

***Northern Riverwalk
Community Development District***

September 6, 2017

Northern Riverwalk Community Development District

5385 N. Nob Hill Road, Sunrise, Florida 33351

Phone: 954-721-8681 - Fax: 954-721-9202

August 29, 2017

Board of Supervisors
Northern Riverwalk
Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the **Northern Riverwalk Community Development District** will be held on **September 6, 2017 at 11:00 a.m. at the offices of Allied Capital and Development of South Florida, LLC, 115 Front Street, Suite 300, Jupiter, FL 33477**. Following is a copy of the advance agenda:

1. Roll Call
2. Approval of the Minutes of the June 7, 2017 Meeting
3. Public Hearing to Adopt Fiscal Year 2018 Budget
 - A. Motion to Open the Public Hearing
 - B. Public Comment and Discussion
 - C. Consideration of **Resolution #2017-06** Annual Appropriation Resolution
 - D. Consideration of **Resolution #2017-07** Levy of Non Ad Valorem Assessments
 - E. Motion to Close the Public Hearing
4. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager
 - 1) Consideration of Proposed Fiscal Year 2018 Meeting Schedule with note that Landowners Election will be held on November 1, 2017 to coincide with Regular Meeting Date (*originally presented to be held on November 8, 2017*)
 - 2) Discussion of Financial Disclosure Report from the Commission on Ethics - *everyone has filed*
5. Financial Reports
 - A. Summary of Invoices
 - B. Combined Balance Sheet
6. Supervisors Requests and Audience Comments
7. Adjournment

Enclosed for your review is a copy of the minutes from the June 7, 2017 meeting.

The third order of business is the public hearing to adopt the fiscal year 2018 budget. Copies of the budget, **Resolution #2017-06** Annual Appropriation Resolution, and **Resolution #2017-07** Levy of Non Ad Valorem Assessments are enclosed for your review.

The fourth order of business is staff reports. Enclosed under the manager's report are copies of the proposed fiscal year 2018 meeting schedule and the financial disclosure report from the Commission on Ethics indicating that all of the Supervisors have filed their annual forms.

The financials are also enclosed. The balance of the agenda is routine in nature and staff will present their reports at the meeting. Any additional documentation will be provided under separate cover as soon as it becomes available or presented at the meeting. 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 Ryan Thomas Nate Eckloff Mike Williams Jason Gunther Lisa Orsatti

**MINUTES OF MEETING
NORTHERN RIVERWALK
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Northern Riverwalk Community Development District was held on June 7, 2017 at 11:00 a.m. at the offices of Allied Capital and Development of South Florida, LLC, 115 Front Street, Suite #300, Jupiter, Florida.

Present and constituting a quorum were:

John Oliver	Vice Chairman
Sandy Albanese	Assistant Secretary
Mark Giresi	Assistant Secretary

Also present were:

Lisa Derryberry	District Manager
William Capko	District Counsel
Jason Gunther	District Engineer

FIRST ORDER OF BUSINESS

Roll Call

Ms. Derryberry called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

**Approval of the Minutes of the
November 7, 2016 Meeting**

Ms. Derryberry: Moving on to Item #2, which is Approval of the Minutes of the November 7, 2016 Meeting. If there are any questions I can take those at this time, otherwise, a motion to approve those minutes would be in order.

On MOTION by Mr. Oliver seconded by Ms. Albanese with all in favor the Minutes of the November 7, 2016 Meeting were approved.

THIRD ORDER OF BUSINESS

Consideration of Resolution #2017-05 Approving the Proposed Fiscal Year 2018 Budget and Setting the Public Hearing

Ms. Derryberry: The third item on the agenda is Consideration of Resolution #2017-05 Approving the Proposed Fiscal Year 2018 Budget and Setting the Public Hearing. Today’s meeting is to select a date for the adoption of the budget, which can be no sooner than 60 days from today. Also, after you have reviewed the proposed budget I can answer any questions you might have at this time. The next regularly scheduled meeting for the Board that is at least 60 days from this meeting and satisfies the requirements is September 6, 2017. I don’t know if that works for the Board members and if you will be available?

Mr. Oliver: That is fine with me.

Ms. Derryberry: We have to approve the budget no later than September 15th, so September 6, 2017 at 11:00 a.m. at this location? Are there any questions on the budget?

Mr. Oliver: I think you have already answered all of my questions.

Ms. Derryberry: Then a motion approving Resolution #2017-05 would be in order at this time.

On MOTION by Mr. Giresi seconded by Mr. Oliver with all in favor Resolution #2017-05 Approving the Proposed Fiscal Year 2018 Budget and Setting the Public Hearing was approved; and the public hearing was set for September 6, 2017 at 11:00 a.m. at 115 Front Street, #300, Jupiter, Florida.

FOURTH ORDER OF BUSINESS

Discussion of Procedures for the Landowners Election - November 8, 2017

Ms. Derryberry: Behind Section IV of your agenda books are samples of the documents related to the landowners meeting. We are required to notify the Board of the landowners election on November 8, 2017. Our next meeting will not be 90 days out, so we are bringing this to your attention at this time. All landowners get one vote per acre. The seats up at the landowners election are Seat #1, which is Nick II, Seat #2,

which is Sandy, and Seat #5, which is John. It is not a Board meeting. A landowner or a landowner proxy just needs to attend.

FIFTH ORDER OF BUSINESS

Acceptance of Audit for Fiscal Year Ending September 30, 2016

Ms. Derryberry: Moving on to Item #5, a copy of the audit from fiscal year ending September 30, 2016 was included with your agenda books. It is a clean audit. The District has complied in all material respects and met all requirements and at this time a motion from the Board to accept the audit is in order.

On MOTION by Mr. Giresi seconded by Mr. Oliver with all in favor the audit for fiscal year ending September 30, 2016 was accepted.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There not being any report, the next item followed.

B. Engineer

Mr. Gunther: I was just made aware of a possible settling issue so I am going to take a look at that after the meeting and report back to John on that.

Ms. Derryberry: Could you also include me?

Mr. Gunther: Absolutely.

Ms. Derryberry: Thank you.

C. Manager - Number of Registered Voters in the District - 0

Ms. Derryberry: Under the Manager, we are required to report to you the number of registered voters in the District. The Supervisor of Elections reports that there are currently zero registered voters in the District.

SEVENTH ORDER OF BUSINESS

Financial Reports

A. Summary of Invoices

B. Combined Balance Sheet

Ms. Derryberry: The next item on the agenda is Financial Reports, behind tab 7A and 7B you'll find a summary of invoices and the combined balance sheet. If there are

any questions, I will take those. If there are no questions or comments, a motion to approve those would be in order.

On MOTION by Mr. Oliver seconded by Ms. Albanese with all in favor the summary of invoices and the combined balance sheet were approved.

**EIGHTH ORDER OF BUSINESS Supervisors Requests and
Audience Comments**

There not being any, the next item followed.

NINTH ORDER OF BUSINESS Adjournment

Ms. Derryberry: Then if there is no other business, a motion to adjourn would be in order.

On MOTION by Ms. Albanese seconded by Mr. Oliver with all in favor the meeting was adjourned.

Secretary / Assistant Secretary

Chairman / Vice Chairman

***Proposed Budget
Fiscal Year 2018***

***Northern Riverwalk Community
Development District***

September 6, 2017



Northern Riverwalk

General Fund

Community Development District

FY2018

Description	Adopted Budget FY2017	Actual Thru 7/31/2017	Projected Next 2 Months	Projected thru 9/30/2017	Proposed Budget FY2018
Revenues					
Maintenance Assessments	\$106,304	\$113,030	\$0	\$113,030	\$106,304
Misc. Income	\$0	\$4,680	\$0	\$4,680	\$0
Total Revenues	\$106,304	\$117,710	\$0	\$117,710	\$106,304
Expenditures					
<i>Administrative</i>					
Engineering	\$5,000	\$0	\$5,000	\$5,000	\$5,000
Assessment Roll	\$500	\$2,180	\$0	\$2,180	\$2,530
Attorney	\$25,000	\$22,377	\$4,475	\$26,852	\$30,000
Annual Audit	\$5,000	\$4,100	\$0	\$4,100	\$5,000
Trustee Fees	\$4,100	\$0	\$4,100	\$4,100	\$4,200
Management Fees	\$40,000	\$33,333	\$6,667	\$40,000	\$40,000
Telephone	\$100	\$14	\$3	\$17	\$100
Postage	\$250	\$304	\$61	\$365	\$250
Printing & Binding	\$750	\$482	\$96	\$578	\$750
Insurance	\$5,885	\$5,457	\$0	\$5,457	\$6,003
Legal Advertising	\$4,750	\$3,923	\$785	\$4,708	\$5,000
Other Current Charges	\$1,000	\$440	\$88	\$528	\$750
Website Admin	\$500	\$417	\$83	\$500	\$500
Office Supplies	\$300	\$98	\$20	\$117	\$150
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Contingencies	\$250	\$0	\$250	\$250	\$250
TOTAL ADMIN	\$93,560	\$73,299	\$21,627	\$94,927	\$100,658
<i>Field</i>					
Drainage System R & R	\$2,000	\$0	\$2,000	\$2,000	\$2,000
Contingencies	\$10,744	\$0	\$8,469	\$8,469	\$3,646
TOTAL FIELD	\$12,744	\$0	\$10,469	\$10,469	\$5,646
TOTAL EXPENDITURES	\$106,304	\$73,299	\$32,096	\$105,396	\$106,304
Assigned Fund Balance	\$0	\$44,411	(\$32,096)	\$12,314	\$0

Folio	Owner	Commercial	Hotel	Boat Slips	Annual Assmnt*
30434106540000020	Harbourside Place, LLC	13,049	117,513	-	\$ 32,207
30434106540010000	Harbourside Place, LLC	11,932	93,116	-	\$ 26,235
30434106540020000	Harbourside Place, LLC	-	-	21	\$ 3,768
30434106540030010	Harbourside Place, LLC	19,074	-	-	\$ 8,555
30434106540030020	Harbourside Place, LLC	20,318	-	-	\$ 9,113
30434106540040000	Harbourside Place, LLC	34,739	-	-	\$ 15,582
30434106540050000	Harbourside Place, LLC	39,305	-	-	\$ 17,630
		138,417	210,629	21	\$ 113,089

*Gross assessment includes 4% for early discount payments and 2% for County collection fees.

Northern Riverwalk Community Development District

GENERAL FUND BUDGET

REVENUES:

Maintenance Assessments

The District will levy a Non-Ad Valorem assessment on all the platted lots within the District to pay all of the operating expenses for the Fiscal Year in accordance with the adopted budget.

EXPENDITURES:

Administrative:

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. The District has contracted with **Thomas Engineering** for these services.

Assessment Roll

The Palm Beach County Property Appraiser charges the District to utilize the County's Tax Roll for their assessments.

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. The District has contracted with **Lewis, Longman and Walker, PA.** for these services.

Annual Audit

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

Management Fees

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

Telephone

Telephone and fax machine

Northern Riverwalk

Community Development District

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.

Insurance

The District's General Liability & Public Officials Liability Insurance policy is with **Preferred Governmental Insurance Trust**. PGIT specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts.

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.

Website Compliance

Per Chapter 2014-22, Laws of Florida, all Districts must have a website by 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 monthly.

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

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

Capital Outlay

Represents any minor capital expenditures the District may need to make during the Fiscal Year such as a file cabinet for District files.

Field:

Drainage System R & R

The district will reserve funds for the renewal and replacement of components of the drainage system. It is estimated that no renewal or replacement funds will need to be expended in the first 10 years of the system operating.

Northern Riverwalk

Community Development District

Debt Service

FY2018

Description	Adopted Budget FY2017	Actual Thru 7/31/2017	Projected Next 2 Months	Projected thru 9/30/2017	Proposed Budget FY2018
Revenues					
Assessments	\$964,004	\$1,014,209	\$0	\$1,014,209	\$1,465,365
Interest Income	\$0	\$96	\$10	\$106	\$0
(1) Carry Forward Surplus	\$519,955	\$219,955	\$0	\$219,955	\$720,706
Total Revenues	\$1,483,959	\$1,234,260	\$10	\$1,234,270	\$2,186,071
Expenditures					
Series 2013 BAN					
Interest - 11/1	\$484,636	\$0	\$0	\$0	\$0
Interest - 5/1	\$476,734	\$0	\$0	\$0	\$0
Principal Expense	\$0	\$0	\$0	\$0	\$0
Series 2016 Refunding BAN					
Interest - 11/1	\$0	\$0	\$0	\$0	\$472,267
Interest - 5/1	\$0	\$523,042	\$0	\$523,042	\$464,567
Principal Expense	\$0	\$0	\$0	\$0	\$540,000
Total Expenditures	\$961,369	\$523,042	\$0	\$523,042	\$1,476,833
Other Sources/(Uses)					
Interfund Transfer In	\$0	\$9,478	\$0	\$9,478	\$0
TOTAL OTHER	\$0	\$9,478	\$0	\$9,478	\$0
Assigned Fund Balance	\$522,590	\$720,696	\$10	\$720,706	\$709,238
				11/1/18 Interest	\$460,675

(2) Folio	Owner	Gross Tax Bill 2017 Annual Assessment*
30434106540000020	Harbourside Place, LLC	\$ 443,965
30434106540010000	Harbourside Place, LLC	\$ 361,637
30434106540020000	Harbourside Place, LLC	\$ 51,936
30434106540030010	Harbourside Place, LLC	\$ 117,932
30434106540030020	Harbourside Place, LLC	\$ 125,624
30434106540040000	Harbourside Place, LLC	\$ 214,787
30434106540050000	Harbourside Place, LLC	\$ 243,018
		\$ 1,558,899

*Gross assessment includes 4% for early discount payments and 2% for County collection fees.

(1) Carry Forward is net of Reserve account

(2) This amount is grossed up 6% to cover collection fees and early payment discounts when collected on the Palm Beach County Tax Bill

Northern Riverwalk

COMMUNITY DEVELOPMENT DISTRICT

Series 2016, Special Assessment Taxable Refunding Note

Amortization Schedule

DATE	PRINCIPAL BALANCE	INTEREST	PRINCIPAL	TOTAL
29-Sep-16	\$ 22,000,000	\$ -	\$ -	
1-May-17	\$ 22,000,000	\$ 549,266.67	\$ -	
1-Nov-17	\$ 22,000,000	\$ 472,266.67	\$ -	\$ 1,021,533.34
1-May-18	\$ 22,000,000	\$ 464,566.67	\$ 540,000.00	
1-Nov-18	\$ 21,460,000	\$ 460,674.67	\$ -	\$ 1,465,241.34
1-May-19	\$ 21,460,000	\$ 453,163.67	\$ 560,000.00	
1-Nov-19	\$ 20,900,000	\$ 448,653.33	\$ -	\$ 1,461,817.00
1-May-20	\$ 20,900,000	\$ 443,776.67	\$ 585,000.00	
1-Nov-20	\$ 20,315,000	\$ 436,095.33	\$ -	\$ 1,464,872.00
1-May-21	\$ 20,315,000	\$ 428,985.08	\$ 610,000.00	
1-Nov-21	\$ 19,705,000	\$ 423,000.67	\$ -	\$ 1,461,985.75
1-May-22	\$ 19,705,000	\$ 416,103.92	\$ 640,000.00	
1-Nov-22	\$ 19,065,000	\$ 409,262.00	\$ -	\$ 1,465,365.92
1-May-23	\$ 19,065,000	\$ 195,734.00	\$ 19,065,000.00	
				\$ 19,260,734.00
		\$ 5,601,549.35	\$ 22,000,000.00	\$ 27,601,549.35

RESOLUTION 2017-06

A RESOLUTION OF THE NORTHERN RIVERWALK COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2017, AND ENDING SEPTEMBER 30, 2018.

WHEREAS, the District Manager of the District has, prior to the fifteenth (15th) day in June, 2017, submitted to the Board of Supervisors (the "Board") a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget and any proposed long-term financial plan or program of the District for future operations (the "Proposed Budget") the District did file a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Sections 190.008(2)(b) and 218.34(3), Florida Statutes; and

WHEREAS, on June 7, 2017, the Board set **September 6, 2017** as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a) Florida Statutes; and

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

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

WHEREAS, Section 190.021, Florida Statutes, provides that the Annual Appropriation Resolution shall also fix the Maintenance Special Assessments and Benefit Special Assessments upon each piece of property within the boundaries of the District benefited by the adopted maintenance and capital improvement program of the District, such levy representing the amount of assessments for District purposes necessary to provide for payment during the ensuing budget year of all properly authorized expenditures to be incurred by the District, including principal and interest of special revenue, capital improvement and/or benefit assessment bonds.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF NORTHERN RIVERWALK COMMUNITY DEVELOPMENT DISTRICT, THAT;

Section 1. Budget

- a. The Board of Supervisors has reviewed the District Manager's Proposed Budget, a copy of which is on file with the office of the District Treasurer and the office of the Recording Secretary, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The District Manager's Proposed Budget, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and is incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for the fiscal year 2017 and/or revised projections for fiscal year 2018.
- c. The adopted budget, as amended, shall be maintained in the office of the District Treasurer and the District Recording Secretary and identified as "The Budget for the **Northern Riverwalk Community Development District** for the Fiscal Year Ending September 30, 2018, as Adopted by the Board of Supervisors on **September 6, 2017.**"

Section 2. Appropriations

That there be, and hereby is appropriated out of the revenues of the **Northern Riverwalk Community Development District**, for the fiscal year beginning October 1, 2017, and ending September 30, 2018 the sum of \$ 1,583,137 to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	<u>\$ 106,304</u>
Total Debt Service	<u>\$ 1,476,833</u>
Total All Funds	<u><u>\$ 1,583,137</u></u>

Section 3. Supplemental Appropriations

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

- a. The Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. The Board may authorize an appropriation from the unappropriated balance of any fund.
- c. The Board may increase any revenue or income budget account to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

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

Introduced, considered favorably, and adopted this 6th day of September, 2017.

**Northern Riverwalk Community
Development District**

Chairman / Vice Chairman

Attest:

Secretary / Assistant Secretary

RESOLUTION 2017-07

A RESOLUTION LEVYING A NON AD VALOREM MAINTENANCE ASSESSMENT FOR THE GENERAL FUND AND ADOPTING AN ASSESSMENT ROLL OF THE NORTHERN RIVERWALK COMMUNITY DEVELOPMENT DISTRICT FOR FISCAL YEAR 2018

WHEREAS, certain improvements exist within the **Northern Riverwalk Community Development District** (the "District") and certain costs associated with the operation, repairs and maintenance of these improvements are being incurred; and

WHEREAS, the Board of Supervisors of the **Northern Riverwalk Community Development District** (the "Board") find that the District's total General Fund Assessment during Fiscal Year 2018, will amount to \$ 133,089; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect on the tax roll pursuant to the Uniform Method authorized by Chapter 197, Florida Statutes; Alternatively, the district may choose to directly collect and enforce all or a portion of the debt service assessment.

WHEREAS, the Board finds that the costs of administration of the Debt Service Fund provide special and peculiar benefit to certain property within the District; and

WHEREAS, the Board finds that the assessments on the affected parcels of property to pay for the special and peculiar benefits are fairly and reasonably apportioned in proportion to the benefits received;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE NORTHERN RIVERWALK COMMUNITY DEVELOPMENT DISTRICT OF PALM BEACH COUNTY, FLORIDA, THAT;

Section 1. A special assessment for maintenance as provided for in Chapter 190 Florida Statutes (hereinafter referred to as "assessment" or "assessments") is hereby levied on all assessable land within the District.

Section 2. That the collection and enforcement of the aforesaid assessments on assessable lands within the District shall be by the Tax Collector serving as agent of the State of Florida in **Palm Beach** County (“Tax Collector”) and shall be at the same time and in like manner as ad valorem taxes and subject to all ad valorem tax collection and enforcement procedures which attend the use of the official annual tax notice under Section 190.021(3), Florida Statutes. Alternatively, the District may choose to directly collect and enforce all or a portion of these assessments.

Section 3. That a portion of said assessment levies on the assessable lands within the District as shown in the Assessment Roll, Exhibit “A”, are hereby certified to the **Palm Beach** County **Property Appraiser**, to be extended on the **Palm Beach** County **Tax Roll** and shall be collected by the Tax Collector in the same manner and time as **Palm Beach** County taxes pursuant to the uniform collection methodology Section 197.3632, Florida Statutes. The proceeds therefrom shall be paid to the **District**. The chairman of the Board of the **District** shall designate the District Manager these certification duties. The balance of said assessment levies as shown in the Assessment Roll, Exhibit “A”, are directly assessed to the landowner(s) by the District pursuant to Chapters 170 and 190, Florida Statutes.

Section 4. The District Manager shall keep appraised of all updates made to the **Palm Beach** County property roll by the Property Appraiser after the date of this Resolution, and shall amend the District’s Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the **Palm Beach** County property roll. After any amendment of the Assessment Roll, the District Manager shall file updates to the Assessment Roll in the District records.

Section 5 Be it further resolved, that a copy of this Resolution be transmitted to the proper public and governmental officials so that its purpose and effect may be carried out in accordance with law.

PASSED AND ADOPTED this 6th day of September, 2017, by the Board of Supervisors of the **Northern Riverwalk Community Development District, Palm Beach County, Florida.**

Secretary / Assistant Secretary

Chairman / Vice Chairman

Exhibit "A"
Assessment Roll

Exhibit "A"

Tax Account No.	Commercial (retail/restaurant, office) Square Feet	Hotel Square Feet	Boat Slips	Annual O&M Assessment Allocation Per Parcel on Tax Roll⁽¹⁾	Annual Debt Assessment Allocation Per Parcel on Tax Roll⁽¹⁾
30434106540000020	13,049	117,513		\$ 32,207	\$ 443,965.13
30434106540010000	11,932	93,116		\$ 26,235	\$ 361,636.93
30434106540020000			21	\$ 3,768	\$ 51,936.23
30434106540030010	19,074			\$ 8,555	\$ 117,932.34
30434106540030020	20,318			\$ 9,113	\$ 125,623.85
30434106540040000	34,739			\$ 15,582	\$ 214,787.23
30434106540050000	39,305			\$ 17,630	\$ 243,018.28
Totals	138,417	210,629	21	\$ 113,089	\$ 1,558,900

(1) This amount is grossed up 6% to cover collection fees and early payment discounts when collected on the Palm Beach County Tax Bill

**NOTICE OF MEETINGS
NORTHERN RIVERWALK
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Northern Riverwalk Community Development District will hold their regularly scheduled public meetings for Fiscal Year 2018 at 11:00 am at 115 Front Street, Suite 300, Jupiter, FL 33477, on the first Wednesday of each month as follows:

October 04, 2017
November 01, 2017 Landowners Meeting
December 06, 2017
January 03, 2018
February 07, 2018
March 07, 2018
April 04, 2018
May 02, 2018
June 06, 2018
July 11, 2018 (Exception)
August 01, 2018
September 05, 2018

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that any interested person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

These meetings are open to the public and maybe continued to a time, date and place certain. Supervisors may attend the meeting by telephone as long as there is a quorum present at the meeting place. Any person wishing to receive a copy of the transcribe minutes of the meeting may contact Rich Hans at (954) 721-8681.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Rich Hans
Manager



Search for Financial Disclosure Filers

everybody
has filed!

Search Results

In the table below, organization names are linked to coordinator contact information. Supervisor of Election and Commission on Ethics links display the relevant contact information.

If you filed a form and no date appears in the "Filing Requirement Fulfilled" column, then the Supervisor of Elections or Commission on Ethics has not yet recorded receipt of your form. Generally, forms are recorded within a few days of receipt. If you are concerned about the status of your form, please use the contact information under "Statutory Filing Requirement."

Section 112.31445, Florida Statutes, requires that all CE Form 6 Full and Public Disclosure of Financial Interests, other than those of judges and judges of compensation claims, be posted online. Before being posted online, any information required by law to be maintained as confidential must be redacted. For persons other than those who have filed as candidates with the Department of State, this process may take up to 5 business days. Processing times for Form 6 disclosures filed with the Department of State at qualifying may exceed 5 business days. Those forms may be available for viewing on the [Department of State](#) website before they are available here.

Once we have logged in a Form 6, the status will contain the date received and the message "Form Available Soon!" When the Form 6 becomes available online, the Filing Requirement Fulfilled status will have a link to "View Form."

Your Search for "Northern Riverwalk Community Development District - Board of Supervisors" returned the following results:

Coordinator:

Rich Hans

Governmental Management Services

5385 N. Nob Hill Rd
Sunrise, FL, 33351
(954) 721-8681
rhans@gmssf.com

Narrow results to a particular suborg:

- [All Suborganizations](#)
- [Board of Supervisors](#)
- [Employees](#)

Filer ID	Form Year	Full Name	Organizations	Statutory Filing Requirement	Filing Requirement Fulfilled	Filing History
233605	2016	Albanese, Sandy	<ul style="list-style-type: none"> Northern Riverwalk Community Development District-Board of Supervisors 	Form 1 with Palm Beach County SOE	06/19/2017	View Filing History
255009	2016	Giresi, Mark	<ul style="list-style-type: none"> Northern Riverwalk Community Development District-Board of Supervisors 	Form 1 with Palm Beach County SOE	08/07/2017	View Filing History
233607	2016	Mastroianni III, Nicholas	<ul style="list-style-type: none"> Northern Riverwalk Community Development District-Board of Supervisors 	Form 1 with Palm Beach County SOE	07/13/2017	View Filing History
233608	2016	Mastroianni II, Nicholas	<ul style="list-style-type: none"> Northern Riverwalk Community Development District-Board of Supervisors 	Form 1 with Palm Beach County SOE	07/13/2017	View Filing History
265815	2016	Oliver, John	<ul style="list-style-type: none"> Northern Riverwalk Community Development District-Board of Supervisors 	Form 1 with Palm Beach County SOE	08/25/2017	View Filing History

[Search Again](#)

General Information about Filing Financial Disclosure

- [Brochure: A Guide to the Sunshine Amendment and Code of Ethics \(PDF\)](#)
- [Financial Disclosure Laws](#)
- [The Commission on Ethics Rules on Financial Disclosure](#)
- [Forms and Detailed Instructions](#)

For assistance with financial disclosure, you may wish to contact the Commission's Financial Disclosure Coordinator, Kimberly Holmes, at disclosure@leg.state.fl.us or (850) 488-7864. Address correspondence to P.O. Drawer 15709 Tallahassee, FL 32317-5709.

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

Northern Riverwalk Community Development District

Summary of Invoices September 6, 2017

Fund	Date	Check No.s	Amount
<i>General</i>	06/22/17	180-182	\$ 5,200.42
	08/11/17	183	\$ 6,862.66
	08/28/17	184-185	\$ 7,620.00
Total Invoices for Approval			\$ 19,683.08

*** CHECK DATES 05/25/2017 - 08/29/2017 ***

NORTHERN RIVERWALK - GF
BANK A NORTHER RIVERWALK GF

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT #
6/22/17	00003	6/06/17 58246753	201706 310-51300-42000 DELIVERIES THRU 6/6		*	50.97	
							50.97 000180
----- FEDEX -----							
6/22/17	00001	6/01/17 78	201706 310-51300-34000 JUN 17 - MGMT FEES		*	3,333.33	
		6/01/17 78	201706 310-51300-49500 JUN 17 - WEBSITE ADMIN		*	41.67	
		6/01/17 78	201706 310-51300-51000 JUN 17 - SUPPLIES		*	20.00	
		6/01/17 78	201706 310-51300-42500 JUN 17 - COPIES		*	54.45	
----- GOVERNMENTAL MANAGEMENT SERVICES - -----							3,449.45 000181
6/22/17	00004	6/06/17 119164	201705 310-51300-31500 MAY 17 - GENEARL COUNSEL		*	1,700.00	
----- LEWIS, LONGMAN & WALKER, PA -----							1,700.00 000182
8/11/17	00001	7/03/17 79	201707 310-51300-34000 JUL 17 - MGMT FEES		*	3,333.33	
		7/03/17 79	201707 310-51300-49500 JUL 17 - WEBSITE ADMIN		*	41.67	
		7/03/17 79	201707 310-51300-51000 JUL 17 - SUPPLIES		*	17.50	
		7/03/17 79	201707 310-51300-42000 JUL 17 - POSTAGE		*	3.66	
		7/03/17 79	201707 310-51300-42500 JUL 17 - COPIES		*	91.50	
		8/01/17 80	201708 310-51300-34000 AUG 17 - MGMT FEES		*	3,333.33	
		8/01/17 80	201708 310-51300-49500 AUG 17 - WEBSITE ADMIN		*	41.67	
----- GOVERNMENTAL MANAGEMENT SERVICES - -----							6,862.66 000183
8/28/17	00011	8/28/17 5991	201708 300-15500-10000 INSURANCE FY2018		*	5,750.00	
----- EGIS INSURANCE & RISK ADVISORS -----							5,750.00 000184
8/28/17	00004	8/09/17 120349	201707 310-51300-31500 JUL 17 - GENERAL COUNSEL		*	1,870.00	
----- LEWIS, LONGMAN & WALKER, PA -----							1,870.00 000185
TOTAL FOR BANK A						19,683.08	
TOTAL FOR REGISTER						19,683.08	

NRIV -N RIVERWALK- PPOWERS

Northern Riverwalk
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
July 31, 2017

	<u>Governmental Fund Types</u>			Totals (Memorandum Only 2017)
	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	
<u>ASSETS:</u>				
Cash:				
Operating Account	\$86,354	---	---	\$86,354
<u>Series 2013 BAN</u>				
Reserve	---	\$100,000	---	\$100,000
Cap Interest	---	\$0	---	\$0
Revenue	---	\$501,010	---	\$501,010
Construction	---	---	\$0	\$0
TOTAL ASSETS	<u>\$86,354</u>	<u>\$601,010</u>	<u>\$0</u>	<u>\$687,364</u>
<u>LIABILITIES:</u>				
Accounts Payable	\$5,358	---	\$0	\$5,358
Due to Developer	\$20,199	---	---	\$20,199
Accrued Interest Payable	---	\$0	---	\$0
<u>FUND BALANCES:</u>				
Restricted for Debt Service	---	\$601,010	\$0	\$601,010
Unassigned	\$60,797	---	---	\$60,797
TOTAL LIABILITIES & FUND EQUITY & OTHER CREDITS	<u>\$86,354</u>	<u>\$601,010</u>	<u>\$0</u>	<u>\$687,364</u>

NORTHERN RIVERWALK
COMMUNITY DEVELOPMENT DISTRICT

General Fund

Statement of Revenues & Expenditures
For The Period Ending July 31, 2017

<u>Description</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 7/31/17</u>	<u>ACTUAL THRU 7/31/17</u>	<u>VARIANCE</u>
Revenues				
Maintenance Assessments	\$106,304	\$106,304	\$113,030	\$6,726
Misc Income	\$0	\$0	\$4,680	\$4,680
<i>Total Revenues</i>	<u>\$106,304</u>	<u>\$106,304</u>	<u>\$117,710</u>	<u>\$11,406</u>
Expenditures				
<i>Administrative</i>				
Engineering	\$5,000	\$4,167	\$0	\$4,167
Assessment Roll	\$500	\$500	\$2,180	(\$1,680)
Attorney	\$25,000	\$20,833	\$22,377	(\$1,543)
Annual Audit	\$5,000	\$4,100	\$4,100	\$0
Trustee Fees	\$4,100	\$0	\$0	\$0
Management Fees	\$40,000	\$33,333	\$33,333	\$0
Telephone	\$100	\$83	\$14	\$70
Postage	\$250	\$208	\$304	(\$95)
Printing & Binding	\$750	\$625	\$482	\$143
Insurance	\$5,885	\$5,885	\$5,457	\$428
Legal Advertising	\$4,750	\$3,958	\$3,923	\$35
Other Current Charges	\$1,000	\$833	\$440	\$393
Website Admin	\$500	\$417	\$417	(\$0)
Office Supplies	\$300	\$250	\$98	\$153
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Capital Outlay	\$250	\$208	\$0	\$208
<i>Administrative Expenses</i>	<u>\$93,560</u>	<u>\$75,577</u>	<u>\$73,299</u>	<u>\$2,277</u>
<i>Field</i>				
Drainage System R&R	\$2,000	\$0	\$0	\$0
Contingencies	\$10,744	\$0	\$0	\$0
<i>Field Expenses</i>	<u>\$12,744</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
TOTAL EXPENDITURES	<u>\$106,304</u>	<u>\$75,577</u>	<u>\$73,299</u>	<u>\$2,277</u>
Excess Revenues/(Expenditures)	<u>\$0</u>		<u>\$44,410</u>	
Fund Balance - Beginning	<u>\$0</u>		<u>\$16,387</u>	
Fund Balance - Ending	<u><u>\$0</u></u>		<u><u>\$60,797</u></u>	

NORTHERN RIVERWALK
COMMUNITY DEVELOPMENT DISTRICT

Debt Service Fund

Statement of Revenues & Expenditures
For The Period Ending July 31, 2017

<u>Description</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 7/31/17</u>	<u>ACTUAL THRU 7/31/17</u>	<u>VARIANCE</u>
<u>Revenues</u>				
Special Assessments	\$964,004	\$964,004	\$1,014,209	\$50,205
Interest Income	\$0	\$0	\$96	\$96
<i>Total Revenues</i>	<u>\$964,004</u>	<u>\$964,004</u>	<u>\$1,014,305</u>	<u>\$50,301</u>
<u>Expenditures</u>				
Interest Expense - 11/1	\$484,636	\$0	\$0	\$0
Interest Expense - 05/1	\$476,734	\$476,734	\$523,042	(\$46,308)
Bank Fees	\$0	\$0	\$0	\$0
<i>Total Expenses</i>	<u>\$961,370</u>	<u>\$476,734</u>	<u>\$523,042</u>	<u>(\$46,308)</u>
<u>Other Sources/(Uses)</u>				
Interfund Transfer In	\$0	\$0	\$9,748	(\$9,748)
<i>Total Other</i>	<u>\$0</u>	<u>\$0</u>	<u>\$9,748</u>	<u>(\$9,748)</u>
Excess Revenues/Expenditures	<u>\$2,634</u>		<u>\$501,010</u>	
Fund Balance - Beginning	<u>\$519,955</u>		<u>\$100,000</u>	
Fund Balance - Ending	<u>\$522,589</u>		<u>\$601,010</u>	

**NORTHERN RIVERWALK
COMMUNITY DEVELOPMENT DISTRICT**

Capital Projects Fund

Statement of Revenues & Expenditures
For The Period Ending July 31, 2017

<u>Description</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 7/31/17</u>	<u>ACTUAL THRU 7/31/17</u>	<u>VARIANCE</u>
<u>Revenues</u>				
Interest Income	\$0	\$0	\$16	\$16
<i>Total Revenues</i>	<u>\$0</u>	<u>\$0</u>	<u>\$16</u>	<u>\$16</u>
<u>Expenditures</u>				
Cost of Issuance	\$0	\$0	\$0	\$0
<i>Total Expenses</i>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
<u>Other Sources/(Uses)</u>				
Interfund Transfer Out	\$0	\$0	(\$9,748)	\$9,748
<i>Total Other</i>	<u>\$0</u>	<u>\$0</u>	<u>(\$9,748)</u>	<u>\$9,748</u>
Excess Revenues/Expenditures	<u>\$0</u>		<u>(\$9,732)</u>	
Fund Balance - Beginning	\$0		\$9,732	
Fund Balance - Ending	<u>\$0</u>		<u>\$0</u>	

**NORTHERN RIVERWALK
COMMUNITY DEVELOPMENT DISTRICT**

Bond Issue:	<u>Series 2016, Special Assessment Taxable Refunding Note</u>
Original Issue Amount:	\$22,000
Interest Rate:	4.20%
Maturity Date:	January 28, 2023
Reserve Fund Requirement:	\$100,000
Bonds outstanding - 9/30/16	\$22,000,000
Less:	\$0
Current Bonds Outstanding:	<u><u>\$22,000,000</u></u>

Nothern Riverwalk
 Community Development District
 Tax Collections
 Fiscal Year Ending September 30, 2017

<u>On Roll Assessments:</u>						\$ 107,434.89	\$ 964,003.71	\$1,071,438.60	Net
Date Received	Gross Tax Received	Discounts/ Penalties	Commissions	Interest	Net Amount Received	\$113,089.36	\$ 1,025,535.86	\$1,138,625.22	Gross
						General Fund 10.03%	Debt Service Fund 89.97%	Total	
4/17/2017	\$ 1,138,625.18	\$ -	\$ (11,386.25)	\$ -	\$ 1,127,238.93	\$ 113,030.08	\$ 1,014,208.85	\$ 1,127,238.93	
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
TOTALS	\$ 1,138,625.18	\$ -	\$ (11,386.25)	\$ -	\$ 1,127,238.93	\$ 113,030.08	\$ 1,014,208.85	\$ 1,127,238.93	105.21%

To Debt Service

001.300.20700.10000

4/19/2017 \$ 1,014,208.85 \$ 174.00

Bal to Transfer \$ 1,014,208.85
\$ (0.00)

This information is correct.	
Patti Powers, Treasurer	
Officer's Certification:	Date: <u>6/6/2017</u>