the commitment to obtain and maintain insurance letter for informational purposes.

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

**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, August 18, 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
Lisa Derryberry	Governmental Management Services
Michael Modica	Pinnacle Association Management
Warren Bloom	Greenberg Trauig
Several Residents	

**FIRST ORDER OF BUSINESS                      Roll Call**

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

**SECOND ORDER OF BUSINESS                      Consideration of Resolution  
#2016-02 Electing Officers**

Mr. Hans: Item #2 is the consideration of Resolution #2016-02 Electing Officers. We do have recent appointments to the board so we need to address our slate of officers. Our current slate has Butch Armstrong as Chairman, Bill Weber as Vice Chairman, John Dixon as Assistant Secretary, Richard Fopiano as Assistant Secretary, no position for Anthony Puzzo. Patti Powers as Treasurer and Rich Hans as Secretary and Lisa

Derryberry as Assistant Secretary. Do you want to keep that slate the same and just add Anthony as an Assistant Secretary or if anybody wants to make changes to that slate we can propose a change.

Mr. Weber: I motion to keep it the same.

Mr. Hans: Just add Anthony as an Assistant Secretary?

Mr. Weber: Yes.

On MOTION by Mr. Weber seconded by Mr. Fopiano with all in favor Resolution #2016-02 Electing officers was approved.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the June 16, 2016 Meeting**

Mr. Hans: The next item is our minutes from the June 16, 2016 meeting. If anybody has any comments on those we will take those, if not a motion accepting those minutes would be in order.

On MOTION by Mr. Dixon seconded by Mr. Puzzo with all in favor the minutes of the June 16, 2016 meeting were approved.

**FOURTH ORDER OF BUSINESS**

**Discussion of Attorney's Fees Regarding Foreclosure**

Mr. Hans: Item #4 is the discussion of attorney's fees regarding foreclosure. Bond counsel or trustee counsel was going to call Warren who represents the bond holders. I don't hear him yet so if you want to move onto other items we will come back to that once he gets here.

**FIFTH ORDER OF BUSINESS**

**Discussion of the Proposed Monument for Eco Village**

Mr. Hans: Item #5 is the discussion of the proposed monument for the Eco Village.  
Mr. Armstrong: They didn't come through in colors in here Michael, do you have the color?

Mr. Modica: I sent them to all the residents but I do have a copy here.

Mr. Armstrong: You got an email with the colors? Ok as long as you were covered. Anybody's feelings or I will take the lead here.

Mr. Weber: I like the third one down.

Mr. Armstrong: The only question with that gentlemen if you look at the third one it comes in three colors. It doesn't fit River Place per se, in other words it pushes them out as an entity outside of River Place. If you look at Eco Village #2 it is the same color, the same size as the rest of the monuments in here. My feeling is Eco Village is not an entity upon itself, it is just another pod in River Place. That is all it is. I would like to see it kept that way so basically it would be the same colors as every other pod has and it wouldn't be out of place. Now your feelings are so noted but as you look at this one here the colors aren't on this one. Michael may I have that one please? Gentlemen you can see how the third one jumps out. See what I mean, it is trying to put itself as a special entity in River Place which it actually isn't. It will be governed by POA, it will be governed by the CDD so it is just another piece of River Place. My suggestion is #2. They are asking for #3 but that is just me, alright. It is a board decision.

Mr. Puzzo: If the other communities do not have River Place in it.

Mr. Armstrong: They do not.

Mr. Puzzo: Then I agree with you.

Mr. Modica: They could stack that on number 2. I know that was an option when I spoke to the engineer directly. I was surprised that he sent me that version because if they stack it they don't have to put as big of a monument. So I think it is possibly more expensive for them to do the one word versus the split word. So I was a little surprised when I got that version because I know they were talking about splitting it.

Mr. Dixon: I am in favor of staying with along the same lines that we have done with the rest of the signs and not making that one standing out. Number 2 is fine. They could stack that or something but #2 is fine with me.

Mr. Weber: I will go along with that.

Mr. Puzzo: I make a motion to go along with #2.



Mr. Hans: So Anthony selected the second one.

On MOTION by Mr. Puzzo seconded by Mr. Weber with all in favor accepting proposed monument #2 for Eco Village was approved.

**SIXTH ORDER OF BUSINESS**

**Public Hearing to Adopt the Fiscal Year 2017 Budget**

**A. Motion of Open the Public Hearing**

Mr. Hans: The next item is to open the public hearing to adopt the Fiscal Year 2017 Budget. Two meetings ago we had our proposed budget. We set the public hearing for this date. We advertised this date as our public hearing date so the first thing I am looking for is a motion to open the public hearing.

On MOTION by Mr. Fopiano seconded by Mr. Weber with all in favor the public hearing was opened.

**B. Public Comment and Discussion**

Mr. Hans: The next item is B which is the public comment and discussion. We do have some members of the public here today. I just want to acknowledge the budget that was approved has been the same budget that the board has been operating under for the past four or five years. The annual assessment rates have not changed. They will be the same as it has been over the years. If anyone has any comments today it is a public hearing, at this point we are open for any comments.

A resident: Did you just say the assessment rate is the same?

Mr. Armstrong: The last seven years yes.

A resident: I thought we paid \$500 a year, now it is \$700.

Mr. Hans: It went up about four or five years ago.

A resident: You said it didn't go up. You said it was the same.

Mr. Hans: It has been the same as it has been for the last 4 or 5 years yes. There is no increase over last year or the year before. I think it was at least 4 years ago when

there was an increase. \$719 is the per unit amount. Board members have any questions or discussions?

Mr. Armstrong: No I have looked at it and it basically is the same budget that we have been working under and under the duress of the foreclosure. So if it worked the last 4 or 5 years it should work this year also.

**C. Consideration of Resolution #2016-03 Annual Appropriation Resolution**

**D. Consideration of Resolution #2016-04 Levy of Non Ad Valorem Assessments**

Mr. Hans: There is two resolutions that need to be approved. One is Resolution #2016-03 the annual appropriation resolution. What that does is it approves the budget that is in your packet. So a motion approving Resolution #2016-03 would be in order.

On MOTION by Mr. Weber seconded by Mr. Puzzo with all in favor Resolution #2016-03 the Annual Appropriation Resolution was approved.

Mr. Hans: Next item is Resolution #2016-04 which is the levy of the Non Ad Valorem Assessments. Basically each year this is a levy hearing as well and this resolution approves the \$719 per unit for the operations and maintenance and to put it on the tax roll to collect it. A motion approving Resolution #2016-04 would be in order.

On MOTION by Mr. Puzzo seconded by Mr. Weber with all in favor Resolution #2016-04 Levy of Non Ad Valorem Assessments was approved.

**E. Motion to Close the Public Hearing**

Mr. Hans: A motion to close the public hearing would be in order.

On MOTION by Mr. Weber seconded by Mr. Fopiano with all in favor the public hearing was closed.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Hans: Moving onto staff reports under attorney.

Mr. Capko: The one item Rich I guess we can take up now is I am not sure how apprised the board is of the current transaction that we are about to enter into a purchase contract for 12 lots that we have a letter of intent for at the price of \$40,000 per lot. We will probably proceed assuming we get direction from the board to do so to enter into a purchase and sale agreement based on those terms of the \$40,000 per lot with the idea being to move to close on those lots as soon as we can. The one caveat with regard to the foreclosure, the current status as you probably know we were very successful in circuit court fighting back the counter claim of Mr. Brisben as well as winning the foreclosure itself and of course the attorney's for Mr. Brisben filed two appeals in the Fourth District Court of Appeal. The first one was with regard to the dismissal of his counter claim. The Fourth DCA issued what is called a PCA opinion which is basically a rubber stamp of the circuit court's decision. There basically would be no grounds for him to file a motion for rehearing but we can't guarantee that based on the five or six years we have been dealing with them. That only has 15 days limit before that expires and that would put us at Monday would be 15 days. We haven't heard if they are going to move to rehear that. The second and the more substantial appeal is with regard to the foreclosure itself. The parties have supplied their briefs to the Fourth DCA and we are awaiting their decision. We are very confident that we will get a similar result. Then we will be able to move forward with closing on the 12 lots and hopefully more as we go forward. Given that brief background of where we are ligation-wise we would like to ask for the board to if you so desire to direct us to enter into a purchase and sale agreement based on the terms of the letter of interest that was provided to the district and move ahead with the sale of those lots as soon as we can.

Mr. Armstrong: Can you basically tell the board who is going to purchase those lots?

Mr. Capko: Yes I think the ultimate person is Maronda Homes.



Mr. Armstrong: Everybody knows who Maronda Homes are?

Mr. Weber: Yes.

Mr. Armstrong: Ok. We are looking at a purchase price \$480,000?

Mr. Capko: Correct.

Mr. Armstrong: Ok. Basically I have been doing this a long time. This particular board that I have here has only been here 1 or 1 ½ years so they haven't been privileged to the information that I have had. How will this be divided up?

Mr. Capko: Final disposition of funds and the disbursement of the funds is yet to be decided. What would be done would be a portion of the proceeds and we are not sure how much yet would be used to repay any parties that have funded the foreclosure action. Previously it had been the bondholder that agreed to fund all of the costs involved in that. Recently they have decided that they think that it is more fitting that the district fund and then the district get repaid out of the proceeds of the sale of these lots. That is why at some point trustee's counsel Mr. Warren Bloom will be on the phone and he can give the objective background from the trustee's perspective as to exactly where we are. The problem is kind of bumping into item #4 up there is that our firm has not been paid in over a year and this is while we have had this extensive litigation and two appeals that we have handled on behalf of the district. So we are basically sitting on fees of approximately \$210,000 that we have not been paid. It has been over a year. The situation for us is that we are really not a bank as I noted the bondholders say they are not a bank and we are not a bank either. That is a significant sum to be sitting on for that long a period of time for our firm.

Mr. Weber: I have a question, so assuming at this point that there is \$480,000 your fee is \$210,000 so that is roughly \$270,000 left roughly. So that is the pocket of money that is ultimately left at this point.

Mr. Armstrong: For those 12 lots yes.

Mr. Puzzo: Is there any other monies or disbursements that we have to be aware of?

Mr. Capko: There will be and the issue and this is why it will be helpful to have trustee counsel to chime in. Can you hear us ok Warren?

Mr. Bloom: Yes I can, is this Ken or Bill?

Mr. Capko: This is Bill.

Mr. Bloom: Ok Bill. We have an authorization, I didn't realize the number that we have the authorization for from the proceeds of the \$480,000 was around \$170,000 or \$180,000 to pay your legal expenses. First of all let me introduce myself, I am Warren Bloom, I am with Greenberg Traurig. I work with Greenberg Traurig, I represent US Bank who is your trustee. The trustee as you guys know is the fiduciary and kind of the legal arm of the bondholder. Thanks for taking the time to listen to me. The problem that the trustee and bondholder has right now is that they don't have any money or very little money in the trust and as you guys probably know trustees are not allowed to go below a certain point, they won't let you send any money out. So right there should be more coming in as time goes on but right now they don't have very much at all. The bondholder wanted to let everybody know that they have no objections to your counsel fees. Maybe Ken and I had maybe a misunderstanding at one point but I am authorized to say once these lots sell, we have I think that number was \$170,000 or \$180,000 something like that, we understand it needs to go to pay the legal fees that you guys have incurred. It is a fine job that you have done. I didn't know it has been a year. No one is more sensitive to legal fees and not getting paid than I am. So I understand completely. The bondholder did want me to let you know they did pay \$213,000 to district counsel. I guess this has been going on forever but the goal is here we want to work together. We understand that you guys need to be paid, we just don't have any available right now other than what we hope is coming in from the sale of these lots.

Mr. Capko: Do we have any questions for Mr. Bloom?

Mr. Armstrong: No. I still have this number here, the \$500,000 bill I would like you to explain that.

Mr. Puzzo: Why the discrepancy, he says \$170,000 or \$180,000 that we owe you and you are saying \$210,000?

Mr. Capko: What I am guessing is that he probably got authorization from the bondholder, maybe one or two billing periods ago up to the date number that the bills that were sent out earlier this month between the foreclosure action and the appeal was approximately \$210,000 through the end of July.

Mr. Bloom: Are you saying higher now? Am I missing something there?

Mr. Capko: No like I said it is \$210,000 through the end of July.

Mr. Bloom: Ok. So I understand where you are at so the hope would be to get back on the PCA of this appeal. These things can move pretty quickly. The problem again that we have is if it doesn't end by year end it is unlikely that we are going to have much more money unless prepayments or something like that so maybe get this sale done and take place before the year end that we do get enough and refund the districts money but perhaps the district can front it and we can repay the district from proceeds of when they come in so you can make your year end. Alternatively if there is something else that you want to talk about. I shot an email to Ken and Bill and Rich right before the meeting, maybe we should all sit down and give us a short time period to try to come up with some type of agreement on that how things get paid. The bondholder agrees that you need to be paid, you have done a good job. It is just they don't have a lot. Not that it matters to anybody there, we are not a bank either.

Mr. Armstrong: You know the stumbling blocks I have. Can you explain those to him right away so the board understands how this transpired and how this all worked out. Basically we are out that number right there which is more than the legal fees that they are paying you and they paid themselves. So I don't want to be the big loser here in this particular situation because basically they made the promise at a board meeting in the Sunshine that they would pay all the legal fees. Now they are coming back and they want us to pay part of the legal fees. That is not going to happen unless we receive some of this particular number right here in the \$480,000.

Mr. Hans: Warren you are saying right now that the bondholders have authorized at the first sale to reimburse \$180,000 to the district if we lay out \$180,000?

Mr. Bloom: Yes. I don't have the exact number but I thought that was the number \$170,000 or \$180,000 and if you want to put it in writing we can do that I am sure. That is what the authorization is for but again that is my understanding what the deal would be.

Mr. Armstrong: Is everybody understand?

Mr. Dixon: No.

Mr. Armstrong: I didn't think so because nobody has been on this situation as long.

Mr. Weber: I happen to defer to you, what are your feelings on this?

Mr. Dixon: Can I ask a question? You're talking about the bondholders putting in \$180,000 and the district putting in \$180,000?

Mr. Hans: No. Right now Bill's firm is owed \$210,000. If the sale goes through the gross amount is \$480,000. There is going to be commissions for real estate, closing costs. It is not going to be \$480,000. It is probably going to be closer to \$400,000. What they are saying now is if the district was to lay out the money to pay Bill, he is owed \$210,000, if we pay him \$180,000 now or \$210,000 whatever it is from that first sale of 12 lots, they will reimburse us back \$180,000, so basically at that point it would be out of pocket \$30,000. I think there would be a future agreement because there are 72 other lots that are going to go for sale and proceeds from those I guess it would be used to pay the balance of reimbursing the district, the CDD, the balance that we would lay out.

Mr. Dixon: What is the estimated time of payback? Are we looking at \$180,000 this deal is going to go through in what kind of time frame?

Mr. Armstrong: He said by Monday if the lots are sold, am I correct?

Mr. Capko: It will be within the next couple of months. There will be a due diligence period that the purchaser will have to check on getting approvals for what they want to build and make sure that the property is acceptable to them. We can't speed that along, that is really not in our control but one would hope that would not be more than 60 days.

Mr. Dixon: Where would those funds come from if we were to put that up front?

Mr. Armstrong: We have it in the budget. It is actually not the budget, it is in a fund. We carry a certain fund that we have to carry for the state. We have the money that isn't the point. The point is an agreement was reached on the floor. They agreed to it, now they are coming back, they are renegeing on their agreement which doesn't sit very well with me. They say they are not a bank. The lawyers say they are not a bank, we are definitely not a bank. Basically even if this is all said and done the legal team will get paid which they need to do because they have done a very good job. I have a problem with Franklin Templeton because basically they dragged this out too long. The principal basically of Franklin Templeton didn't want a deal, we probably could have put this to bed probably five years ago. Now he is coming back again and looking for more money, it just doesn't sit well with me because I don't think we are ever going to recoup any of that number right there Richard.

Mr. Hans: The number that Butch is talking about we have had operation and maintenance assessments on the 82 lots, the Brisben lots. This goes back to 2010 so six years and over those six years none of it has been paid. It amounts to close to \$500,000. In order to make this an attractive sale so they can sell we would rather have someone come in and start paying going forward so we are saying we could give up our prior to get someone in so we are basically giving up \$500,000 to an extent. We are coming to a point where these lots are going to escheat to the county and those assessments would go away anyway.

Mr. Puzzo: So the delays and the subsequent eating up of these dollars cannot be faulted to the CDD.

Mr. Hans: No. It is Brisben countering and coming up with defenses that just kept postponing things and not really caring how much money he spent on lawyer fees just to keep the district from getting the property. The numbers sound high when you say how much legal fees are. You have to remember this started in 2010. It is six years of ongoing delays and court hearings and postponements.

Mr. Armstrong: You have to realize this number here would be back taxes. We have never put any improvements in those lots. We have never done anything to spend

the districts money except for keeping lights in there. We haven't improved any of the roads. We haven't done any of the cutting because the district doesn't own it. So this actually is an arbitrary number but it is a number on what the district basically had to give back to get this lawsuit closed so it could get sold. Actually if we tuck that number onto the cost of the lots they would never be sold.

Mr. Puzzo: I understand that.

Mr. Armstrong: Minus this number the lots are going for \$40,000. They probably won't go, the 70 lots will not go for that number I don't believe.

Mr. Hans: The 70 lots are multi-families. These are single family lots, more valuable than the multi-family.

A resident: Where are these lots?

Mr. Hans: Moss Rose are the 12 lots that we are talking about right now.

Mr. Capko: One of the main goals of the district right now is there is lost funds, certainly the bondholders lost a lot of money on this deal as well but the idea was as soon as we can get as many lots performing back on the tax roll with taxes coming in and stop the bleeding and move forward to make sure that your O&M assessments don't have to go up to cover.

Mr. Armstrong: It is a band-aid and what he basically put forward and what I understand is that if we were on either first or second on the sale of those lots we will receive some money back.

Mr. Hans: I think they will commit to saying that we will get Warren not putting words in your mouth, but that we will get at least \$180,000 at the time of the sale of the 12 lots.

Mr. Bloom: Right.

Mr. Armstrong: Going forward what about the other 70 lots? This is the next piece because we are still on the hook for \$30,000. You said \$210,000, the district will have to come up with \$30,000 on top of the \$180,000 that we will be receiving from the lots. So where do we recoup that other \$30,000? I am still not happy with you renegeing on the original situation.



Mr. Hans: Warren and I think that in some type of written agreement you would state that the district would get reimbursed with the district counsel fees from any sales of the remaining 72 lots.

Mr. Bloom: Right.

Mr. Hans: I imagine that being that there are appeals right now the \$210,000 that is owed to Lewis Longman is probably going to be higher by the time those sales transpire.

Mr. Bloom: We understand we are tied at the hip with you guys. We understand the extent of the foreclosure that fees won't stay stat. I really do think, so there is no misunderstanding I am sure your board would want the same thing, we should put something in writing about that.

Mr. Capko: Agreed.

Mr. Dixon: Two things. One is if the stuff is going through and the sale is supposed to be happening on Monday, how much faster are they going to get paid if we do the \$180,000 if they just get paid on the sale of the lots?

Mr. Capko: The sale is not going through on Monday, we are just starting to negotiate the purchase and sale agreement. Then the buyers will have a period of time when they perform their due diligence, when they have the opportunity they will put up a deposit now. Probably a small deposit and then they will have somewhere between 30 and 60 days, probably 60 to make sure that they want to go ahead with the sale and the purchase.

Mr. Dixon: So roughly if we put up the \$180,000 you are getting paid two months faster. Roughly.

Mr. Capko: That is if everything happens and as we found with this whole situation nothing seems to go in a straight line.

Mr. Dixon: Second question is there still going to be and maybe this is something that I missed, there is still going to be a balance of about \$190,000. You figure \$400,000 after everybody gets the fees they take out, the attorney fee of \$210,000 there is still \$190,000 what happens with that?

Mr. Armstrong: That is going back to the bondholder for the bonds.

Mr. Hans: On each one of those lots there is \$16,000 that is what we are foreclosing on the bond principal that was never paid back in 2010 plus 6 years of interest. It comes to roughly, I think it comes to roughly \$22,000 per lot that is owed to the bondholders not including any of their costs. That is just the principal and interest so it doesn't even cover that. They are taking a hit.

Mr. Dixon: Ok I just didn't know where that went.

Mr. Hans: Just for an explanation.

Mr. Armstrong: The B bonds were just over \$1,000,000 that were owed to the bondholder by Brisben. So this small portion which Richard just said \$22,000 on 12 lots is \$240,000 doesn't even come close to the \$1,000,000 that was the original amount that was owed.

Mr. Dixon: So other then you don't like the fact that they said they were going to do one thing.

Mr. Armstrong: They reneged on the agreement basically.

Mr. Weber: Where do we stand legally with that? The reneged on the agreement.

Mr. Armstrong: It is hearsay.

Mr. Capko: Well it is not hearsay but we don't have a written agreement. We have their statements that they were going to fund the foreclosure. We have another district in this county that the bondholder wanted us to go ahead and foreclose and we said absolutely certainly. You have to provide the funding for it because we don't have the funds. That district doesn't have or isn't in any way near as good of financial shape as this district is so that has been going on now for about a year and one half where there has been no action because nobody has provided the assurance that the district is not going to have to pay for it.

Mr. Weber: Is there a bottom line here? Either we do or we don't.

Mr. Armstrong: There is a bottom line. If we do follow Mr. Capko's and the other gentlemen's recommendation basically this is a loss. If we become part of the, basically if we receive part of the funds which he has agreed to it will be basically a wash. This is

gone away. The lots will get sold. The fees will come back in again. The lots will get sold on the 12 units and the fees will be reinstated, they will come back in again.

Mr. Puzzo: Worst case scenario?

Mr. Armstrong: Worst case scenario is it is a wash for us.

Mr. Puzzo: Going forward we will start to receive it?

Mr. Armstrong: That is correct. Am I correct Richard?

Mr. Hans: I think the bondholder statement that they are going to fund it. They are funding when the property is sold, all our costs are getting paid through that process. I think it got longer and trust account monies have run out and until they get the properties sold to refill those monies for them to pay us.

Mr. Capko: That would be the one situation that has changed, I am sure that they did not anticipate that we would have to fight for five or six years to wrap this up. As Warren was saying the trust of the estate has been depleted so they don't have the funds that they thought they would have available to continue to fund our work.

Mr. Puzzo: It is the longer this goes on the less the board or district is going to get out of this?

Mr. Modica: We are pretty close to the county right? Stepping in on some of these?

Mr. Hans: Yes.

Mr. Modica: So that is the other problem because if no agreement is done here and no sales go through, the county will come in and we will lose everything anyway. There will be no sale and nobody to buy these lots.

Mr. Dixon: Then they can bring in whoever they want to for new construction. That is bad.

Mr. Armstrong: Yes it is so basically it is just my feeling that I thought we were wronged but the whole situation, if we work with this gentlemen and these two gentlemen here I think we can probably come out as a wash and we go forward once the units are sold.

Mr. Dixon: As long as it is all not just talked about. It is in writing and that there is some guarantees that the money is coming back.

Mr. Capko: If the board authorizes us to move forward we will prepare an agreement.

Mr. Puzzo: No oral statements, it will be documented.

Mr. Capko: Absolutely. Mr. Bloom and I will jump right on it.

Mr. Weber: Butch what do you think?

Mr. Armstrong: Gentlemen I don't think we have a choice at this point. I have been doing this for five years.

Mr. Weber: I don't think any of us here if you could hear what the motion would be on how to proceed the exact motion. The attorney or Richard put it in words.

Mr. Capko: It would be a motion to authorize the district counsel to prepare an agreement for the chairman to sign that would provide for the assurance that a certain amount of funds, approximately \$180,000, it could be a little bit more or less. The bond holder may say let's wrap it up and put it all in but whatever amount comes up they would agree that the first proceeds of the 12 lots would go to repay the district for paying legal counsels bills.

Mr. Armstrong: That takes care of the first 12, how about the second set?

Mr. Capko: The balance would be returned to the district, reimbursed to the district upon of additional lots.

Mr. Weber: You got that Richard?

Mr. Hans: Yes.

Mr. Armstrong: Ok gentlemen we need a motion.

On MOTION by Mr. Weber seconded by Mr. Puzzo with all in favor authorizing district counsel to prepare an agreement for the chairman to sign that would provide assurance that funds in the amount of approximately \$180,000 would go to repay the district for paying legal counsels bill and any funds from future sales of additional lots would reimburse the district for any additional balance was approved.

Mr. Hans: Did you hear all that Warren?

Mr. Bloom: Yes Rich. Thank you very much. Bill we will be in touch shortly I am sure.

Mr. Capko: Thanks Warren.

Mr. Hans: Anything else from our attorney?

Mr. Capko: I think that was enough from me.

**B. Property Manager - Monthly Report**

Mr. Hans: Michael's report was in your packages. Anybody have any comments on the property manager's report?

Mr. Armstrong: I think you did a good job.

**C. Engineer**

Mr. Hans: Engineer. Butch spoke with Butch.

Mr. Armstrong: I spoke with Butch this morning and he is still on a couple items on Eco Village he will check, the city has water running over there to clean the lines out and it's making a big swamp so he is going to check with the city and see when they can turn that off. There is some other small items that he is basically going to oversee. The engineer did not have to be here today. That is his report.

**D. Manager**

Mr. Dixon: We are on the manager report right?

Mr. Hans: Yes we are.

Mr. Dixon: Mike I know in the last meeting I remember talking about, I thought we had decided to paint that speed bump?

Mr. Modica: Yes I have that to do, it just hasn't been done yet.

Mr. Dixon: Ok. Just wanted to make sure.

**1) Consideration of Proposed Fiscal Year 2017 Meeting Schedule**

Mr. Hans: Under district manager we have our consideration of our proposed fiscal year 2017 meeting schedule. It shows November 17, April 20, June 15, and August 17. Do you think that we need to come back for this agreement?

Mr. Capko: No I think as long as the agreement meets the terms that was placed in the motion the chairman is authorized to sign it.

Mr. Hans: If everyone is ok with those dates a motion to authorize the staff to go ahead and advertise that schedule would be in order.

On MOTION by Mr. Dixon seconded by Mr. Fopiano with all in favor accepting the proposed Fiscal Year 2017 Meeting Schedule and authorizing staff to advertise was approved.

**2) Discussion of Financial Disclosure Report from the Commission on Ethics - everyone has filed**

Mr. Hans: Your financial disclosure report, everybody has filed so we are good.

**EIGHTH ORDER OF BUSINESS**

**Financial Reports**

**A. Approval of Check Register**

**B. Balance Sheet and Income Statement**

Mr. Hans: Financial Reports there is a check register in your packet and there is the balance sheet and income statement. If there is any questions or discussions on that I will take them, if not a motion accepting those would be in order.

Mr. Dixon: I just have a question on that. On the checks that were cut I am guessing that the amounts that we cut are somewhere in this balance sheet here behind?

Mr. Hans: Yes there is a check register that lists all the checks.

Mr. Dixon: It is one page, it talks about check numbers and amounts.

Mr. Hans: Just go to the next page behind it. That is where they are all listed. It has the vendors and it has the amounts, check numbers and dates.

Mr. Dixon: Ok.

Mr. Hans: Then the balance sheet and income statement, if there is anything unusual to point on there. A motion accepting those would be in order.



On MOTION by Mr. Weber seconded by Mr. Puzzo with all in favor the check register and balance sheet and income statement were approved.

**NINTH ORDER OF BUSINESS                      Supervisor      Requests      and  
Audience Comments**

Mr. Hans: Supervisor requests, any additional items from our supervisors today?

Mr. Armstrong: No my request is, Bill do the best that you can, alright.

Mr. Capko: Sure.

Mr. Armstrong: Like I said, don't leave us hanging with these people. It was my thought basically if we could change bondholders in the mid-stream then we would but I have no confidence in these people, but we are stuck with them for another 10 years. I don't think at this point anybody would come in and fund us with a different bond company.

Mr. Capko: It is unfortunate because it would have been a good time to refund the bonds.

Mr. Armstrong: That is what I mean. It has been going on for five years but thank you. That is all I have.

Mr. Dixon: I have a couple of questions on the expenses. I am never really sure when I am supposed to ask questions but back here when it is talking about some of the budget numbers, just had a couple of questions. One of them was a substantial jump in the landscape maintenance as far as what the budget is and kind of where we are and are we adding to that for the new budget. I am ok with that but was it just the new contract that came up?

Mr. Armstrong: The new contract last year was an increase for this year. They haven't actually given us a new contract yet. So that is a little bit of fudge in there because you can't under fund it. Ok John? If you looked at the check register and looked at the accruals you can see where it has gone up a little bit for this year.

Mr. Dixon: I was just wondering if we were doing something different.

Mr. Modica: If you noticed they severely decreased the fertilization because that is kind of built into their landscaping invoices. Instead of getting billed separately. We only pay about \$50 a month to spray the clubhouse for weeds and that would go under the pest control. But all the other landscaping they bill it under their landscaping maintenance, not separately under weed and fert. It is a wash.

Mr. Armstrong: It is just a different line item John. It was changed but it is basically the same amount. We try and keep it as clear as we can.

Mr. Dixon: No it is pretty clear. The repairs and maintenance number didn't have anything to do with the events that took place with the cable running or anything.

Mr. Armstrong: No.

Mr. Modica: Just general repairs. A lot of light issues this year. The asphalt out front that we had to pay for. I am trying to think of what random things that don't normally fall under that.

Mr. Armstrong: You will see that basically underneath the road the new pipe going in since we had so much rain basically she needs to draw the lake down to a certain level but it has been raining so it would be just a waste of money to put a pump there and drain the lake down and have it come right back so she is going to wait till the dry period. The engineer doesn't have a problem with that, I talked to him this morning but he will monitor the situation. We will go from there. So that is a big line item there for maintenance but it didn't fall in the last couple of months. It will probably be in the next three months you will see it. It might even go on next year's budget.

Mr. Fopiano: I have a question, just a general one, this AT&T work that was done, does any of that effect districts property like damage to our streets?

Mr. Armstrong: If there was then the engineer will take care of it. He has been notified and he has been speaking with AT&T so if there is any problems we will come back to AT&T and Michael has done it also.

Mr. Modica: Feel free to let me know, they did a pretty good job cleaning up the oil stains. I didn't see any at the lake in Little Kayak but I didn't have any reported to me. We are still negotiating with them on the POA side as far as damages that they did

to individual houses but I don't think they really did anything to district property. The biggest thing concerning the CDD I would say was the oil on the street.

Mr. Weber: Was there an impact with AT&T with any of the infrastructure here?

Mr. Modica: At the clubhouse? I lost the internet for a week at the clubhouse but other than that, that was about it. It was fixed after a week.

Mr. Puzzo: Ivy Smith who represents AT&T, she seems to be pretty reasonable at least individual ones.

Mr. Armstrong: They are still here working because I guess the original people didn't do the things the way AT&T wanted them too. So they sent Ivy Smith back in here to rectify the situation. The engineer is appraised of it so basically Mike will take care of the day to day. If you see anything you can speak with Michael and he will put it down and get it taken care of.

Mr. Fopiano: So any other issues are personal property.

Mr. Armstrong: A personal issue would go to Michael and he would take care of that through Ivy Smith through the POA. Anything else gentlemen? I am sorry you had to hear this situation but it has been going on a long time and it has finally come to a head. I appreciate your thought and the work that you are doing. Like I said I don't sleep at night sometimes because there is no way out.

Mr. Weber: I think the only thing to look at here is that sometimes you have to eat what you have to eat to move forward and hopefully start getting income. That is really the bottom line here.

Mr. Armstrong: Yes that is what it is. Anything else gentlemen? Any comments from the audience? We are doing the best for you ladies and gentlemen, it is not an easy situation but it has been going on a long time and we are dealing with a developer who wasn't kosher is what I want to say and basically we are not the only community in Port St. Lucie that has this problem but we are funded, we are continuing and I hope we continue. Thank you.

**TENTH ORDER OF BUSINESS**

**Adjournment**

August 18, 2016

River Place on the St. Lucie CDD

Mr. Hans: Motion to adjourn.

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

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Assistant Secretary/ Secretary

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Chairman/ Vice Chairman

**THIRD AMENDMENT TO  
LOT SALES AGREEMENT  
(River Place on the St. Lucie)**

**THIS THIRD AMENDMENT TO LOT SALES AGREEMENT** ("Third Amendment") is entered into as of the \_\_\_\_\_ day of October, 2016, by and between RIVER PLACE ON THE ST. LUCIE COMMUNITY DEVELOPMENT DISTRICT ("Seller") and MARONDA HOMES, INC. OF FLORIDA, a Florida corporation ("Purchaser").

**WITNESSETH:**

A. Seller and Purchaser, entered into that certain Lot Sales Agreement with an Effective Date of September 7, 2016, for Lots located in St. Lucie County, Florida, as subsequently amended by that certain First Amendment to Lot Sales Agreement dated October 10, 2016 and that certain Second Amendment to Lot Sales Agreement dated October 14, 2016 (as amended, the "Agreement") (unless otherwise defined herein, capitalized terms used in this Third Amendment shall have meanings ascribed to them in the Agreement); and

B. Seller and Purchaser desire to amend the Agreement as more particularly described herein.

NOW, THEREFORE, for and in exchange of good and valuable consideration, receipt and sufficiency of which being here acknowledged, the parties do hereby agree as follows:

1. Recitals. The foregoing recitals are incorporated herein by reference as if they are set forth below.

2. Extension of Inspection Period. The Inspection Period is hereby extended through November 11, 2016.

3. Ratification of Agreement. Seller and Purchaser hereby ratify and confirm the Agreement and declare that the Agreement, as amended by this Third Amendment, remains in full force and effect. In the event of any conflict between the terms of this Third Amendment and the Agreement, the terms of this Third Amendment shall govern.

4. Binding Effect. The rights and obligations created by this Third Amendment shall run with title to the Property and be binding upon and inure to the benefit of Seller and Purchaser and their respective assigns and successors-in-interest and/or title.

5. Execution. This Third Amendment may be executed in one or more counterparts, each of which upon delivery shall be deemed an original, and all of which together shall constitute one and the same instrument. Facsimile or e-mail (PDF) signatures may be relied upon by each of the parties hereto as though they were original signatures.

[Signatures on following page]

THIS THIRD AMENDMENT HAS BEEN EXECUTED and is effective as of the last date it is fully executed by Seller and Purchaser (the "Effective Date").

**"SELLER"**

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

By: \_\_\_\_\_  
Name: Richard Hans  
Title: Secretary

(Seal)

Dated: October 26, 2016

**"PURCHASER"**

**MARONDA HOMES, INC. OF FLORIDA,**  
a Florida corporation

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

(Corporate Seal)

Dated: October \_\_, 2016



# *River Place on the St. Lucie*

Manager's Report for November 2016

**Plantation House:** Clean and in good working order. A new AC has been installed for gym room. It was installed on main floor as opposed to attic, to comply with new code. A quote has been requested for putting sheetrock around it to protect it and to have a better appearance.

**Fitness Center:** Everything in clean and in working order

**Pool & Spa Area:** Clean and in working order

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

**Parking Area:** Some areas were recently pressure cleaned to remove mold/mildew from parking spots close to irrigation heads.

**Lighting:** John from Southeast Electric inspects the community on a monthly basis and repairs are made as needed.

**Irrigation:** Regular wet checks continue to be performed & repairs are done as necessary. We have installed new 6" pop ups around clubhouse common area, to get better coverage and to reduce water hitting the monument causing rust stains.

**Lakes & canal:** New fountains & new light kits have been performing consistently well. 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.

**Boat Ramp access / conditions:** We have gotten reports of someone falling from the canoe launch and injuring themselves. Received initial contact from their legal counsel but nothing in the past 4 weeks I have put caution tape over the canoe launch walkway and am waiting for the water level to drop to perform repairs. I checked the city canoe launch and that is in good shape. I have had minor wood repair done to boat launch to further stabilize the "viewing area". I will consult with Shenandoah to get their opinion on the state of the wood pilings, etc at boat launch.

## **Landscaping & miscellaneous issues:**

- Some small trees came down from Hurricane Matthew, but no major damage to common areas or clubhouse. Some trees were staked, to try to preserve them, as well.
- Due to continued electrical issues in the community, the laptop controlling the pool gate access is no longer working. A computer technician says he can salvage the hard drive ( & hopefully the software for the pool gate access). I have purchased a new laptop and I am awaiting the hard drive installation.

Submitted by Michael Modica, LCAM

Pinnacle Association Management – November 2, 2016

# River Place on the St. Lucie Community Development District

5385 N. Nob Hill Road  
Sunrise, FL 33351

Phone: 954-721-8681  
Fax: 954-721-9500

September 22, 2016

Ms. Gracia Szczech,  
Regional Administrator, FEMA Region IV  
3003 Chamblee Tucker Road  
Atlanta, GA 30341

Re: Commitment to Obtain and Maintain Insurance  
FEMA Disaster numbers DR-1539, 1545, 1551, 1561, 1595, 1602 & 1609

Dear Ms. Szczech,

River Place on the St. Lucie Development District received funding under FEMA's Public Assistance (PA) grant program for one or more facilities damaged by one or more of the federally declared disaster(s) listed above. This letter, submitted in relation to the U.S. Department of Homeland Security (DHS) Office of the Inspector General (OIG) Audit #OIG-15-19, documents our commitment to comply with FEMA's grant requirements for insuring our building, contents and/or other subject property.

We recognize that we must obtain and maintain insurance to protect against future loss to any damaged facility/facilities and its contents as a condition of receiving PA grant funding, as required by Section 311 of the Stafford Act as amended (42 U.S.C. § 5154), 44 C.F.R §§ 206.252-253, FEMA Recovery Policy FP 206-086-1. This condition also appears in the Disaster Funding Agreement(s) signed by us and on file with the State of Florida.

We have been provided a copy of Audit #OIG-15-19 by FEMA via email which states "If the State Insurance Commissioner certifies that the type and extent of insurance is not reasonably available, the Regional Director may waive the requirement in conformity with the certification." FEMA has notified us that the Regional Director has not received any requests for an insurance waiver for any of the Subgrantees designated in the 2004 and 2005 events in the State of Florida. For building, contents and/or other subject property that currently lack the required insurance coverage, we accordingly agree to procure insurance in an amount that is at least equal to the amount of damage that was eligible arising from these storm events.

We acknowledge that we have reviewed the above-referenced Recovery Policies and we understand that we must maintain insurance for the anticipated life of the building, contents and/or other subject property. We acknowledge that a failure to provide evidence of insurance coverage on the subject insurable items may result in future de-obligations of previously awarded funding. As a result, we further acknowledge that a failure to adhere to the "obtain and maintain" grant condition will result in our insurable items being ineligible for FEMA PA funding in any future major disaster.

Sincerely,

  
\_\_\_\_\_  
(Signature) (Date)

River Place on the St. Lucie Development District  
\_\_\_\_\_  
(Name of Subgrantee)

cc: FDEM

[Note: This template has been drafted for use solely in relation to DHS OIG Audit Report OIG-15-19-D and should not be used for any other purposes, including unrelated disasters.]

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

## ***Check Run Summary***

*November 17, 2016*

<b><i>Date</i></b>	<b><i>Check Numbers</i></b>	<b><i>Amount</i></b>
<i>08/26/16</i>	<i>4560-4575</i>	<i>\$63,019.72</i>
<i>09/12/16</i>	<i>4576-4592</i>	<i>\$28,604.92</i>
<i>09/26/16</i>	<i>4593-4600</i>	<i>\$15,665.97</i>
<i>10/19/16</i>	<i>4601-4614</i>	<i>\$31,085.36</i>
<i>11/02/16</i>	<i>4615-4626</i>	<i>\$7,387.86</i>
<i>11/07/16</i>	<i>4627-4633</i>	<i>\$8,239.73</i>
<b><i>Total</i></b>		<b><i><u><u>\$154,003.56</u></u></i></b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED YRMO	TO DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/26/16	00179	8/24/16	08242016	201608	320	53800	49100		PREP & PAINT SPEED BUMPS	*	150.00		
									AFFORDABLE PRESSURE WASHING &			150.00	004560
8/26/16	00026	8/11/16	0010456	201608	320	53800	41000		SERVICE THRU 09/10/2016	*	748.88		
									AT&T			748.88	004561
8/26/16	00008	8/09/16	099658	201607	320	53800	43100		450 NE LAZY RIVER PKWY	*	383.50		
		8/09/16	099659	201607	320	53800	43100		0 WINDY RIVER WAY NE	*	8.81		
		8/09/16	400328	201607	320	53800	43100		450 NE LAZY RIVER PKWY	*	181.47		
									CITY OF PORT ST. LUCIE			573.78	004562
8/26/16	00009	8/18/16	76935	201607	310	51300	31100		SERVICE THRU 07/31/2016	*	781.70		
									CULPEPPER & TERPENING, INC			781.70	004563
8/26/16	00011	8/16/16	5-514-32	201608	310	51300	42000		DELIVERIES THRU 08/16/16	*	27.87		
									FEDERAL EXPRESS			27.87	004564
8/26/16	00014	8/17/16	00122	201608	320	53800	43000		612 NE MUSKRAT RUN #IRR	*	257.87		
		8/17/16	07258	201608	320	53800	43000		101 NE HAMMOCK CRK TR#PMP	*	44.35		
		8/17/16	23106	201608	320	53800	43000		436 NE LEAPING FROG #IRR	*	164.27		
		8/17/16	65187	201608	320	53800	43000		432 NE LEAPING FROG #IRR	*	167.65		
		8/17/16	68001	201608	320	53800	43000		650 NE LITTLE KAYAK PT IR	*	90.88		
		8/17/16	72395	201608	320	53800	43000		430 NE LAZY RVR PKWY #IRR	*	269.91		
		8/17/16	96403	201608	320	53800	43000		450 NE LAZY RIVER PKWY CB	*	793.49		
									FPL			1,788.42	004565
8/26/16	00184	8/01/16	163656	201608	320	53800	46200		GROUNDS MAINT	*	5,243.33		
		8/01/16	163656	201608	320	53800	46200		HORTICULTURAL LAWN CARE	*	1,397.00		
		8/01/16	163656	201608	320	53800	46200		HORTICULTURAL SHRUB CARE	*	125.00		

RPLC RIVER PLACE SROSINA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED YRMO	TO DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #	
		8/01/16	163656	201608	320	53800	46200			*	812.50			
			MULCH INSTALLATION											
		8/01/16	163656	201608	320	53800	46200			*	81.25			
			ANNUAL INSTALLATION											
		8/01/16	163657	201608	320	53800	46400			*	787.50			
			IRRIGATION INSPECTIONS											
			GIRARD ENVIRONMENTAL SERVICES, INC.										8,446.58	004566
8/26/16	00001	8/01/16	120	201608	310	51300	34000			*	3,094.33			
			AUG 16-MGMT FEES											
		8/01/16	120	201608	310	51300	44000			*	200.00			
			AUG 16-RENT											
		8/01/16	120	201608	310	51300	31600			*	208.33			
			AUG 16-DISSEMINATION SVCS											
		8/01/16	120	201608	310	51300	35101			*	41.67			
			AUG 16-WEBSITE ADMIN											
		8/01/16	120	201608	310	51300	42000			*	13.49			
			AUG 16-POSTAGE											
		8/01/16	120	201608	310	51300	42500			*	13.20			
			AUG 16-COPIES											
			GMS-SF, LLC										3,571.02	004567
8/26/16	00182	8/10/16	08102016	201608	320	53800	45300			*	952.00			
			REM.ROTTEN WOOD											
			KIM WARREN CLEANING										952.00	004568
8/26/16	00018	8/05/16	WGC-1141	201607	310	51300	31500			*	244.50			
			SERVICE THRU 07/31/2016											
			LEWIS, LONGMAN & WALKER, P.A.										244.50	004569
8/26/16	00173	8/17/16	11616	201608	320	53800	41000			*	425.90			
			REIMB-NEW WIRELESS 911											
			MICHAEL A MODICA										425.90	004570
8/26/16	00176	8/23/16	1177	201608	320	53800	45300			*	85.00			
			REP.STREET SIGNS											
			PHASE 3 ELECTRIC INC										85.00	004571
8/26/16	00154	7/31/16	5061	201607	320	53800	34000			*	10.71			
			POSTAGE/COPIES REIMB											
			PINNACLE ASSOCIATION MANAGEMENT, LLC										10.71	004572
8/26/16	00020	8/26/16	08262016	201608	300	20700	10000			*	43,610.24			
			TRANSFER OF TAX RECEIPTS											
			RIVERPLACE ON THE ST. LUCIE CDD										43,610.24	004573

RPLC RIVER PLACE SROSINA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
8/26/16	00183	8/01/16 2016-113	201608 320-53800-45300		CLUB HOUSE CLEANING	*	245.12	
		8/01/16 2016-113	201608 320-53800-45300		RTROOM & POOL AREA CLEANG	*	276.00	
		8/01/16 2016-113	201608 320-53800-45300		WKND RESTROOM POOL AREA	*	172.00	
					ROYAL TREATMENT SERVICES			693.12 004574
8/26/16	00025	7/28/16 013166	201607 320-53800-46300		JUL 16-LAKE MAINT	*	910.00	
					WETLANDS MANAGEMENT, INC.			910.00 004575
9/12/16	00003	8/31/16 30555819	201608 320-53800-43200		PROPANE REF#87356583	*	483.90	
					AMERIGAS PROPANE, LP			483.90 004576
9/12/16	00128	8/26/16 4849	201609 300-15500-10000		FY 2017 INSURANCE	*	18,045.00	
					EGIS INSURANCE ADVISORS LLC			18,045.00 004577
9/12/16	00011	8/23/16 5-521-82	201608 310-51300-42000		DELIVERIES THRU 08/23/16	*	87.36	
					FEDERAL EXPRESS			87.36 004578
9/12/16	00184	8/31/16 166870	201608 320-53800-46400		AUG 16-IRRIGATION REPAIR	*	150.90	
					GIRARD ENVIRONMENTAL SERVICES, INC.			150.90 004579
9/12/16	00001	9/01/16 121	201609 310-51300-34000		SEP 16-MGMT FEES	*	3,094.33	
		9/01/16 121	201609 310-51300-44000		SEP 16-RENT	*	200.00	
		9/01/16 121	201609 310-51300-31600		SEP 16-DISSEMINATION SVCS	*	208.33	
		9/01/16 121	201609 310-51300-35101		SEP 16-WEBSITE ADMIN	*	41.67	
		9/01/16 121	201609 310-51300-51000		SEP 16-OFFICE SUPPLIES	*	22.50	
		9/01/16 121	201609 310-51300-42000		SEP 16-POSTAGE	*	4.19	
		9/01/16 121	201609 310-51300-42500		SEP 16-COPIES	*	117.20	
					GMS-SF, LLC			3,688.22 004580
9/12/16	00152	8/25/16 08252016	201608 320-53800-46000		PRESSURE WASHED SIDEWALK	*	125.00	
					HANDY RANDY HOME REPAIR SERVICES			125.00 004581

RPLC RIVER PLACE SROSINA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
9/12/16	00144	8/31/16 MS080116 AUG 16-POOL MAINT	201608 320-53800-45200	HYDRO ZONE SERVICES	*	618.00	618.00 004582
9/12/16	00182	9/07/16 09072016 FILL HOLES WITH ASPHALT	201609 320-53800-49100	KIM WARREN CLEANING	*	120.00	120.00 004583
9/12/16	00176	8/31/16 1178 REP.RECESSED LIGHT FXTURE	201608 320-53800-45300	PHASE 3 ELECTRIC INC	*	75.00	75.00 004584
9/12/16	00155	9/01/16 3465 SEP 16 - PEST CONTROL	201609 320-53800-46500	PLANT HAVEN LANDSCAPE	*	50.00	50.00 004585
9/12/16	00154	8/31/16 6106 AUG 16-SUPPLY INVOICE	201608 320-53800-34000	PINNACLE ASSOCIATION MANAGEMENT, LLC	*	35.20	1,535.20 004586
		9/01/16 6024 SEP 16-MGMT FEES	201609 320-53800-34000		*	1,500.00	
9/12/16	00183	9/01/16 2016-114 CLUB HOUSE CLEANING	201609 320-53800-45300	ROYAL TREATMENT SERVICES	*	306.40	682.40 004587
		9/01/16 2016-114 RTROOM & POOL AREA CLEANG	201609 320-53800-45300		*	204.00	
		9/01/16 2016-114 WKND RESTROOM POOL AREA	201609 320-53800-45300		*	172.00	
9/12/16	00188	10/01/16 3485 QTRLY FIRE ALARM MNTORING	201609 300-15500-10000	SECURPOINT SECURITY SYSTEMS	*	245.94	245.94 004588
9/12/16	00087	8/30/16 RP160829 SVCS - 8/25, 8/28 & 8/29	201608 320-53800-46000	SOUTHEAST ELECTRICAL & MAINTENANCE	*	1,177.80	1,177.80 004589
9/12/16	00031	8/02/16 1163773 NOTICE OF MTG 8/18/16	201608 310-51300-48000	TREASURE COAST NEWSPAPERS	*	310.20	310.20 004590
9/12/16	00025	8/29/16 013197 AUG 16-LAKE MAINT	201608 320-53800-46300	WETLANDS MANAGEMENT, INC.	*	910.00	910.00 004591

RPLC RIVER PLACE SROSINA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED YRMO	TO DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/12/16	00101	8/31/16	08312016	201608	320-53800	46600			FERAL HOG REMOVAL	*	300.00		
									MICKEY WHITE			300.00	004592
9/26/16	00026	9/11/16	0010456	201609	320-53800	41000			SERVICE THRU 10/10/16	*	708.40		
									AT&T			708.40	004593
9/26/16	00008	9/13/16	099658	201608	320-53800	43100			450 NE LAZY RIVER PKWY	*	471.28		
		9/13/16	099659	201608	320-53800	43100			0 WINDY RIVER WAY NE	*	8.81		
		9/13/16	400328	201608	320-53800	43100			450 NE LAZY RIVER PKWY	*	181.47		
									CITY OF PORT ST. LUCIE			661.56	004594
9/26/16	00009	9/08/16	77201	201608	310-51300	31100			SERVICE THRU 08/31/2016	*	730.10		
									CULPEPPER & TERPENING, INC			730.10	004595
9/26/16	00014	9/16/16	01420-96	201609	320-53800	43000			450 NE LAZY RIVER PKWY CB	*	828.00		
		9/16/16	28760-00	201609	320-53800	43000			612 NE MUSKRAT RUN #IRR	*	199.82		
		9/16/16	41569-23	201609	320-53800	43000			436 NE LEAPING FROG #IRR	*	162.96		
		9/16/16	72331-65	201609	320-53800	43000			432 NE LEAPING FROG #IRR	*	154.24		
		9/16/16	83671-72	201609	320-53800	43000			430 NE LAZY RVR PKWY #IRR	*	208.57		
		9/16/16	86289-07	201609	320-53800	43000			101 NE HAMMOCK CRK TR#PMP	*	49.22		
		9/16/16	91687-68	201609	320-53800	43000			650 NE LITTLE KAYAK PT IR	*	90.45		
									FPL			1,693.26	004596
9/26/16	00184	8/30/16	166597	201608	320-53800	46200			TRIMMING UP LIMBS-W.FENCE	*	1,130.00		
		9/01/16	165844	201609	320-53800	46200			GROUNDS MAINT	*	5,243.33		
		9/01/16	165844	201609	320-53800	46200			HORTICULTURAL LAWN CARE	*	1,397.00		
		9/01/16	165844	201609	320-53800	46200			HORTICULTURAL SHRUB CARE	*	125.00		
		9/01/16	165844	201609	320-53800	46200			MULCH INSTALLATION	*	812.50		

RPLC RIVER PLACE SROSINA



CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED YRMO	TO DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/01/16		165844		201609	320-53800	46200				*	81.25		
								ANNUAL INSTALLATION					
9/01/16		165845		201609	320-53800	46400				*	787.50		
								SEP 16-IRRIGATION INSP.					
								GIRARD ENVIRONMENTAL SERVICES, INC.				9,576.58	004597
9/26/16	00152	9/13/16	09132016	201609	320-53800	46000				*	1,000.00		
								DEPOSIT-POWER WASH					
								HANDY RANDY HOME REPAIR SERVICES				1,000.00	004598
9/26/16	00176	9/19/16	1182	201609	320-53800	47000				*	640.00		
								INST.ALUMINUM POST					
								PHASE 3 ELECTRIC INC				640.00	004599
9/26/16	00087	9/14/16	RP160913	201609	320-53800	46000				*	656.07		
								TROUBLESHOOT STREET LIGHT					
								SOUTHEAST ELECTRICAL & MAINTENANCE				656.07	004600
10/19/16	00008	10/11/16	7080767	201609	320-53800	43100				*	263.51		
								450 NE LAZY RIVER PKWY					
		10/11/16	7080768	201609	320-53800	43100				*	8.81		
								0 WINDY RIVER WAY NE					
		10/11/16	7080769	201609	320-53800	43100				*	181.47		
								450 NE LAZY RIVER PKWY					
								CITY OF PORT ST. LUCIE				453.79	004601
10/19/16	00062	10/13/16	10132016	201609	320-53800	47100				*	6,250.00		
								QUATERLY LEASE PAYMENT					
								CITY OF PORT ST. LUCIE				6,250.00	004602
10/19/16	00184	9/29/16	168720	201609	320-53800	46400				*	229.14		
								REPLACED SPRAY HEADS					
		10/01/16	167861	201610	320-53800	46200				*	5,243.33		
								GROUNDS MAINT					
		10/01/16	167861	201610	320-53800	46200				*	1,397.00		
								HORTICULTURAL LAWN CARE					
		10/01/16	167861	201610	320-53800	46200				*	125.00		
								HORTICULTURAL SHRUB CARE					
		10/01/16	167861	201610	320-53800	46200				*	812.50		
								MULCH INSTALLATION					
		10/01/16	167861	201610	320-53800	46200				*	81.25		
								ANNUAL INSTALLATION					
		10/01/16	167862	201610	320-53800	46400				*	787.50		
								IRRIGATION INSPECTIONS					
								GIRARD ENVIRONMENTAL SERVICES, INC.				8,675.72	004603

RPLC RIVER PLACE SROSINA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED YRMO	TO DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/19/16	00001	10/03/16	122	201610	310	51300	34000			*	3,094.33		
			OCT 16-MGMT FEES										
		10/03/16	122	201610	310	51300	44000			*	200.00		
			OCT 16-RENT										
		10/03/16	122	201610	310	51300	31600			*	208.33		
			OCT 16-DISSEMINATION SVCS										
		10/03/16	122	201610	310	51300	35101			*	41.67		
			OCT 16-WEBSITE ADMIN										
		10/03/16	122	201610	310	51300	42500			*	61.50		
			OCT 16-COPIES										
		10/03/16	122	201610	310	51300	41000			*	6.37		
			OCT 16-TELEPHONE										
									GMS-SF, LLC			3,612.20	004604
10/19/16	00144	9/30/16	MS090116	201609	320	53800	45200			*	618.00		
			SEP 16-COMM POOL MAINT										
									HYDRO ZONE SERVICES			618.00	004605
10/19/16	00018	9/27/16	WGC-1149	201608	310	51300	31500			*	6,056.20		
			SERVICE THRU 08/31/2016										
		10/12/16	WGC-1153	201609	310	51300	31500			*	1,191.50		
			SERVICE THRU 09/30/2016										
									LEWIS, LONGMAN & WALKER, P.A.			7,247.70	004606
10/19/16	00173	10/13/16	10132016	201610	320	53800	49100			*	3.12		
			REIMB-WALMART										
									MICHAEL A MODICA			3.12	004607
10/19/16	00176	9/29/16	1185	201609	320	53800	46000			*	555.00		
			RUST REMOVAL ON CURBS										
		9/29/16	1186	201609	320	53800	47000			*	75.00		
			REM.& INST.4 STOP SIGNS										
									PHASE 3 ELECTRIC INC			630.00	004608
10/19/16	00155	10/01/16	3522	201610	320	53800	46500			*	50.00		
			OCT 16-PEST CONTROL										
									PLANT HAVEN LANDSCAPE			50.00	004609
10/19/16	00154	9/29/16	6236	201609	320	53800	34000			*	11.81		
			SEP 16-SUPPLY INVOICE										
		10/01/16	6151	201610	320	53800	34000			*	1,500.00		
			OCT 16-MGMT FEES										
									PINNACLE ASSOCIATION MANAGEMENT, LLC			1,511.81	004610
10/19/16	00183	10/01/16	2016-114	201610	320	53800	45300			*	245.12		
			CLUB HOUSE CLEANING										

RPLC RIVER PLACE SROSINA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/01/16		2016-114	201610	320-53800-45300					RESTROOM & POOL CLEANING	*	204.00		
10/01/16		2016-114	201610	320-53800-45300					WKND RESTROOMS POOL AREA	*	215.00		
10/01/16		2016-114	201610	320-53800-45300					PAST STORM CLEANING	*	50.00		
									ROYAL TREATMENT SERVICES			714.12	004611
10/19/16	00031	9/06/16	1250186	201609	310-51300-48000				TC NEWS-PRESS-TRIBUNE	*	108.90		
									TREASURE COAST NEWSPAPERS			108.90	004612
10/19/16	00025	10/03/16	013247	201609	320-53800-46300				SEP 16-LAKE MAINT	*	910.00		
									WETLANDS MANAGEMENT, INC.			910.00	004613
10/19/16	00101	9/30/16	09302016	201609	320-53800-46600				REMOVAL OF FERAL HOGS	*	300.00		
									MICKEY WHITE			300.00	004614
11/02/16	00003	10/20/16	30571156	201610	320-53800-43200				PROPANE REF#89351809	*	541.32		
									AMERIGAS PROPANE, LP			541.32	004615
11/02/16	00026	10/11/16	45260010	201610	320-53800-41000				SERVICE THRU 11/10/2016	*	708.18		
									AT&T			708.18	004616
11/02/16	00195	10/20/16	15527228	201610	320-53800-41000				SERVICE THRU 10/20/2016	*	217.42		
									AT&T			217.42	004617
11/02/16	00009	10/20/16	77455	201609	310-51300-31100				SERVICE THRU 09/30/2016	*	98.20		
									CULPEPPER & TERPENING, INC			98.20	004618
11/02/16	00043	10/03/16	38723	201610	310-51300-54000				SPECIAL DISTRICT FEE FY17	*	175.00		
									DEPARTMENT OF ECONOMIC OPPORTUNITY			175.00	004619
11/02/16	00168	10/27/16	15574	201610	320-53800-45300				SVC CALL 10/26/2016	*	97.50		
									ELITE GAS CONTRACTORS			97.50	004620
11/02/16	00014	10/17/16	01420-96	201610	320-53800-43000				450 NE LAZY RIVER PKWY CB	*	795.54		

RPLC RIVER PLACE SROSINA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/17/16		28760-00	201610	320-53800-43000						*	228.23		
				612 NE MUSKRAT RUN #IRR									
10/17/16		41569-23	201610	320-53800-43000						*	169.26		
				436 NE LEAPING FROG #IRR									
10/17/16		72331-65	201610	320-53800-43000						*	177.29		
				432 NE LEAPING FROG #IRR									
10/17/16		83671-72	201610	320-53800-43000						*	215.53		
				430 NE LAZY RVR PKWY #IRR									
10/17/16		86289-07	201610	320-53800-43000						*	47.07		
				101 NE HAMMOCK CRK TR#PMP									
10/17/16		91687-68	201610	320-53800-43000						*	81.35		
				650 NE LITTLE KAYAK PT IR									
				FPL								1,714.27	004621
11/02/16	00184	8/31/16	166872	201608	320-53800-46400					*	353.47		
				IRRIGATION REPAIR									
		10/20/16	169655	201610	320-53800-46400					*	537.34		
				IRRIGATION REPAIRS									
				GIRARD ENVIRONMENTAL SERVICES, INC.								890.81	004622
11/02/16	00173	10/20/16	10202016	201610	320-53800-49100					*	95.31		
				REIMB-COUNTY LOCK & KEY									
				MICHAEL A MODICA								95.31	004623
11/02/16	00087	10/25/16	RP161025	201610	320-53800-46000					*	1,539.85		
				TROUBLESHOOT/REPLACE									
				SOUTHEAST ELECTRICAL & MAINTENANCE								1,539.85	004624
11/02/16	00025	10/25/16	013266	201610	320-53800-46300					*	910.00		
				OCT 16-LAKE MAINT									
				WETLANDS MANAGEMENT, INC.								910.00	004625
11/02/16	00101	10/28/16	10282016	201610	320-53800-46600					*	300.00		
				REMOVAL OF FERAL HOGS									
		10/28/16	10282016	201610	320-53800-49100					*	100.00		
				HURRICANE SHUTTER WORK									
				MICKEY WHITE								400.00	004626
11/07/16	00003	10/28/16	30573550	201610	320-53800-43200					*	1,642.45		
				PROPANE REF#90093808									
				AMERIGAS PROPANE, LP								1,642.45	004627
11/07/16	00001	11/01/16	123	201611	310-51300-34000					*	3,094.33		
				MANAGEMENT FEES									
		11/01/16	123	201611	310-51300-44000					*	200.00		
				RENT									

RPLC RIVER PLACE SROSINA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/01/16		123		201611	310	51300	31600			*	208.33		
			DISSEMINATION										
11/01/16		123		201611	310	51300	35101			*	41.67		
			WEBSITE ADMIN										
11/01/16		123		201611	310	51300	42500			*	5.10		
			COPIES										
									GMS-SF, LLC			3,549.43	004628
11/07/16	00182	11/03/16	110316	201611	320	53800	49100			*	360.00		
			FILL HOLE WITH ASPHLAT										
									KIM WARREN CLEANING			360.00	004629
11/07/16	00173	10/31/16	10312016	201610	320	53800	49100			*	349.79		
			REIMBURSAL										
									MICHAEL A MODICA			349.79	004630
11/07/16	00155	11/01/16	3586	201611	320	53800	46500			*	50.00		
			PEST CONTROL										
									PLANT HAVEN LANDSCAPE			50.00	004631
11/07/16	00154	10/31/16	6373	201610	320	53800	34000			*	9.89		
			POSTAGE REIMBURSEMENT										
		11/01/16	6282	201611	320	53800	34000			*	1,693.05		
			MONTHLY MANAGEMENT FEES										
									PINNACLE ASSOCIATION MANAGEMENT, LLC			1,702.94	004632
11/07/16	00183	11/01/16	2016-114	201611	320	53800	45300			*	245.12		
			CLUB HOUSE CLEANING										
		11/01/16	2016-114	201611	320	53800	45300			*	168.00		
			RESTROOM/POOL AREA CLEAN										
		11/01/16	2016-114	201611	320	53800	45300			*	172.00		
			WKND RESTROOMS POOL AREA										
									ROYAL TREATMENT SERVICES			585.12	004633
									TOTAL FOR BANK A		154,003.56		
									TOTAL FOR REGISTER		154,003.56		

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

Special Assessment Receipts  
Fiscal Year 2016

TOTAL ASSESSMENT LEVY								\$295,428.00	\$194,838.33	\$490,266.33
								ASSESSED THROUGH COUNTY		
								60.26%	39.74%	100.00%
DATE	DESCRIPTION	AMOUNT	COLLECTION @ 2%	DISCOUNTS/(PENALTIES)	PROPERTY APP (1%)	INTEREST	NET RECEIPTS	O&M Portion	DSF Portion	Total
11/09/15	11/01/15-11/01/15	\$3,196.91	\$60.80	\$157.11	\$0.00	\$0.00	\$2,979.00	\$1,795.11	\$1,183.89	\$2,979.00
11/12/15	11/01/15-11/05/15	\$9,225.92	\$177.13	\$369.04	\$0.00	\$0.00	\$8,679.75	\$5,230.30	\$3,449.45	\$8,679.75
11/17/15	INV#2013 495	\$0.00	\$0.00	\$0.00	\$10,732.94	\$0.00	(\$10,732.94)	(\$6,467.53)	(\$4,265.41)	(\$10,732.94)
11/19/15	11/06/15-11/12/15	\$9,225.92	\$177.14	\$369.04	\$0.00	\$0.00	\$8,679.74	\$5,230.30	\$3,449.44	\$8,679.74
11/24/15	11/13/15-11/19/15	\$18,631.84	\$357.73	\$745.28	\$0.00	\$0.00	\$17,528.83	\$10,562.64	\$6,966.19	\$17,528.83
12/03/15	11/20/15-11/26/15	\$180,502.63	\$3,465.66	\$7,220.16	\$0.00	\$0.00	\$169,816.81	\$102,329.36	\$67,487.45	\$169,816.81
12/10/15	11/27/15-12/03/15	\$57,453.76	\$1,103.34	\$2,286.19	\$0.00	\$0.00	\$54,064.23	\$32,578.39	\$21,485.84	\$54,064.23
12/17/15	12/04/15-12/10/15	\$1,198.24	\$23.01	\$47.93	\$0.00	\$0.00	\$1,127.30	\$679.30	\$448.00	\$1,127.30
12/24/15	12/18/15-12/24/15	\$2,396.48	\$46.50	\$71.90	\$0.00	\$0.00	\$2,278.08	\$1,372.74	\$905.34	\$2,278.08
01/07/16	12/25/15-12/31/15	\$3,594.72	\$69.75	\$107.85	\$0.00	\$0.00	\$3,417.12	\$2,059.11	\$1,358.01	\$3,417.12
01/12/16	INTEREST	\$0.00	\$0.00	\$0.00	\$0.00	\$14.85	\$14.85	\$8.95	\$5.90	\$14.85
01/14/16	01/01/16-01/07/16	\$2,396.48	\$46.97	\$47.94	\$0.00	\$0.00	\$2,301.57	\$1,386.90	\$914.67	\$2,301.57
01/21/16	01/08/16-01/14/16	\$1,018.24	\$19.95	\$20.37	\$0.00	\$0.00	\$977.92	\$589.28	\$388.64	\$977.92
01/28/16	01/15/16-01/21/16	\$1,198.24	\$23.49	\$23.96	\$0.00	\$0.00	\$1,150.79	\$693.45	\$457.34	\$1,150.79
02/04/16	01/22/16-01/28/16	\$1,198.24	\$23.48	\$23.96	\$0.00	\$0.00	\$1,150.80	\$693.46	\$457.34	\$1,150.80
02/11/16	01/29/16-02/04/16	\$3,594.72	\$70.69	\$59.91	\$0.00	\$0.00	\$3,464.12	\$2,087.43	\$1,376.69	\$3,464.12
02/18/16	02/05/16-02/11/16	\$3,962.60	\$78.26	\$49.80	\$0.00	\$0.00	\$3,834.54	\$2,310.64	\$1,523.90	\$3,834.54
02/22/16	02/12/16-02/18/16	\$1,198.24	\$23.72	\$11.98	\$0.00	\$0.00	\$1,162.54	\$700.53	\$462.01	\$1,162.54
03/03/16	02/19/16-02/25/16	\$152,782.07	\$3,025.09	\$1,527.81	\$0.00	\$0.00	\$148,229.17	\$89,320.93	\$58,908.24	\$148,229.17
03/11/16	02/26/16-03/03/16	\$4,612.96	\$91.57	\$34.14	\$0.00	\$0.00	\$4,487.25	\$2,703.96	\$1,783.29	\$4,487.25
03/24/16	03/11/16-03/17/16	\$2,396.48	\$47.93	\$0.00	\$0.00	\$0.00	\$2,348.55	\$1,415.21	\$933.35	\$2,348.55
04/07/16	03/25/16-03/31/16	\$6,711.76	\$134.24	\$0.00	\$0.00	\$0.00	\$6,577.52	\$3,963.53	\$2,614.00	\$6,577.52
04/14/16	04/01/16-04/07/16	\$1,198.24	\$23.97	\$0.00	\$0.00	\$0.00	\$1,174.27	\$707.60	\$466.67	\$1,174.27
04/28/16	04/15/16-04/21/16	\$18,934.59	\$390.05	(\$568.07)	\$0.00	\$0.00	\$19,112.60	\$11,517.00	\$7,595.60	\$19,112.60
05/05/16	04/22/16-04/28/16	\$1,198.24	\$24.69	(\$35.95)	\$0.00	\$0.00	\$1,209.50	\$728.83	\$480.67	\$1,209.50
05/12/16	04/29/16-05/05/16	\$2,396.48	\$49.36	(\$71.90)	\$0.00	\$0.00	\$2,419.02	\$1,457.67	\$961.35	\$2,419.02
05/27/16	05/13/16-05/19/16	\$2,396.48	\$49.37	(\$71.90)	\$0.00	\$0.00	\$2,419.01	\$1,457.66	\$961.35	\$2,419.01
06/07/16	INTEREST	\$0.00	\$0.00	\$0.00	\$0.00	\$27.31	\$27.31	\$16.46	\$10.85	\$27.31
06/07/16	05/27/16-05/31/16	\$1,198.24	\$24.69	(\$35.95)	\$0.00	\$0.00	\$1,209.50	\$728.83	\$480.67	\$1,209.50
07/06/16	11/02/15-05/31/16	\$3,632.53	\$71.71	\$46.35	\$0.00	\$0.00	\$3,514.47	\$2,117.77	\$1,396.70	\$3,514.47
<b>TOTAL</b>		<b>\$497,451.25</b>	<b>\$9,700.29</b>	<b>\$12,436.96</b>	<b>\$10,732.94</b>	<b>\$42.16</b>	<b>\$464,623.22</b>	<b>\$279,975.80</b>	<b>\$184,647.42</b>	<b>\$464,623.22</b>

Assessed on Roll:

	GROSS AMOUNT ASSESSED	PERCENTAGE	ASSESSMENTS COLLECTED	ASSESSMENTS TRANSFERRED	AMOUNT TO BE TFR.
O & M	\$295,428.00	60.2587%	\$279,975.80	(\$279,975.80)	\$0.00
DEBT SERVICE 2001A	\$194,838.33	39.7413%	\$184,647.42	(\$184,647.42)	\$0.00
<b>TOTAL</b>	<b>\$490,266.33</b>	<b>100.00%</b>	<b>\$464,623.22</b>	<b>(\$464,623.22)</b>	<b>\$0.00</b>

TRANSFERS TO DEBT SERVICE:			Gross Percent Collected	101.47%
DATE	CHECK #	DSF 01 AMOUNT	Gross Amount Remaining	(\$7,184.92)
11/25/2015	4347	\$3,594.51		
12/10/2015	4364	\$73,795.98		
2/16/2016	4414	\$4,896.74		
3/3/2016	4431	\$1,182.23		
3/10/2016	4439	\$46,058.91		
4/12/2016	4465	\$4,135.46		
5/4/2016	4487	\$6,254.64		
5/31/2016	4508	\$1,118.71		
8/26/2016	4573	\$43,610.24		
	<b>TOTAL</b>	<b>\$184,647.42</b>		
Amount due:		\$0.00		

**TOTAL DELINQUENT ASSESSMENTS**

TOTAL DELINQUENT ASSESSMENTS								ASSESSED THROUGH COUNTY		
								61.05%	38.95%	
								.36300.10001	.36300.10001	
DATE	DESCRIPTION	AMOUNT	COLLECTION @ 2%	DISCOUNTS/(PENALTIES)	PROPERTY APP (1%)	INTEREST	NET RECEIPTS	O&M Portion	DSF Portion	Total
04/07/16	2011 Delinquent	\$15,308.74	\$562.27	(\$12,804.73)	\$0.00	\$0.00	\$27,551.20	\$16,819.86	\$10,731.35	\$27,551.20
<b>TOTAL</b>		<b>\$15,308.74</b>	<b>\$562.27</b>	<b>(\$12,804.73)</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$27,551.20</b>	<b>\$16,819.86</b>	<b>\$10,731.35</b>	<b>\$27,551.20</b>

TRANSFERS TO DEBT SERVICE:		
DATE	CHECK #	DSF 01 AMOUNT
4/12/2016	4465	\$10,731.35
		\$10,731.35
Amount due:		(\$0.00)

# River Place on the St. Lucie

## COMMUNITY DEVELOPMENT DISTRICT

### COMBINED BALANCE SHEET

September 30, 2016

	General	Debt Service	Totals Governmental Funds
<b>Assets:</b>			
Cash	\$7,719	---	\$7,719
Cash - Petty Account	\$500	---	\$500
Cash - Deposits	\$30,566	---	\$30,566
Assessments Receivable	---	---	\$0
Due from Other Funds	\$457	---	\$457
Accrued Interest Receivable	---	\$17	\$17
Investment - State Board (Surplus)	\$342,946	---	\$342,946
Investment - State Board (Cap Reserve)	\$447,949	---	\$447,949
Series 2001AB			
Reserve A	---	\$129,370	\$129,370
Revenue A	---	\$74,178	\$74,178
Prepayment A	---	\$3,911	\$3,911
Prepayment B	---	\$14,524	\$14,524
Prepaid Expenses	\$18,291	---	\$18,291
<b>Total Assets</b>	<b>\$848,428</b>	<b>\$222,000</b>	<b>\$1,070,428</b>
<b>Liabilities and Fund Balances:</b>			
Accounts Payable	\$17,211	\$215,397	\$232,608
Due to Other Funds	---	\$457	\$457
Deposits-Key	\$20,195	---	\$20,195
Deposits-Plantation House	\$1,150	---	\$1,150
Deposits-Boat Storage	\$1,760	---	\$1,760
Deposits-Old	\$6,730	---	\$6,730
Deferred Revenue	\$6,525	---	\$6,525
Matured Bonds Payable - 2001A	---	\$80,000	\$80,000
Matured Bonds Payable - 2001B	---	\$870,000	\$870,000
Matured Interest Payable - 2001B	---	\$335,153	\$335,153
<b>Total Liabilities</b>	<b>\$53,571</b>	<b>\$1,501,007</b>	<b>\$1,554,578</b>
<b>Fund Balances:</b>			
Assigned to:			
Capital reserves <sup>(1)</sup>	\$863,844	---	\$863,844
Unassigned	(\$87,278)	(\$1,279,007)	(\$1,366,285)
<b>Total fund balances</b>	<b>\$794,857</b>	<b>(\$1,279,007)</b>	<b>(\$484,150)</b>
<b>Total Liabilities and Fund Balances</b>	<b>\$848,428</b>	<b>\$222,000</b>	<b>\$1,070,428</b>

<sup>(1)</sup> 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 September 30, 2016

	ADOPTED BUDGET	PRORATED BUDGET THRU 9/30/16	ACTUAL THRU 9/30/16	VARIANCE
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**REVENUES:**

Maintenance Assessments	\$437,121	\$437,121	\$299,783	(\$137,338)
Maintenance Assessments-Delinquent	\$0	\$0	\$16,820	\$16,820
Stormwater Fees	\$48,723	\$48,723	\$53,031	\$4,308
Rental Fees	\$7,500	\$7,500	\$13,130	\$5,630
User Fees	\$20,000	\$20,000	\$4,155	(\$15,845)
Interest Income	\$500	\$500	\$4,628	\$4,128

**TOTAL REVENUES**

	\$513,845	\$513,845	\$391,547	(\$122,298)
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**EXPENDITURES:**

**ADMINISTRATIVE:**

Supervisor Fees	\$4,000	\$4,000	\$4,000	\$0
FICA Taxes	\$306	\$306	\$306	\$0
Engineering	\$5,000	\$5,000	\$6,486	(\$1,486)
Attorney	\$10,000	\$10,000	\$27,979	(\$17,979)
Arbitrage	\$1,250	\$1,250	\$1,200	\$50
Dissemination	\$2,500	\$2,500	\$2,500	\$0
Annual Audit	\$4,500	\$4,500	\$3,825	\$675
Trustee Fees	\$4,157	\$4,157	\$0	\$4,157
Management Fees	\$37,132	\$37,132	\$37,132	(\$0)
Telephone	\$200	\$200	\$0	\$200
Postage	\$500	\$500	\$888	(\$388)
Printing & Binding	\$500	\$500	\$658	(\$158)
Rentals & Leases	\$2,400	\$2,400	\$2,400	\$0
Insurance	\$7,648	\$7,648	\$6,917	\$731
Legal Advertising	\$1,100	\$1,100	\$578	\$523
Other Current Charges	\$500	\$500	\$499	\$1
Property Taxes	\$550	\$550	\$0	\$550
Office Supplies	\$250	\$250	\$171	\$79
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Discounts/Collection Fees	\$30,599	\$30,599	\$19,807	\$10,791
Website Compliance	\$500	\$500	\$500	(\$0)

**TOTAL ADMINISTRATIVE**

	\$113,766	\$113,766	\$116,020	(\$2,253)
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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 September 30, 2016

	ADOPTED BUDGET	PRORATED BUDGET THRU 9/30/16	ACTUAL THRU 9/30/16	VARIANCE
<b>FIELD MAINTENANCE:</b>				
Field Management	\$16,800	\$16,800	\$18,329	(\$1,530)
Environmental	\$41,597	\$41,597	\$12,034	\$29,563
Aquatic Maintenance	\$14,550	\$14,550	\$11,645	\$2,905
Security	\$8,542	\$8,542	\$6,921	\$1,621
Telephone	\$6,900	\$6,900	\$8,433	(\$1,533)
Electric	\$23,500	\$23,500	\$20,249	\$3,251
Water/Wastewater	\$8,500	\$8,500	\$6,775	\$1,725
Gas	\$27,000	\$27,000	\$20,266	\$6,734
Trash	\$300	\$300	\$0	\$300
Marketing Fees	\$1,000	\$1,000	\$0	\$1,000
Rental Fee Commission	\$1,500	\$1,500	\$0	\$1,500
Insurance	\$12,363	\$12,363	\$10,989	\$1,374
Repairs & Maintenance	\$20,000	\$20,000	\$32,753	(\$12,753)
Club House Cleaning & Repairs	\$12,000	\$12,000	\$13,397	(\$1,397)
Pool & Spa Maintenance	\$12,000	\$12,000	\$10,690	\$1,310
Landscape Maintenance	\$77,000	\$77,000	\$99,439	(\$22,439)
PSL Interlocal Agmt	\$25,000	\$25,000	\$25,000	\$0
Fertilization/Weed and Pest Control	\$20,000	\$20,000	\$1,055	\$18,945
Irrigation & Fountain Maintenance	\$20,000	\$20,000	\$19,232	\$768
Signage	\$5,000	\$5,000	\$1,999	\$3,001
Operating Supplies	\$1,500	\$1,500	\$197	\$1,303
Capital Outlay	\$7,700	\$7,700	\$17,838	(\$10,138)
Contingency	\$32,326	\$32,326	\$7,730	\$24,596
Capital Reserve	\$5,000	\$5,000	\$0	\$5,000
<b>TOTAL FIELD</b>	<b>\$400,078</b>	<b>\$400,078</b>	<b>\$344,972</b>	<b>\$55,106</b>
<b>TOTAL EXPENDITURES</b>	<b>\$513,845</b>	<b>\$513,845</b>	<b>\$460,992</b>	<b>\$52,853</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>(\$69,445)</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$864,302</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$794,857</b>	

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

*Allocation of Capital Reserves <sup>(1)</sup>*

<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>\$418,595</i>		
			<i>\$850,345</i>
<i>Subtractions:</i>			
<i>FY 2009 Deficiency of Revenues Under Expenditures (Loss)</i>	<i>(\$126,154)</i>		
<i>FY 2013 Deficiency of Revenues Under Expenditures (Loss)</i>	<i>(\$126,513)</i>		
<i>FY 2014 Deficiency of Revenues Under Expenditures (Loss)</i>	<i>(\$61,248)</i>		
			<i>(\$313,915)</i>
<b>Total Capital Reserve Funds as of 9/30/2015</b>			<b>\$863,844</b>

<sup>(1)</sup> 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 September 30, 2016

	ADOPTED BUDGET	PRORATED THRU 9/30/16	ACTUAL THRU 9/30/16	VARIANCE
<b>REVENUES:</b>				
Special Assessments - On Roll	\$259,376	\$259,376	\$184,647	(\$74,728)
Special Assessments - Delinquent	\$0	\$0	\$10,731	\$10,731
Special Assessments - Direct	\$0	\$0	\$11,399	\$11,399
Interest Income	\$25	\$25	\$148	\$123
<b>TOTAL REVENUES</b>	<b>\$259,401</b>	<b>\$259,401</b>	<b>\$206,926</b>	<b>(\$52,475)</b>
<b>EXPENDITURES:</b>				
<b>Series 2001A</b>				
Interest - 11/01	\$86,544	\$86,544	\$83,494	\$3,050
Interest - 05/01	\$86,544	\$86,544	\$83,494	\$3,050
Principal - 05/01	\$80,000	\$80,000	\$80,000	\$0
<b>Series 2001B <sup>(1)</sup></b>				
Interest - 11/01	\$0	\$0	\$31,538	(\$31,538)
Interest - 05/01	\$0	\$0	\$31,538	(\$31,538)
<b>TOTAL EXPENDITURES</b>	<b>\$253,088</b>	<b>\$253,088</b>	<b>\$310,063</b>	<b>(\$56,975)</b>
<b>OTHER FINANCING SOURCES/(USES)</b>				
Other Debt Service Costs	\$0	\$0	(\$335,299)	(\$335,299)
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$335,299)</b>	<b>(\$335,299)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$6,313</b>		<b>(\$438,435)</b>	
FUND BALANCE - Beginning	\$130,040		(\$840,572)	
FUND BALANCE - Ending	<u>\$136,354</u>		<u>(\$1,279,007)</u>	

<sup>(1)</sup> Series 2001B interest payments not made and added to matured interest payable due to Bondholders.