



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

April 12, 2018



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

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April 4, 2018

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

Dear Board Members:

The regular meeting of the Board of Supervisors of **River Place on the St. Lucie Community Development District** will be held on **April 12, 2018 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 February 28, 2018 Meeting
3. Consideration of **Resolution #2018-01** Approving the Proposed Fiscal Year 2019 Budget and Setting the Public Hearing
4. Discussion of Procedures for the General Election
5. Staff Reports
  - A. Attorney
  - B. Property Manager - Monthly Report
  - C. Engineer
  - D. CDD Manager
6. Financial Reports
  - A. Approval of Check Register
  - B. Balance Sheet and Income Statement
7. Supervisors Requests and Audience Comments
8. Adjournment

*Meetings are open to the public and maybe continued to a time, date and place certain. For more information regarding this CDD please visit the website: <http://www.riverplacecdd.com>*

**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 Wednesday, February 28, 2018, 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
Pat Ferland	Culpepper & Terpening, Inc.
Butch Terpening	Culpepper & Terpening, Inc. (by phone)
Matthew Markofsky	Skymark Real Estate Investments (by phone)

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Approval of the Minutes of the  
November 16, 2017 Meeting**

*(This item was discussed later in the meeting)*

**THIRD ORDER OF BUSINESS**

**Consideration of the Replat of  
River Place Tract C**

Mr. Hans: I am just going to skip over the minutes for now and go right into our item 3 which is the consideration of the replat of River Place Tract C. In your packet is a copy of a letter that was provided by the District engineer with recommendations and

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changes to what was originally proposed. We have Pat from Culpepper & Terpening and we have Butch Terpening on the phone. I forgot to mention that we also have Matthew Markofsky from Skymark which is the developer for the parcel. I don't know where you guys want to start. I guess with Butch.

Mr. Terpening: Rich, Mr. Chairman, if you would like I could give a brief overview of what they are proposing and where we are at. As most of the Board members are aware parcel C was originally proposed as 78 multi-family dwelling units. The majority of the infrastructure was completed to support this density and intensity. The River Place builders is proposing to come in very similar to the proposal we had back about 7 or 8 years ago and convert the multi-family 78 units into 52 single family lots. Now the city and our PUD processes allow for this but it will involve some land currently owned by the CDD and also some lands that are currently owned by the POA. Of course the POA's consideration is separate and apart from our consideration but as the CDD what they are asking to do is to reconfigure some of the Upland buffer areas that they currently own to create these 52 single family lots. To do that they have some storm drainage improvements that will be necessary to ensure that the storm water runoff runs into our system and not into the Upland Preserves. We have worked with our engineer to adequately address that and the plan that you have there today and are considering ensures the water will run off into the streets and not in our preserve areas. Also of course is the completion of the roadway, some miscellaneous repairs and the final lift of asphalt as well as street signage and striping. The remaining item of actual construction is the completion of a pedestrian network. Although originally proposed to have sidewalk on one side of the street, what you see before us today has sidewalks on both sides of the street except for those areas that are located in front of conservation or open space tracts in which the sidewalk is only located on one side. Now the developer and we don't have this document as of yet, but the developer is proposing surety for the Board for the completion of the project which includes all sidewalks, final lift to asphalt, striping, drainage and the vegetative clearing of an area that they are proposing to swap in the Upland Preserve. There is some exotic vegetation in a small area that we currently don't own that they want us to swap with

them. They are proposing to remove the exotic vegetation out of that area. In the past there has been a little difficulty in coordination between the city of Port St. Lucie and the District and the release of these bonds so what we have asked for is the developer is going to present to the Board is an agreement that we are part of with the city that requires approval by this Board prior to the release of the surety. Thus we will be assured as a CDD that all roadways, sidewalks, streetscaping, drainage and all the required improvements have been completed by the Board acceptance of the project. So my recommendation and it has changed slightly to one and two because now my recommendations one and two have been combined into one action and that is that the developer provide an agreement from the city which makes us a co-signer of a benefit of these bonds that are being proposed to the city for the performance of project to ensure that the project gets built. Once we have that, if the Board is so inclined then the Chairman could be authorized to sign the plat for the recording and the other documents necessary to develop the process. The way the city rules read once you sign the plat as a CDD then it goes directly to counsel so that is why we asked the surety from the city that requires our release prior to releasing the bonds be given to us before you sign it. That is kind of an overview. We agree with the amount of money that they are proposing to bond. We think it is adequate to cover the improvements. Pat is there or I am here to ask any engineering details that you might have on what they have proposed.

Mr. Dixon: I have a question on the surety part. I understand the rundown on what they are doing in the bond and I understood how all that works but roughly what is that \$200,000 in cost, who is going to end up paying that?

Mr. Hans: The builder.

Mr. Terpening: The developer, the builders.

Mr. Dixon: I was just wondering.

Mr. Hans: In case the developer doesn't pay for it or doesn't improve it, we call on that bond and would get the money to finish the project.

Mr. Armstrong: That protects us.

Mr. Dixon: That is what I thought.

Mr. Terpening: Mr. Chairman if I can elaborate. The reason we have asked for this if you will, this kind of deviation is in the past the city has released bonds based on the project without our consent and the Board has had to step in and complete the improvements. That is what we are avoiding by being a participant in the benefits of this bond.

Mr. Dixon: Butch, question for you and maybe I didn't understand in a prior meeting at one point in time I remember us awhile back voting to enlarge the units so there would be less units. I was assuming that we were still or had still been looking at the 78 units or maybe that is because we have talked about the 78 for so long. It started at 53 and we took it to 52.

Mr. Armstrong: Basically they had I guess a modification request. I believe Michael had it. I think the POA had it and it didn't come to the particular Board. They were providing units somewhere a little less than 1,500 to a little less than 1,999 square feet. That was their original proposal but I am sure they are probably going to come back to modification and ask for different situations, finishes, colors or whatever but that comes after the fact.

Mr. Dixon: I just missed the part about originally 53 to 52. I thought it was like 78. Just because we have been talking 78 units for so long that is what I thought it still was. That was the reason why I was asking. In my brain, just because we have been talking about 78 units for so long I thought that's what it still was. So that is the reason why I was asking.

Mr. Hans: We still talk about the 78 units because there are right now 78 plat units that are on the tax roll and that is what was purchased was the 78.

Mr. Armstrong: I understand what the engineer drew up here Pat and I understand what you are asking for, that was one of my biggest concerns was having to deal with South Florida Water Management again because they don't bend. Basically you take it. That is what happens. We paid before because of what I would say our mistakes or somebody overlooking a situation. I didn't want that to happen again. That is why you see the retaining walls and the grading issue. If you would like to expand on that.

Mr. Ferland: The lots up against the preserves here.

Mr. Dixon: I am just stopping you for one second just so I have it in my brain. Is there where the front pond is out here?

Mr. Armstrong: That is correct.

Mr. Dixon: Now I know where I am. Ok.

Mr. Ferland: So what this retaining wall will do now is force the drainage into the street drainage so into the lake system, rather than go directly into the preserves and the wetland. That is the modification.

Mr. Armstrong: I know that in the past we would have had our hands slapped. It would have cost the District money so basically we agree that it goes to the builder to do it the correct way. It will be the end of it.

Mr. Dixon: All of the existing drainage and everything that is in place and where it is going to be tying into is adequate?

Mr. Ferland: Yes. I think this probably will be less of a load as a matter of fact.

Mr. Dixon: Ok.

Mr. Armstrong: It is a benefit to the community and it will be single families. There will be less wear and tear on the community things we have here for people.

Mr. Puzzo: What is the existing drainage set up as for like a 50 year storm?

Mr. Ferland: The existing drainage in here is just to convey a system into the lake system. The lakes do the work. So these pipes are I suspect designed for the ten year.

Mr. Armstrong: Which you have already seen. We have had that storm already pass.

Mr. Dixon: At least over where I am the drain off is pretty good.

Mr. Armstrong: Mr. Terpening you had another question or concern about the preserve issue. Can you expand on that please?

Mr. Terpening: There was some questions whether or not the developer was going to enhance the existing preserve. As you may recall this area I don't think it has been maintained over the last few years as far as any exotic vegetation and we did not look at the condition of these areas that he is proposing to swap but only of the area that he is

proposing to give us. There may or may not be exotic vegetation in the area that the District currently has been titled to.

Mr. Dixon: What is the word that he is saying? Butch what is the word that you are saying, sloth?

Mr. Hans: Swap.

Mr. Terpening: The land area that he is swapping.

Mr. Dixon: All I know is a sloth is really slow according to the commercials.

Mr. Armstrong: Butch I can basically tell you living here for 14 years and going out through the preserve when it called to be basically cleaned up through South Florida and some of the other entities that we have brazilian pepper. We have earleaf acacia. We have some of the climbing ferns so I guarantee you that there are concerns in those areas that need to be mitigated.

Mr. Terpening: That would be a decision by the Board as to whether or not you want the developer to undertake any of the exotic removal as part of this process.

Mr. Ferland: Could be a condition of the approval like the surety in the same instance as the surety.

Mr. Armstrong: Pat what I am physically looking at we do on an annual basis, we do a certain portion in here and you have seen it. What we have allowed the developer to do is when they come in to do their part if there was anything encroached or bothered them or was unsightly they would clean it at that particular point because once the units were built you don't go back into the preserve areas. It is no man's land alright. So we have allowed that in the past and I think it would benefit the builder to basically do that in this situation, then the District will do whatever we have to do as a follow-up.

Mr. Fopiano: It says here too, right in the paragraph, in the recommendations it says the developer will have removal of exotic vegetation within the new Upland Preserve.

Mr. Armstrong: That is the part that they are excepting, the swap. But there is some exotic vegetation basically bordering that whole, the same way it is back near your house John. The same thing. Like I said we have allowed them in the past to go in one shot deal,



clean up what you need to clean up because you are not going back in there again and disturb it once the houses are in there.

Mr. Dixon: Is this the only area?

Mr. Ferland: So that corner is where the land swap is taking place. What is being discussed now is this whole preserve area.

Mr. Dixon: What are we swapping this for? I am just trying to understand. I guess I got caught up on sloth a second ago so I wasn't paying attention.

Mr. Terpening: The best way to describe it, the depth of lots 5 through 16 and lots 1 through 4 are deeper than originally proposed. So when they moved back they moved into District owned lands. That loss of land area is being mitigated or swapped on the other side of the street.

Mr. Dixon: And that is going to be acceptable to water management.

Mr. Armstrong: Yes.

Mr. Terpening: This again was just a drive by. If my feelings by the time the developer clears the area of the lots that most of the exotics that we see out there now will be cleared out as part of this building. I don't think there is much material inside the preserve themselves. It is right on the fringe where it had been cleared once before and this exotic vegetation has grown up in place of the native vegetation that was cleared years ago.

Mr. Armstrong: That is correct.

Mr. Terpening: That is what I saw.

Mr. Armstrong: When you go back in there that is correct. Where exotics grow where it had sunlight, fertilizer and moisture, it grew much quicker than the native material.

Mr. Hans: So what do we want to do? Do you want to ask the developer to commit to maybe behind those lots going in 20 or 30 feet and getting rid of the exotics as part of their getting the approval on the plat? Would that be sufficient?

Mr. Armstrong: We are dealing with South Florida again when we encroach on the wetlands, what is your feeling?

Mr. Terpening: Well you would only be removing exotics. Again there is that fringe area that you are going to have to remove anyway. I honestly don't believe this would be a big issue one way or the other keeping in mind when you go out there they are going maybe 30 feet where you see the grade breaks now.

Mr. Armstrong: Ok. Really I don't have a problem with it. I don't know how the rest of the Board feels but I am confident that they will go in and do the right thing the way the other builders have because if it encroaches upon their building area it is going to behoove them to remove that material out of there.

Mr. Terpening: They have to remove it to build the retaining wall. In fact if you notice to get into some of the details just as we allowed the county in building the sidewalks out up along towards 5<sup>th</sup> Street they are going to have to physically get on our property there anyway and we said that is fine just be sure you restore it with native grasses.

Mr. Armstrong: That is agreed.

Mr. Terpening: They have provided, it's detailed and that is in their surety that they have given to the city and us.

Mr. Armstrong: Can we here from the developer his thoughts?

Mr. Hans: Sure, Matthew do you have any comments on what is being discussed?

Mr. Markofsky: We agree with what Butch said. We are going to be applying for the South Florida Water Management District permit. With the retaining wall the requirement while we are in there is to get rid of those exotics. We will be taking care of all that stuff while we are out there tomorrow.

Mr. Armstrong: Thank you.

Mr. Dixon: What is the ruling with the turtles and all the stuff that is now living there?

Mr. Markofsky: They have to do it 30 days before construction.

Mr. Armstrong: They have to be removed. You couldn't bury them here for years and years so any developer that comes after 2001 had to remove all the tortoises.

Mr. Markofsky: We will be removing the tortoises within the next couple of weeks.

Mr. Hans: So he basically said they applied for the permits to do it. It is on the developer.

Mr. Armstrong: Before you start you should put up the fence because if you don't the tortoise, he just comes right back in the end. Once you put a barrier up he will move around the barrier and go someplace else but if you don't put the barrier up a couple of the other contractors have learned the hard way.

Mr. Markofsky: I appreciate that thank you.

Mr. Armstrong: That is probably the first item you start with.

Mr. Markofsky: We will work on it.

Mr. Armstrong: Do you have any problems with what Butch discussed?

Mr. Hans: Everyone understand what is going on?

Mr. Dixon: Yes.

Mr. Hans: I think we are at the point now where we are going to look for a motion to authorize the Chairman to sign the plat but it is going to be contingent upon receiving the surety for those two items which adds up to \$179,360 and that the surety has the CDD as a releasing agent. We need to sign off on that before the money is released. So it is not just the city signing, it will be both the city and the CDD that would sign off on the surety.

Mr. Dixon: I think those numbers are going to be higher than that.

Mr. Hans: Did I add wrong?

Mr. Terpening: It is \$197,632.

Mr. Hans: The wording in the surety would be reviewed by counsel before we sign it as well.

On MOTION by Mr. Fopiano seconded by Mr. Puzzo with all in favor motion authorizing the Chairman to sign the plat contingent on receiving the surety for \$197,632 was approved.

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**FOURTH ORDER OF BUSINESS**

**Authorization of Proper District Officials to execute the S.F.W.M.D. Permit Application**

Mr. Hans: The next item concerning, it says request for surface water management, water use or wetland resource permit transfer that is in your packet. The recommendation and it was discussed with the engineer is the District has no issue with the transfer of the permit to the operating stage. Once it is finished we will be the entity that will be responsible for maintaining like we are for the rest of the CDD. The way this is stated here it is actually part of the construction permit that it looks like it is being transferred to the River Place CDD which we don't really want to be the responsible party for. That is my understanding and conversation with Butch, and Matthew, you are on the phone here as well. The discussion is, the entity should be the developer holding the permit with the CDD being the operating entity once the construction is done and if I misstated that Butch let me know.

Mr. Terpening: You said it right. I feel the current construction permit should be transferred to the new landowner and when the project is completed, inspected and accepted by the District then transferred to the operational phase to the District.

Mr. Markofsky: That is my understanding as well.

Mr. Hans: Ok so you agree with that. The form that I have is incorrect so we will get authorization for proper District officials to execute the permit transfer.

Mr. Markofsky: Rich, the form you have we have already applied for the permit but the form that you have says that all the owners of the property in tract C but we are trying to get away without doing that.

Mr. Terpening: What your engineer sent us was to transfer the permit into the operational phase. He didn't send us a permit application to sign for the application. This is only a transfer ownership.

Mr. Markofsky: Butch they probably took the wrong form but I will make sure you guys get it. If we need the right form I just want to make sure we don't have to go through this process again.

Mr. Terpening: I was going to make that suggestion to the Board, Mr. Chairman if I may, there are ancillary signatures that you as Chairman will have to execute on behalf of the Board such as an application to modify the South Florida permit, an application for the plat, and an application you might think of a few more. I know there is probably four or five permit applications that will require the District signature. If the Board is comfortable it would be my recommendation that you all consider an authorization for the Chairman to sign those supporting applications as they come up. I know there will at least be two or three.

Mr. Hans: That would cover that South Florida Management issue as well. So if the Board is comfortable with that then a motion.

Mr. Terpening: Would be obviously come back to the Board at the completion of the project for the Board's acceptance. We would not execute that transfer to ownership without the Board's consideration.

Mr. Hans: That would make sense. So the ancillary documents related to supporting the application process of the plat. A motion to that nature.

On MOTION by Mr. Dixon seconded by Mr. Weber with all in favor authorizing the proper District officials to execute the South Florida Water Management District permit application was approved.

Mr. Hans: Can you think of anything else related to this item that we would need Board action on? I think that pretty much covered anything that we didn't cover.

Mr. Terpening: I think we covered it. I am glad that we got into that discussion because I know that there is going to be other permits.

Mr. Hans: Alright.

Mr. Armstrong: The Board is comfortable with me signing Mr. Capko and Richard here I don't see any problems gentlemen.

Mr. Hans: Matthew do we need anything else? We are all good.

Mr. Markofsky: I appreciate the Board and Rich and Butch we really appreciate it. Thank you very much.

**SECOND ORDER OF BUSINESS**

**Approval of the Minutes of the November 16, 2017 Meeting (Cont.)**

Mr. Hans: Thanks. We will go back up to item 2 which is the approval of the minutes of the November 16, 2017 meeting. If anybody has any questions or comments we will take them, if not a motion approving the minutes would be in order.

On MOTION by Mr. Weber seconded by Mr. Fopiano with all in favor the minutes of the November 16, 2017 meeting were approved.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Hans: Staff reports. Mr. Capko.

Mr. Capko: I got a very positive report for the Board in that things have been very quiet. We haven't had to use the word foreclosure in a long time now. The only thing left to do with the mess with Mr. Brisben is that we are still holding in our trust account the remaining funds that are in escrow from the closing on the lots that we are waiting for trustee's counsel to schedule to have all the parties involved go over those funds. We have already made decisions on some of the funds that were non-negotiable that were repaying the District for funds that the District paid for the litigation. I don't recall how much money is still in the trust account but that would be that last piece of that puzzle. Fortunately.

Mr. Armstrong: Seems like she is dragging her feet. Isn't she?

Mr. Capko: I don't know if it is that. I think it is just more that every once in a while they think about it and it is important. They can't somehow find the time to schedule to call.

Mr. Armstrong: I mean to us that amount of money is important to them, it is not. Unfortunately.

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Mr. Hans: Of the money that came in the biggest concern we had was making sure that we had the money for the final lift which we do know now that it is part of this plat approval. The developer is responsible for it. So we don't have to worry about that issue. We are trying to negotiate but being that it was a foreclosure for the bonds and repaying the bonds, most of that money will probably end of going to the bondholders. As long as all our attorney fees will be paid. We will keep you informed and we will get a final approval before we do anything with the money. Being that most of the money is going to them I have been in no rush to facilitate a call. If they want their money they call us. We give them some dates when we are available. Then it happens again two months later. That is where we are.

Mr. Armstrong: I am sure both of you will negotiate in good faith.

Mr. Hans: We will.

Mr. Capko: I haven't heard anything on my end but in case you guys have any information parcel N and what they plan on doing with that.

Mr. Hans: No. There is a new owner there. They cleaned up their taxes, their back stuff but I have not had any due diligence calls saying can we do this or that.

Mr. Capko: Ok.

Mr. Hans: Butch are you still on?

Mr. Terpening: I am.

Mr. Hans: I didn't know if you were or not, I didn't want to hang up on you.

Mr. Terpening: I think and I may have a little bit of an update on Parcel N. I think that they are looking at some development options but I am not working on that. I will let you hang up and then you can bring me up to speed.

Mr. Hans: Ok.

Mr. Armstrong: Thank you Butch. Stay well.

Mr. Terpening: Thank you, you too.

Mr. Capko: We actually have had calls from the buyers and there is no concrete plans to develop anything. They are snooping around some real cartoon concept stuff. It is not very far along at all.

Mr. Ferland: Do you know if it is the same buyer that is looking to or submitted a bid to develop Fort Pierce Marina area which goes by Kite LLC or something?

Mr. Capko: I don't know.

Mr. Hans: We have kind of morphed from attorney to engineer. Anything else under engineers?

Mr. Ferland: No.

Mr. Hans: We will go back to our property manager if you have anything for us today? I know you have been a little busy.

### **B. Property Manager**

Mr. Modica: The pool pump has been replaced so that took a while. The main reason why it took a while is that the Department of Health had an unusually high flow rate required on our permit which our pool vendor also agreed that is seemed usually high. The only thing that he thinks that may play into the role is that we have unusually big PVC pipes in our backpack for the pool pump. They are about 10 inches wide opposed to six to 8 inches. He thinks the diameter of the pipes might play a role to whatever calculation that they have for a flow rate. They wanted a flow rate of over 500 gallons a minute which if you just divide the pool to be turned over every six hours I think you only needed 2 to 3 hundred gallons a minute. That additional gallons puts more stress on everything else in the filter so we were trying to see if we could get that dropped down but we couldn't. So the pool pump had to be specially made. It is plastic so we are hoping that will ease with some of the stains in the pool going forward since it won't be metal. That was installed at about \$8,000. We got about \$1,500 worth of new pool chairs. We got chaise lounges last year and this time we actually got sitting chairs. I will see what the feedback is if we need to get more or not. Some have been lost or thrown away or taken over the years. I am not sure exactly how many the pool needs or started with but we got 15 new chairs. I think 10 chaise lounges last year.

Mr. Armstrong: See Michael you do something good and nobody notices. All the ladies were swimming today including my wife and I said did you notice the new chairs? What new chairs?



Mr. Modica: But if there is one Coke can out there for three days.

Mr. Dixon: Or cigarette butt they are all over it. Per my request I had asked Mike to get numbers or you guys saw it, he sent out the email I just had a thought, I know we go through it every year where they are asking for volunteers to decorate the clubhouse. There is not many developments I am not in, so I just know that it is very nice. I think it would be pleasing that it be done professionally. We actually stretched it and talked about it and got quotes on those. I thought those were pretty high. The ones out there on the island. I actually asked Mike did Butch see this yet. I did at least want to bring it up and discuss the idea of the clubhouse itself not the island. Is that number crazy? Are we going to take more beef over that? I just know that it is nice when it is done nice.

Mr. Armstrong: It is nice when it is done.

Mr. Dixon: Your house was awesome this year by the way.

Mr. Armstrong: When I am well I do a good job. I was 50% this year. I agree where you are coming from. If we do it on a commercial scale we have to cover all ethnic groups or religious groups. You know that. That is just proper. That is all it is. It is neither here nor there and at one time the developer knew that she had deep pockets and did do the entranceways. There is plug-ins and whatever electrical up there because all the trees were done but they were on a much smaller scale at that particular point. That was about 15 years ago John. I don't begrudge anybody spending money to make it look a little nicer. It would take the pressure off of Michael because Michael has been doing it himself. Basically volunteers forget John. Unless something benefits an individual itself they don't volunteer. Your wife knows that. She learned the hard way unfortunately. I think we can look at it, talk and maybe the next meeting when we can generate a few funds and get back on board. It is a possibility. I appreciate that. I did see it.

Mr. Modica: I don't remember off the top of my head what the costs were just with the clubhouse.

Mr. Armstrong: It was \$5,000.

Mr. Modica: Just for the clubhouse?

Mr. Armstrong: Yes.

Mr. Dixon: I think the island was even higher. I thought that is never going to fly.

Mr. Armstrong: You would have to cover all groups.

Mr. Dixon: I don't know if when they are quoting, I mean I didn't see the breakdowns specifically.

Mr. Armstrong: There was maintenance involved too because stuff breaks you know that, if you're paying a dollar for something and it breaks, Michael is on the phone we're already fixing it, you know what I'm saying, so they're covering that situation too. We can look at it and explore it a little more. The next meeting when everybody is feeling a little bit better, Mr. Puzzo right? I thank you John, you are a good guy, you will take over this seat when I die.

Mr. Dixon: They don't pay enough money for your seat. I just like to sit over here and bring up these ideas and then ask you to take care of that.

Mr. Armstrong: There is a good group of guys here that take care of everything. Basically all I do John is they say sign here and I do that. That is it. Anything else Richard?

Mr. Hans: Anything else?

**C. Engineer**

*(This item was discussed earlier in the meeting)*

**D. CDD Manager**

Mr. Hans: Under my report April 12<sup>th</sup> is our next meeting.

Mr. Armstrong: That would be a Thursday at 2:00 p.m.

Mr. Hans: Yes that is a Thursday and other than what we have been going over I have nothing else to report.

**SIXTH ORDER OF BUSINESS**

**Financial Reports**

**A. Approval of Check Register**

**B. Balance Sheet and Income Statement**

Mr. Hans: Item 6 we have our financial reports. There is a check register and a balance sheet and income statement. Do you have any questions or discussions?

Mr. Armstrong: I looked at it Rich everything seems to be in order.

Mr. Hans: If there is no questions or discussions on the financials a motion to approve them would be in order.

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

**SEVENTH ORDER OF BUSINESS**

**Supervisor Requests and Audience Comments**

Mr. Hans: Supervisor requests.

Mr. Fopiano: Just a quick question on this. Just curiosity, this is the drainage canal?

Mr. Armstrong: That is correct.

Mr. Fopiano: So we are building houses so we are clearing all that land that is right inside the roadway that is all vegetation.

Mr. Armstrong: Most of it up to where it becomes very narrow there.

Mr. Fopiano: None of that is quote, preserve at all?

Mr. Armstrong: No it is uplands. Because when you get wetlands where your hand is right there where that pond is where South Florida comes out and grabs you by the neck. Am I correct with that? Richard it is pretty much like I said with the way they laid the sidewalks out, I think it behooves the community I mean the lights, the roads and everything will be taken care of. It will resemble what else was built before. The POA, the gentleman that are on the POA won't have to basically bend over backwards to satisfy the people because it is going to be the same.

Mr. Puzzo: Is there a date when they are going to start doing this?

Mr. Armstrong: They are looking to go to counsel this month. That is why we met now. They have to go to counsel twice.

Mr. Fopiano: City council?

Mr. Armstrong: Yes. They have to go counsel. They have to go to land use and then they have to go to full counsel. They need to do this month here where they can get onto.

Mr. Fopiano: Just an FYI. I went to a city council meeting I think it was Monday. We are at 185,000 in Port St. Lucie. We have exceeded the city of Fort Lauderdale in

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River Place on the St. Lucie

population which amazes me. They are predicting with all the land development on the west and south we are going to go up close to 400,000.

Mr. Dixon: They are going to raise up to 300,000 when they open all those apartments there on St. Lucie West pretty soon.

Mr. Weber: How many homes did Bill Webb put in there?

Mr. Fopiano: I don't know how many but that is going to be huge. That is where all the development is going all down there which is not going to effect us traffic wise here.

Mr. Armstrong: You know why and basically why I fight so hard for this, there is not another community in Port St. Lucie that has the amount of preserves and has the open space that we have. There is nowhere. That basically protects the buyers and the owners here because it will appreciate in value as it goes along.

Mr. Weber: It has already.

Mr. Dixon: I do have a question and again it could be something we already talked about. Have we or are we at the process yet of the design of these?

Mr. Armstrong: They have submitted an early design but I don't think there is a final on it.

Mr. Weber: The other thing to that the builder has to make a decision as to whether you want to follow the pattern of Canoe Park or Little Kayak.

Mr. Armstrong: It is all or nothing. You can't put fences in half because of the lawn care situation. It is his concern but he is going to have to basically put it into the rules and regulation

Mr. Dixon: As that progresses we will see that?

Mr. Modica: The CDD won't, the POA will.

Mr. Fopiano: I am going to go to POA meetings.

Mr. Armstrong: I sit on the committee that signs off on it. I will see it before the Board sees it.

Mr. Fopiano: One other comment. I was walking one night about three weeks ago and there was a police officer parked in that site off of Whistling Duck, the dead end there. I started talking to him and he told me that you are in the greatest area. Our crime rate is

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River Place on the St. Lucie

incredible. I have called the police a few times and in three minutes they are here. I am impressed.

Mr. Armstrong: Most of these pods are laid out in a cul-da-sac and that is why I was adamant about sidewalks on both sides because you can drive through at a high rate of speed where in Little Kayak you are in and you're out. Canoe Park you are in and you are out. This one here is a straight shot through. You couldn't let the people walk on the roads with a sidewalk on one side. It wasn't right.

Mr. Puzzo: We have a number of police that live in here.

Mr. Armstrong: The cul-da-sac you have one way in and one way out.

Mr. Fopiano: My wife just sold a house to an Indian River sheriff.

Mr. Armstrong: Alright gentleman. Anything else?

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

ON MOTION by Mr. Puzzo seconded by Mr. Dixon with all in favor the meeting was adjourned.

\_\_\_\_\_  
Assistant Secretary/ Secretary

\_\_\_\_\_  
Chairman/ Vice Chairman

**RESOLUTION 2018-01**

**A RESOLUTION OF THE RIVER PLACE ON THE ST. LUCIE COMMUNITY DEVELOPMENT DISTRICT APPROVING THE DISTRICT'S PROPOSED BUDGET FOR FISCAL YEAR 2019 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW**

**WHEREAS**, the District Manager has prepared the proposed budget for the **Fiscal Year 2019**; and

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

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

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

1. The proposed budget for **Fiscal Year 2019** is hereby approved for the purpose of conducting a public hearing to adopt said budget.
2. A public hearing on said approved budget is hereby declared and set for the following date, hour and place:

Date: \_\_\_\_\_

Hour: \_\_\_\_\_

Place: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2018

\_\_\_\_\_  
Chairman/Vice Chairman

\_\_\_\_\_  
Secretary/Assistant Secretary

***Proposed Budget  
Fiscal Year 2019***

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

***April 12, 2018***



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

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# River Place on the St. Lucie

Community Development District

General Fund

<i>Description</i>	<i>Adopted Budget FY 2018</i>	<i>Actual Thru 2/28/2018</i>	<i>Projected Next 7 Months</i>	<i>Total Projected 9/30/2018</i>	<i>Proposed Budget FY 2019</i>
<b>Revenues</b>					
Maintenance Assessments	\$437,121	\$216,202	\$122,891	\$339,092	\$437,121
Stormwater Fees	\$48,723	\$0	\$48,723	\$48,723	\$48,723
Rental Fees (Boat Storage)	\$7,500	\$3,665	\$5,131	\$8,796	\$7,500
User Fees (Facility Rentals)	\$1,500	\$800	\$1,120	\$1,920	\$1,500
Interest Income	\$500	\$3,150	\$4,410	\$7,560	\$500
Miscellaneous Income	\$0	\$2,886	\$0	\$2,886	\$0
<b>TOTAL REVENUES</b>	<b>\$495,345</b>	<b>\$226,703</b>	<b>\$182,275</b>	<b>\$408,977</b>	<b>\$495,345</b>
<b>Expenditures</b>					
<i>Administrative</i>					
Supervisor Fees	\$4,000	\$1,000	\$3,000	\$4,000	\$4,000
FICA Taxes	\$306	\$77	\$230	\$306	\$306
Engineering	\$5,000	\$105	\$3,966	\$4,070	\$5,000
Attorney	\$20,000	\$10,844	\$15,182	\$26,027	\$25,000
Arbitrage	\$1,200	\$0	\$1,200	\$1,200	\$1,200
Dissemination	\$2,500	\$1,042	\$1,458	\$2,500	\$2,500
Annual Audit	\$3,825	\$0	\$3,825	\$3,825	\$3,825
Trustee Fees	\$4,157	\$0	\$4,157	\$4,157	\$4,157
Management Fees	\$37,132	\$15,472	\$21,660	\$37,132	\$37,132
Telephone	\$200	\$0	\$120	\$120	\$200
Postage	\$1,000	\$404	\$565	\$969	\$1,000
Printing & Binding	\$500	\$140	\$196	\$337	\$500
Rentals & Leases	\$2,400	\$1,000	\$1,400	\$2,400	\$2,400
Insurance	\$7,762	\$7,056	\$0	\$7,056	\$8,178
Legal Advertising	\$750	\$112	\$520	\$632	\$750
Other Current Charges	\$600	\$190	\$266	\$456	\$600
Property Taxes	\$550	\$0	\$350	\$350	\$550
Office Supplies	\$350	\$38	\$53	\$91	\$350
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Discounts/Collection Fees	\$30,599	\$0	\$2,458	\$2,458	\$30,599
Web Compliance	\$500	\$208	\$292	\$500	\$500
<b>TOTAL ADMINISTRATIVE</b>	<b>\$123,505</b>	<b>\$37,862</b>	<b>\$60,899</b>	<b>\$98,761</b>	<b>\$128,921</b>
<i>Field</i>					
Field Management	\$19,000	\$7,613	\$10,658	\$18,272	\$19,000
Environmental	\$41,597	\$3,833	\$4,600	\$8,433	\$41,597
Aquatic Maintenance	\$14,550	\$5,700	\$7,980	\$13,680	\$14,550
Security	\$5,000	\$6,859	\$2,397	\$9,256	\$5,000
Telephone	\$3,000	\$257	\$359	\$616	\$3,000
Electric	\$22,000	\$8,907	\$12,470	\$21,377	\$22,000

# River Place on the St. Lucie

Community Development District

General Fund

<i>Description</i>	<i>Adopted Budget FY 2018</i>	<i>Actual Thru 2/28/2018</i>	<i>Projected Next 7 Months</i>	<i>Total Projected 9/30/2018</i>	<i>Proposed Budget FY 2019</i>
Water/Wastewater	\$8,000	\$2,874	\$4,023	\$6,897	\$8,000
Gas	\$25,000	\$12,694	\$16,555	\$29,249	\$25,000
Trash	\$300	\$0	\$250	\$250	\$300
Marketing Fees	\$1,000	\$369	\$525	\$894	\$1,000
Rental Fee Commission	\$1,500	\$293	\$950	\$1,243	\$1,500
Insurance	\$12,088	\$10,989	\$15,385	\$26,374	\$12,088
Repairs & Maintenance	\$30,000	\$7,352	\$10,293	\$17,645	\$30,000
Club House Cleaning & Repairs	\$12,500	\$3,581	\$5,014	\$8,595	\$12,500
Pool & Spa Maintenance	\$12,000	\$4,129	\$5,780	\$9,908	\$12,000
Landscape Maintenance	\$91,920	\$39,395	\$55,154	\$94,549	\$91,920
PSL Interlocal Agmt	\$25,000	\$6,250	\$8,750	\$15,000	\$25,000
Fertilization/Weed and Pest Control	\$2,000	\$250	\$350	\$600	\$2,000
Irrigation & Fountain Maintenance	\$20,000	\$6,082	\$8,515	\$14,597	\$20,000
Signage	\$5,000	\$80	\$112	\$192	\$5,000
Operating Supplies	\$1,000	\$50	\$70	\$120	\$1,000
Capital Outlay	\$3,000	\$20,413	\$0	\$20,413	\$3,000
Contingency	\$16,384	\$4,519	\$0	\$4,519	\$10,968
<b>TOTAL FIELD</b>	<b>\$371,839</b>	<b>\$152,487</b>	<b>\$170,189</b>	<b>\$322,676</b>	<b>\$366,423</b>
<b>TOTAL EXPENDITURES</b>	<b>\$495,344</b>	<b>\$190,350</b>	<b>\$231,087</b>	<b>\$421,437</b>	<b>\$495,344</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>	<b>\$36,353</b>	<b>(\$48,813)</b>	<b>(\$12,460)</b>	<b>\$0</b>
<b>NET CHANGES IN FUND BALANCE</b>	<b>\$0</b>	<b>\$36,353</b>	<b>(\$48,813)</b>	<b>(\$12,460)</b>	<b>\$0</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>\$419,053</i>
	<u><i>\$850,803</i></u>
<i>Subtractions:</i>	
<i>FY 2009 Deficiency of Revenues Under Expenditures</i>	<i>(\$126,154)</i>
<i>FY 2013 Deficiency of Revenues Under Expenditures</i>	<i>(\$126,513)</i>
<i>FY 2014 Deficiency of Revenues Under Expenditures</i>	<i>(\$61,248)</i>
<i>FY 2016 Deficiency of Revenues Under Expenditures</i>	<i>(\$67,401)</i>
<i>FY 2017 Deficiency of Revenues Under Expenditures</i>	<i>(\$201,585)</i>
<i>FY 2018 Excess of Revenues Over Expenditures (Loss)</i>	<i>\$36,353</i>
	<u><i>(\$546,548)</i></u>
<b>Total Projected Capital Reserve Funds as of 02/28/2018</b>	<b>\$631,668</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**  
ADOPTED GENERAL FUND BUDGET  
Fiscal Year 2019

**REVENUES:**

**Maintenance Assessment**

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

**Storm Water Fee Assessment**

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

**Rental Fees**

Fees charged for Boat Storage.

**User Fees**

The District collects fees for various amenities including the Clubhouse.

**Interest Income**

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

---

**EXPENDITURES:**

**Administrative:**

**Supervisor Fees**

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

**FICA Taxes**

Related payroll taxes of 7.65% for above.

**Engineering Fees**

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

**Attorney**

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

**River Place on the St. Lucie  
Community Development District**  
ADOPTED GENERAL FUND BUDGET  
Fiscal Year 2019

**Arbitrage Rebate**

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

**Dissemination**

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

**Annual Audit**

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

**Trustee**

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

**Management Fees**

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

**Telephone**

Telephone and fax machine.

**Postage**

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

**Printing & Binding**

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

**Rental & Leases**

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

**Insurance**

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

**River Place on the St. Lucie  
Community Development District**  
ADOPTED GENERAL FUND BUDGET  
Fiscal Year 2019

**Legal Advertising**

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

**Other Current Charges**

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

**Property Taxes**

Property Taxes for property owned by the District.

**Office Supplies**

Miscellaneous office supplies.

**Dues, Licenses & Subscriptions**

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

**Collection Fee & Early Payment Discount**

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

**Website Compliance**

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

**River Place on the St. Lucie  
Community Development District**  
ADOPTED GENERAL FUND BUDGET  
Fiscal Year 2019

**Field:**

**Field Management**

The District currently contracts the operation of the Property and its contractors. For FY 2019 \$19,000 has been budgeted for this expense which includes reimbursable expenses incurred by the management company on the District's behalf.

**Environmental**

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

**Aquatic Maintenance**

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

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

Monthly Lake maintenance

The L-107 canal maintenance

Preserve Isolated Wetlands Maintenance

Preserved Riverine and Creek Wetlands maintenance.

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

**Security**

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

**Telephone**

Telephone service at the clubhouse.

**River Place on the St. Lucie  
Community Development District**  
ADOPTED GENERAL FUND BUDGET  
Fiscal Year 2019

**Electric**

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

Account Name
--------------

432 NE Leaping Frog Way #IRR/1  
450 NE Lazy River Pkwy - Clubhouse  
612 NE Muskrat Run - IRR  
436 NE Leaping Frog Way - IRR  
430 NE Lazy River Pkwy - IRR  
650 NE Little Kayak Pt - IRR  
101 NE Hammock Creek TRL - PUMP

*Based on FY18 actual expenses, for FY 2019 \$22,000 has been budgeted for this expense.*

**Water/Wastewater**

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

Account Name
--------------

450 NE Lazy River Pkwy- Clubhouse  
450 NE Lazy River Pkwy- Irrigation  
0 Windy River Way- Water & Sewer

*Based on FY18 actual expenses, for FY 2019 \$8,000 has been budgeted for this expense.*

**Gas**

*Based on FY18 actual expenses, for FY 2019 \$25,000 has been budgeted for this expense.*

**Trash**

*Based on FY18 actual expenses, for FY 2019 \$300 has been budgeted for this expense.*

**Marketing Fees**

*Expenses incurred to promote facility rentals and user fees.*

**Rental Fee Commission**

*Commissions paid for Rental Fees of the Clubhouse.*

**Insurance**

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



**River Place on the St. Lucie**  
**Community Development District**  
ADOPTED GENERAL FUND BUDGET  
Fiscal Year 2019

**Repairs & Maintenance**

All general repairs and maintenance that the District should incur during the fiscal year. This amount is based on prior year's cost with the inclusion of caretaker labor. Based on FY18 actual expenses \$30,000 has been budgeted for FY 2019.

**Clubhouse Cleaning & Repairs**

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

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

**Pool & Spa Maintenance**

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

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

**Landscaping Maintenance**

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

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

The total contracted amount totals \$91,920.

**River Place on the St. Lucie  
Community Development District**  
ADOPTED GENERAL FUND BUDGET  
Fiscal Year 2019

**PSL Interlocal Agreement**

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

**Fertilization/Weed and Pest Control**

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

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

**Irrigation and Fountain Maintenance**

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

**Signage**

Represents estimated cost for repairing or replacing street and amenities signage. Based on past expenses, \$5,000 has been budgeted for FY 2019.

**Operating Supplies**

Purchase of supplies for the District's pool, club house, etc. Based on FY18 actual expense, \$1,000 has been budgeted for FY 2019.

**Capital Outlay**

For Wells and Irrigation. \$3,000 has been budgeted for FY 2019.

**Contingency**

Represents the potential excess of unscheduled maintenance expenses not included in budget categories or not anticipated in specific line items. \$10,968 has been budgeted for FY 2019.

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

*Debt Service Fund*  
*Series 2001, Special Assessment Revenue Bonds*

<i>Description</i>	<i>Adopted Budget FY 2018</i>	<i>Proposed Budget FY 2019</i>
<b>Revenues</b>		
Assessments - On Roll	\$259,376	\$259,376
Interest Income	\$25	\$25
Carry Forward Surplus	\$0	\$0
<b>TOTAL REVENUES</b>	<b>\$259,401</b>	<b>\$259,401</b>
<b>Expenditures</b>		
<i>Series 2001A</i>		
Interest - 11/01	\$76,822	\$73,200
Interest - 05/01	\$76,822	\$73,200
Principal - 05/01	\$95,000	\$105,000
<b>TOTAL EXPENDITURES</b>	<b>\$248,644</b>	<b>\$251,400</b>
<b>EXCESS REVENUES</b>	<b>\$10,757</b>	<b>\$8,001</b>

11/01/19 2001A Interest Payment  
\$69,196.88  
\$69,196.88

# River Place on the St. Lucie

Community Development District

## Amortization Schedule

Series 2001A, Special Assessment Bonds

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

**NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF  
SUPERVISORS OF THE RIVER PLACE ON THE ST. LUCIE COMMUNITY  
DEVELOPMENT DISTRICT**

NOTICE IS HEREBY GIVEN that the qualifying period for candidates for the office of Supervisor of the River Place on the St. Lucie Community Development District ("District") will commence at noon of June 18, 2018 and close at noon on June 22, 2018. As provided in Section 99.061(8), Florida Statutes, qualifying papers may be submitted beginning June 4, 2018, to be processed and filed during the qualifying period. Candidates must qualify for the office of Supervisors of the District with the St. Lucie County Supervisor of Elections, at one of the following locations (the Supervisor of Elections recommends that qualifying papers filed during the June 18-22 qualifying period be submitted to the Fort Pierce office):

St. Lucie West South County Annex  
250 NE Country Club Drive  
Port St. Lucie, Florida 34986-2408  
Telephone: (772) 871-5410

Walton Road County Admin. Annex  
1664 S.E. Walton Road  
Port St. Lucie, Florida 34952  
Telephone: (772) 337-5623

Orange Blossom Business Center  
4132 Okeechobee Road  
Fort Pierce, Florida 34947  
Telephone: (772) 462-1500

All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be qualified electors of the District. A qualified elector is any person at least 18 years of age who also is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the St. Lucie County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The District has three seats up for election, specifically seat #1, seat #2 and seat #3. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 6, 2018, in the manner prescribed by law for general elections.

For additional information, please contact the St. Lucie County Supervisor of Elections.

Dated this 16<sup>th</sup> day of May, 2018.

Rich Hans, District Manager  
RIVER PLACE ON THE ST. LUCIE COMMUNITY  
DEVELOPMENT DISTRICT

# *River Place on the St. Lucie*

Manager's Report for April 2018

**Plantation House:** Clean and in good working order. Trip Hazards remediated in late 2017. New french doors to be installed at rear of clubhouse due to rot at bottom of doors.

**Fitness Center:** Everything in clean and in working order. New clock and new fan installed at gym.

**Pool & Spa Area:** Clean and in working order. New pool pump installed. New chaise loungers and seating chairs purchased and installed on site. New signage installed to replace old/cracked existing signs. Same verbiage used.

**Bathrooms:** Clean and in good working order.

**Parking Area:** Clean and in ok shape. Parking lot streetlights straightened to fix leaning, due to hurricane Irma.

**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. Moving some heads to lessen rust stains on monuments. Periodically replacing older, less quality sprinkler heads w/ better quality ones, in Common Area.

**Lakes & canal:** The heads for fountains were recently cleaned as contracted. 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:** In good working condition.

## **Landscaping & miscellaneous issues:**

- I have contacted Girard to see if they anticipate any price increase for coming year.
- New bushes surrounding RV lot are performing well
- Lazy River Parkway pressure cleaning has been finished and extraordinary amounts of rust remover was used as well.
- Pinnacle Mgmt proposed price increase for upcoming year
- Holiday light professional installation proposal
- Wetlands Mgmt has cleared out invasives around Moss Rose area & buffer behind Muskrat Run

Submitted by Michael Modica, LCAM, Pinnacle Association Management – August 4, 2017



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Retail Sales: [www.eliteholidaydecor.com](http://www.eliteholidaydecor.com)

6040 46th Ln. Vero Beach, FL 32967

Office: (772)933-9349

Cell: (772)766-6701

**Estimate**

**Customer Info:** **2/13/18**

St. James HOA  
Michael Modica 772-971-0547  
450 NE Lazy River Pkwy,  
Port St Lucie, FL 34983

**Description of Services Provided**

Item	First Year Total:	Second Year Total:	Third Year Total:
<b>Main Entry (St. James Dr. / NE. Lazy River Pkwy)</b>			
Outline front entry "River Place" sign with C9 LED warm white bulbs (Approx. 25ft)	\$81.81		
4 Robellini Palm bases in center island wrapped with 5mm LED warm white lights (Approx. 4 sets)	\$164.45		
4 Magnolia Trees in center island branch wrapped with 5mm LED warm white lights (Approx. 60 sets)	\$1,410.69		
Shrubline throughout center island outlined with 5mm LED warm white lights (Approx. 40 sets)	\$828.46		
<b>Clubhouse</b>			
Full front roofline of clubhouse including ridges and dormers (Approx. 275ft)	\$755.90		
60" Commercial wreath lit with 5mm LED warm white lights and 24" structure red/gold premium bow, mounted on center dormer upper roof	\$400.30		
8 Thin palm tree bases to the front right of clubhouse wrapped with 5mm LED warm white lights (Approx. 24 sets)	\$602.67		
Shrubline to front left of clubhouse outlined with 5mm LED warm white lights (Approx. 6 sets)	\$150.67		
Front entry doors outlined with 14" commercial grade garland lit with 5mm LED warm white lights (Approx. 4 ct. / 36ft)	\$383.58		
Extension cords, photocell timers, mounting equipment, etc.	\$219.52		
Professional installation & removal including lease of all lighting and equipment	INCLUDED		
Discount with 3 year agreement	-	5% discount	10% discount
<b>Subtotal:</b>	<b>\$4,998.05</b>	<b>\$4,748.15</b>	<b>\$4,498.25</b>
<b>Sales Tax 7%</b>	<b>\$349.86</b>	<b>\$332.37</b>	<b>\$314.88</b>
<b>Total Cost:</b>	<b>\$5,347.91</b>	<b>\$5,080.52</b>	<b>\$4,813.13</b>

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

*Check Run Summary*

*April 12, 2018*

<i>Date</i>	<i>Check Numbers</i>	<i>Amount</i>
<i>02/16/18</i>	<i>4994-4997</i>	<i>\$4,901.20</i>
<i>02/22/18</i>	<i>4998-5004</i>	<i>\$4,376.53</i>
<i>03/02/18</i>	<i>5005-5016</i>	<i>\$7,707.49</i>
<i>03/12/18</i>	<i>5017-5022</i>	<i>\$20,355.95</i>
<i>03/16/18</i>	<i>5023-5030</i>	<i>\$11,572.81</i>
<i>03/23/18</i>	<i>5031-5034</i>	<i>\$4,038.01</i>
<i>04/02/18</i>	<i>5035-5040</i>	<i>\$5,807.94</i>
<i>Total</i>		<u><u><i>\$58,759.93</i></u></u>



\*\*\* CHECK DATES 02/10/2018 - 04/03/2018 \*\*\*

RIVERPLACE - GENERAL FUND  
BANK A RIVER PLACE-GENERAL

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/16/18	00210	2/13/18	3520	201801	320-53800-64000			REPLCE POOL PUMP BRIAN FELTER'S POOL SERVICE AND	*	3,993.89	3,993.89	004994
2/16/18	00008	2/13/18	8360479	201801	320-53800-43100			450 NE LAZY RIVER PKWY	*	181.24		
		2/13/18	8360480	201801	320-53800-43100			0 WINDY RIVER WAY NE	*	9.49		
		2/13/18	8360481	201801	320-53800-43100			450 NE LAZY RIVER PKWY CB CITY OF PORT ST. LUCIE	*	195.23	385.96	004995
2/16/18	00176	2/14/18	1289	201802	320-53800-46000			ELECTRICAL & LIGHTING PHASE 3 ELECTRIC INC	*	225.00	225.00	004996
2/16/18	00009	2/07/18	81717	201801	310-51300-31500			JAN 18-ENGINEERING SVCS CULPEPPER & TERPENING, INC	*	296.35	296.35	004997
2/22/18	00003	2/14/18	30752347	201802	320-53800-43200			PROPANE REF.NO.628009525 AMERIGAS	*	542.23	542.23	004998
2/22/18	00066	1/31/18	14766	201801	320-53800-46400			REPAIR LEAK 01/31/2018	*	377.99		
		2/01/18	14768	201802	320-53800-46400			REPAIR LEAK 02/01/2018 CRS PLUMBING	*	103.34	481.33	004999
2/22/18	00014	2/15/18	01420-96	201802	320-53800-43000			450 NE LAZY RIVER PKWY CB	*	526.33		
		2/15/18	28760-00	201802	320-53800-43000			612 NE MUSKRAT RUN #IRR	*	220.92		
		2/15/18	41569-23	201802	320-53800-43000			436 NE LEAPING FROG #IRR	*	160.50		
		2/15/18	72331-65	201802	320-53800-43000			432 NE LEAPING FROG #IRR	*	189.48		
		2/15/18	83671-72	201802	320-53800-43000			430 NE LAZY RVR PKWY #IRR	*	295.26		
		2/15/18	86289-07	201802	320-53800-43000			101 NE HAMMOCK CRK TR#PMP	*	72.43		
		2/15/18	91687-68	201802	320-53800-43000			TXFER TAX RCPTS TO 2001A FPL	*	84.83	1,549.75	005000

\*\*\* CHECK DATES 02/10/2018 - 04/03/2018 \*\*\*

RIVERPLACE - GENERAL FUND  
BANK A RIVER PLACE-GENERAL

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/22/18	00018	2/09/18	WGC-1229	201801	310	51300	31500		LEGAL FEES THRU 01/31/18	*	391.50		
									LEWIS, LONGMAN & WALKER, P.A.			391.50	005001
2/22/18	00087	2/16/18	RP180214	201802	320	53800	46000		RPLC LANDSCAPE FIXTURES	*	301.72		
									SOUTHEAST ELECTRICAL & MAINTENANCE			301.72	005002
2/22/18	00190	2/21/18	2363	201802	320	53800	46400		FOUNTAIN CLEANING	*	200.00		
									TREASURE COAST AQUATICS, LLC			200.00	005003
2/22/18	00025	2/20/18	013764	201802	320	53800	46300		FEB 18-LAKE MAINT	*	910.00		
									WETLANDS MANAGEMENT, INC.			910.00	005004
3/02/18	00195	2/20/18	15527228	201803	320	53800	41000		SERVICE THRU 03/20/2018	*	51.52		
									AT&T			51.52	005005
3/02/18	00111	2/23/18	186881	201802	320	53800	46000		RE-CERTIFYING FIRE EXT.	*	79.00		
									FIRE EQUIPMENT SERVICES OF PSL, INC			79.00	005006
3/02/18	00144	2/28/18	MS020118	201802	320	53800	45200		FEB 18-SWIMMING POOL MAIN	*	675.00		
		3/01/18	R022818S	201802	320	53800	45200		INST.SWIMMING FLOW METER	*	265.00		
									HYDRO ZONE SERVICES			940.00	005007
3/02/18	00173	2/28/18	08282018	201802	320	53800	45300		REIMB-CLOCK FR CLUBHOUSE	*	27.17		
		3/01/18	03012018	201802	320	53800	44100		REIMB-FEB 18 FACEBOOK ADS	*	45.36		
									MICHAEL A. MODICA			72.53	005008
3/02/18	00176	2/28/18	1290	201802	320	53800	49100		ELECTRICAL & LIGHTING	*	150.00		
									PHASE 3 ELECTRIC INC			150.00	005009
3/02/18	00158	3/01/18	5001	201803	320	53800	46500		MAR 18-PEST CONTROL	*	50.00		
									PHL LAND CARE, INC.			50.00	005010
3/02/18	00154	2/28/18	8798	201802	320	53800	34000		POSTAGE REIMBURSEMENT	*	22.32		

RPLC RIVER PLACE MDELGADO

\*\*\* CHECK DATES 02/10/2018 - 04/03/2018 \*\*\*

RIVERPLACE - GENERAL FUND  
BANK A RIVER PLACE-GENERAL

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		3/01/18	8670	201803	320	53800	34000			*	1,500.00		
			MAR 18-MANAGEMENT FEES						PINNACLE ASSOCIATION MANAGEMENT, LLC			1,522.32	005011
3/02/18	00212	1/05/18	33050	201801	320	53800	45400		FALSE ALRM REDUCTION PROG	*	450.00		
		1/05/18	38183	201801	320	53800	45400		FALSE ALRM REDUCTION PROG	*	550.00		
		1/19/18	34789	201801	320	53800	45400		FALSE ALRM REDUCTION PROG	*	550.00		
		1/19/18	35592	201801	320	53800	45400		FALSE ALRM REDUCTION PROG	*	550.00		
		1/24/18	36172	201801	320	53800	45400		FALSE ALRM REDUCTION PROG	*	550.00		
		1/24/18	41317	201801	320	53800	45400		FALSE ALRM REDUCTION PROG	*	550.00		
									PORT ST.LUCIE FARP			3,200.00	005012
3/02/18	00188	4/01/18	5049	201804	320	53800	45400		QTRLY FIRE ALARM MONTORNG	*	245.94		
									SECURPOINT SECURITY SYSTEMS			245.94	005013
3/02/18	00087	2/24/18	RP180224	201802	320	53800	46000		REPLACE PATH LIGHT	*	521.18		
									SOUTHEAST ELECTRICAL & MAINTENANCE			521.18	005014
3/02/18	00025	2/22/18	013775	201802	320	53800	46300		APPLY GLYPHOSATE	*	575.00		
									WETLANDS MANAGEMENT, INC.			575.00	005015
3/02/18	00101	1/26/18	02262018	201802	320	53800	46600		FEB 18-REM. OF FERAL HOGS	*	300.00		
									MICKEY WHITE			300.00	005016
3/12/18	00003	2/24/18	30755640	201802	320	53800	43200		PROPANE REF.NO.628355385	*	781.34		
		2/25/18	62664301	201801	320	53800	43200		PROPANE REF.NO.626643012	*	845.77		
									AMERIGAS			1,627.11	005017
3/12/18	00011	2/27/18	6-102-01	201802	310	51300	42000		DELIVERIES THRU 02/27/18	*	118.92		
									FEDERAL EXPRESS			118.92	005018
3/12/18	00184	3/01/18	195826	201803	320	53800	46200		MAR 18-GROUNDS MAINT	*	5,243.33		

\*\*\* CHECK DATES 02/10/2018 - 04/03/2018 \*\*\*

RIVERPLACE - GENERAL FUND  
BANK A RIVER PLACE-GENERAL

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED YRMO	TO DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #	
		3/01/18	195826	201803	320-53800-46200				*	1,522.00			
			MAR 18-HORTICULTURAL SVCS										
		3/01/18	195826	201803	320-53800-46200				*	812.50			
			MAR 18-MULCH INSP.										
		3/01/18	195826	201803	320-53800-46200				*	81.25			
			MAR 18-ANNUAL INSP.										
		3/01/18	195827	201803	320-53800-46400				*	500.00			
			MAR 18-IRRIGATION INSP.										
			GIRARD ENVIRONMENTAL SERVICES, INC.									8,159.08	005019
3/12/18	00001	3/01/18	139	201803	310-51300-34000				*	3,094.33			
			MAR 18-MGMT FEES										
		3/01/18	139	201803	310-51300-44000				*	200.00			
			MAR 18-RENT										
		3/01/18	139	201803	310-51300-31600				*	208.33			
			MAR 18-DISSEMINATION SVCS										
		3/01/18	139	201803	310-51300-35101				*	41.67			
			MAR 18-WEBSITE ADMIN										
		3/01/18	139	201803	310-51300-42000				*	15.51			
			MAR 18-POSTAGE										
		3/01/18	139	201803	310-51300-42500				*	73.65			
			MAR 18-COPIES										
			GMS-SF, LLC									3,633.49	005020
3/12/18	00018	3/06/18	WGC-1235	201802	310-51300-31500				*	4,046.10			
			FEB 18-LEGAL SERVICES										
			LEWIS, LONGMAN & WALKER, P.A.									4,046.10	005021
3/12/18	00176	3/08/18	1295	201803	320-53800-46000				*	2,771.25			
			75 GALLONS OF CHEMICAL										
			PHASE 3 ELECTRIC INC									2,771.25	005022
3/16/18	00008	3/13/18	8434418	201802	320-53800-43100				*	732.52			
			450 NE LAZY RIVER PKWY										
		3/13/18	8434419	201802	320-53800-43100				*	9.49			
			0 WINDY RIVER WAY NE										
		3/13/18	8434420	201802	320-53800-43100				*	195.23			
			450 NE LAZY RIVER PKWY CB										
			CITY OF PORT ST. LUCIE									937.24	005023
3/16/18	00178	3/05/18	13577	201803	320-53800-47000				*	62.00			
			24" HIP STOP SIGN										
			DESIGN A SIGN									62.00	005024
3/16/18	00176	3/12/18	1298	201803	320-53800-47000				*	75.00			
			INST.NEW STOP SIGN										
			PHASE 3 ELECTRIC INC									75.00	005025

\*\*\* CHECK DATES 02/10/2018 - 04/03/2018 \*\*\*

RIVERPLACE - GENERAL FUND  
BANK A RIVER PLACE-GENERAL

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/16/18	00020	3/16/18	03162018	201803	300	20700	10000		TRANSFER OF TAX RECEIPTS	*	7,386.48		
									RIVERPLACE ON THE ST. LUCIE CDD			7,386.48	005026
3/16/18	00183	3/01/18	2017-119	201803	320	53800	45300		MAR 18-CLUBHOUSE CLEANING	*	622.40		
									ROYAL TREATMENT SERVICES			622.40	005027
3/16/18	00203	8/30/17	28614	201710	320	53800	45400		FALSE ALARM 08/30/2017	*	50.00		
		8/31/17	28686	201710	320	53800	45400		FALSE ALARM 08/31/2017	*	150.00		
		9/07/17	30257	201710	320	53800	45400		FALSE ALARM 09/07/2017	*	250.00		
		2/06/18	63363	201802	320	53800	45400		FALSE ALARM 02/06/2018	*	550.00		
		2/12/18	64801	201802	320	53800	45400		FALSE ALARM 02/12/2018	*	550.00		
		3/03/18	14578	201803	320	53800	45400		FALSE ALRM ACTIVATION	*	200.00		
		3/08/18	14580	201803	320	53800	45400		FALSE ALARM ACTIVATION	*	300.00		
									ST. LUCIE COUNTY FIRE DISTRICT			2,050.00	005028
3/16/18	00031	2/20/18	1927768	201802	310	51300	48000		NOTICE OF SPECIAL MTG	*	112.20		
									TREASURE COAST NEWSPAPERS			112.20	005029
3/16/18	00039	3/10/18	30207265	201804	320	53800	45400		SERVICE THRU 06/30/2018	*	327.49		
									TYCO INTEGRATED SECURITY LLC			327.49	005030
3/23/18	00003	3/10/18	30761710	201803	320	53800	43200		PROPANE REF.NO.629303546	*	1,589.92		
									AMERICAS			1,589.92	005031
3/23/18	00014	3/16/18	01420-96	201803	320	53800	43000		450 NE LAZY RIVER PKWY CB	*	770.65		
		3/16/18	28760-00	201803	320	53800	43000		612 NE MUSKRAT RUN #IRR	*	234.31		
		3/16/18	41569-23	201803	320	53800	43000		436 NE LEAPING FROG #IRR	*	160.00		
		3/16/18	72331-65	201803	320	53800	43000		432 NE LEAPING FROG #IRR	*	182.88		
		3/16/18	83671-72	201803	320	53800	43000		430 NE LAZY RVR PKWY #IRR	*	262.80		

RPLC RIVER PLACE MDELGADO

\*\*\* CHECK DATES 02/10/2018 - 04/03/2018 \*\*\*  
 RIVERPLACE - GENERAL FUND  
 BANK A RIVER PLACE-GENERAL

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		3/16/18	86289-07	201803	320-53800-43000			*	69.27		
			101 NE HAMMOCK CRK TR#PMP								
		3/16/18	91687-68	201803	320-53800-43000			*	82.05		
			650 NE LITTLE KAYAK PT IR								
						FPL				1,761.96	005032
3/23/18	00087	3/17/18	RP180314	201803	320-53800-46000			*	550.88		
			REPLC & REPAIR LIGHTS								
						SOUTHEAST ELECTRICAL & MAINTENANCE				550.88	005033
3/23/18	00173	3/22/18	03232018	201803	320-53800-54600			*	135.25		
			REIMB-ALL CTY LOCK & KEY								
						MICHAEL A. MODICA				135.25	005034
4/02/18	00009	3/20/18	82179	201803	310-51300-31100			*	3,465.70		
			ENGINEERING SVCS 03/20/18								
						CULPEPPER & TERPENING, INC				3,465.70	005035
4/02/18	00184	3/22/18	197022	201803	320-53800-46400			*	98.00		
			WET CHCK&RPLC SPRAY HEADS								
						GIRARD ENVIRONMENTAL SERVICES, INC.				98.00	005036
4/02/18	00144	3/31/18	MS030118	201803	320-53800-45200			*	675.00		
			MAR 18-SWIMMING POOL MAIN								
						HYDRO ZONE SERVICES				675.00	005037
4/02/18	00173	3/31/18	MAR 18	201803	320-53800-44100			*	59.24		
			REIMB-MAR 18 FACEBOOK ADS								
						MICHAEL A. MODICA				59.24	005038
4/02/18	00127	3/08/18	45655	201803	320-53800-46000			*	600.00		
			HYDRAULIC VAC TRUCK								
						SHENANDOAH CONSTRUCTION				600.00	005039
4/02/18	00025	3/23/18	013792	201803	320-53800-46600			*	910.00		
			MAR 18-LAKE MAINT								
						WETLANDS MANAGEMENT, INC.				910.00	005040
									TOTAL FOR BANK A	58,759.93	
									TOTAL FOR REGISTER	58,759.93	

# River Place on the St. Lucie

## COMMUNITY DEVELOPMENT DISTRICT

### COMBINED BALANCE SHEET

February 28, 2018

	General	Debt Service	Totals Governmental Funds
<b>Assets:</b>			
Cash	\$158,179	---	\$158,179
Cash - Petty Account	\$500	---	\$500
Cash - Deposits	\$34,497	---	\$34,497
Due from Other Funds	---	\$7,386	\$7,386
Investment - State Board (Surplus)	\$272,580	---	\$272,580
Investment - State Board (Cap Reserve)	\$227,050	---	\$227,050
<i>Series 2001AB</i>			
Reserve A	---	\$140,785	\$140,785
Reserve B	---	---	\$0
Interest A	---	\$35,009	\$35,009
Revenue A	---	\$144,865	\$144,865
Revenue B	---	\$7,852	\$7,852
Prepayment A	---	\$0	\$0
Prepayment B	---	\$16,303	\$16,303
Redemption A	---	\$1	\$1
<b>Total Assets</b>	<b>\$692,807</b>	<b>\$352,203</b>	<b>\$1,045,009</b>
<b>Liabilities and Fund Balances:</b>			
Accounts Payable	\$14,252	---	\$14,252
Due to Other Funds	\$7,386	---	\$7,386
Deposits-Key	\$22,100	---	\$22,100
Deposits-Plantation House	\$1,300	---	\$1,300
Deposits-Boat Storage	\$2,100	---	\$2,100
Deposits-Old	\$6,730	---	\$6,730
Deferred Revenue	\$7,956	---	\$7,956
Matured Bonds Payable - 2001A <sup>(1)</sup>	---	\$175,000	\$175,000
Matured Bonds Payable - 2001B	---	\$870,000	\$870,000
Matured Interest Payable - 2001B	---	\$244,935	\$244,935
<b>Total Liabilities</b>	<b>\$61,824</b>	<b>\$1,289,935</b>	<b>\$1,351,758</b>
<b>Fund Balances:</b>			
Assigned to:			
Capital reserves <sup>(2)</sup>	\$631,211	---	\$631,211
Unassigned	(\$228)	(\$937,732)	(\$937,960)
<b>Total fund balances</b>	<b>\$630,983</b>	<b>(\$937,732)</b>	<b>(\$306,749)</b>
<b>Total Liabilities and Fund Balances</b>	<b>\$692,807</b>	<b>\$352,203</b>	<b>\$1,045,009</b>

<sup>(1)</sup> Mandatory principal payments on May 1, 2016 and May 1, 2017 were not made.

<sup>(2)</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 February 28, 2018

	ADOPTED BUDGET	PRORATED BUDGET THRU 02/28/2018	ACTUAL THRU 02/28/2018	VARIANCE
<b>REVENUES:</b>				
Maintenance Assessments	\$437,121	\$216,202	\$216,202	\$0
Stormwater Fees	\$48,723	\$20,301	\$0	(\$20,301)
Rental Fees	\$7,500	\$3,125	\$3,665	\$540
User Fees	\$1,500	\$625	\$800	\$175
Interest Income	\$500	\$500	\$3,150	\$2,650
Miscellaneous Income	\$0	\$0	\$2,886	\$2,886
<b>TOTAL REVENUES</b>	<b>\$495,345</b>	<b>\$240,753</b>	<b>\$226,703</b>	<b>(\$16,937)</b>
<b>EXPENDITURES:</b>				
<b>ADMINISTRATIVE:</b>				
Supervisor Fees	\$4,000	\$1,667	\$1,000	\$667
FICA Taxes	\$306	\$128	\$77	\$51
Engineering	\$5,000	\$2,083	\$105	\$1,979
Attorney	\$20,000	\$8,333	\$10,844	(\$2,511)
Arbitrage	\$1,200	\$500	\$0	\$500
Dissemination	\$2,500	\$1,042	\$1,042	\$0
Annual Audit	\$3,825	\$1,594	\$0	\$1,594
Trustee Fees	\$4,157	\$1,732	\$0	\$1,732
Management Fees	\$37,132	\$15,471	\$15,472	\$0
Telephone	\$200	\$83	\$0	\$83
Postage	\$1,000	\$417	\$404	\$13
Printing & Binding	\$500	\$208	\$140	\$68
Rentals & Leases	\$2,400	\$1,000	\$1,000	\$0
Insurance	\$7,762	\$7,056	\$7,056	\$0
Legal Advertising	\$750	\$313	\$112	\$200
Other Current Charges	\$600	\$250	\$190	\$60
Property Taxes	\$550	\$229	\$0	\$229
Office Supplies	\$350	\$146	\$38	\$108
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Discounts/Collection Fees	\$30,599	\$12,749	\$0	\$12,749
Web Compliance	\$500	\$208	\$208	\$0
<b>TOTAL ADMINISTRATIVE</b>	<b>\$123,505</b>	<b>\$55,384</b>	<b>\$37,862</b>	<b>\$17,522</b>



# River Place on the St. Lucie

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance  
For The Period Ending February 28, 2018

	ADOPTED BUDGET	PRORATED BUDGET THRU 02/28/2018	ACTUAL THRU 02/28/2018	VARIANCE
<b><i>FIELD MAINTENANCE:</i></b>				
Field Management	\$19,000	\$7,917	\$7,613	\$304
Environmental	\$41,597	\$17,332	\$3,833	\$13,499
Aquatic Maintenance	\$14,550	\$6,063	\$5,700	\$363
Security	\$5,000	\$2,083	\$6,859	(\$4,775)
Telephone	\$3,000	\$1,250	\$257	\$993
Electric	\$22,000	\$9,167	\$8,907	\$260
Water/Wastewater	\$8,000	\$3,333	\$2,874	\$460
Gas	\$25,000	\$10,417	\$12,694	(\$2,277)
Trash	\$300	\$125	\$0	\$125
Marketing Fees	\$1,000	\$417	\$369	\$47
Rental Fee Commission	\$1,500	\$625	\$293	\$333
Insurance	\$12,088	\$5,037	\$10,989	(\$5,952)
Repairs & Maintenance	\$30,000	\$12,500	\$7,352	\$5,148
Club House Cleaning & Repairs	\$12,500	\$5,208	\$3,581	\$1,627
Pool & Spa Maintenance	\$12,000	\$5,000	\$4,129	\$871
Landscape Maintenance	\$91,920	\$38,300	\$39,395	(\$1,095)
PSL Interlocal Agmt	\$25,000	\$10,417	\$6,250	\$4,167
Fertilization/Weed and Pest Control	\$2,000	\$833	\$250	\$583
Irrigation & Fountain Maintenance	\$20,000	\$8,333	\$6,082	\$2,251
Signage	\$5,000	\$2,083	\$80	\$2,003
Operating Supplies	\$1,000	\$417	\$50	\$367
Capital Outlay	\$3,000	\$1,250	\$20,413	(\$19,163)
Contingency	\$16,384	\$6,827	\$4,519	\$2,307
<b>TOTAL FIELD</b>	<b>\$371,839</b>	<b>\$154,933</b>	<b>\$152,487</b>	<b>\$2,446</b>
<b>TOTAL EXPENDITURES</b>	<b>\$495,344</b>	<b>\$210,317</b>	<b>\$190,350</b>	<b>\$19,968</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$36,353</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$594,630</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$630,983</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>FY 2016 Deficiency of Revenues Under Expenditures (Loss)</i>	<i>(\$67,401)</i>		
<i>FY 2017 Deficiency of Revenues Under Expenditures (Loss)</i>	<i>(\$201,585)</i>		
<i>FY 2018 Excess of Revenues Over Expenditures (Loss)</i>	<i>\$36,353</i>		
			<i>(\$546,548)</i>
<b>Total Capital Reserve Funds as of 02/28/2018</b>			<b>\$631,211</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 February 28, 2018

	ADOPTED BUDGET	PRORATED THRU 02/28/2018	ACTUAL THRU 02/28/2018	VARIANCE
<b>REVENUES:</b>				
Special Assessments - On Roll	\$259,376	\$150,325	\$150,325	\$0
Special Assessments - Lot Closing	\$0	\$0	\$7,744	\$7,744
Special Assessments -Direct	\$0	\$0	\$35,009	\$35,009
Special Assessments - Prepayments B	\$0	\$0	\$16,256	\$16,256
Interest Income	\$25	\$10	\$622	\$611
<b>TOTAL REVENUES</b>	<b>\$259,401</b>	<b>\$150,336</b>	<b>\$209,956</b>	<b>\$59,620</b>
<b>EXPENDITURES:</b>				
<b>Series 2001A</b>				
Interest - 11/01	\$76,822	\$76,822	\$83,494	(\$6,672)
Interest - 05/01	\$76,822	\$0	\$0	\$0
Principal - 05/01	\$95,000	\$0	\$0	\$0
<b>Series 2001B <sup>(1)</sup></b>				
Interest - 11/01	\$0	\$0	\$31,538	(\$31,538)
Interest - 05/01	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$248,644</b>	<b>\$76,822</b>	<b>\$115,031</b>	<b>(\$38,209)</b>
<b>OTHER FINANCING SOURCES/(USES)</b>				
Interfund Transfer	\$0	\$0	\$0	\$0
Other Debt Service Costs	\$0	\$0	(\$895)	(\$895)
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$895)</b>	<b>(\$895)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$10,757</b>		<b>\$94,030</b>	
FUND BALANCE - Beginning	\$0		(\$1,031,762)	
FUND BALANCE - Ending	<u>\$10,757</u>		<u>(\$937,732)</u>	

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

**RIVER PLACE ON THE ST. LUCIE  
COMMUNITY DEVELOPMENT DISTRICT**  
Special Assessment Receipts  
Fiscal Year 2018

\$360,159.52    \$250,419.75    \$610,579.27  
ASSESSED THROUGH COUNTY

TOTAL ASSESSMENT LEVY

DATE	DESCRIPTION	AMOUNT	COLLECTION @ 2%	DISCOUNTS/(PENALTIES)	PROPERTY APP (1%)	INTEREST	NET RECEIPTS	58.99%	41.01%	100.00%
								O&M Portion	DSF Portion	Total
11/07/17	INSTALLMENTS	\$2,861.17	\$54.22	\$150.22	\$0.00	\$0.00	\$2,656.73	\$1,567.11	\$1,089.62	\$2,656.73
11/16/17	11/01/17-11/09/17	\$25,921.90	\$497.71	\$1,036.88	\$0.00	\$0.00	\$24,387.31	\$14,385.23	\$10,002.08	\$24,387.31
11/17/17	PROP APPRAISER	\$0.00	\$0.00	\$0.00	\$12,211.57	\$0.00	(\$12,211.57)	(\$7,203.18)	(\$5,008.39)	(\$12,211.57)
11/21/17	11/10/17-11/16/17	\$20,010.08	\$384.18	\$800.41	\$0.00	\$0.00	\$18,825.49	\$11,104.50	\$7,720.99	\$18,825.49
11/30/17	11/17/17-11/23/17	\$23,998.34	\$460.77	\$959.94	\$0.00	\$0.00	\$22,577.63	\$13,317.76	\$9,259.87	\$22,577.63
12/07/17	11/24/17-11/30/17	\$302,455.34	\$5,807.14	\$12,098.32	\$0.00	\$0.00	\$284,549.88	\$167,846.10	\$116,703.78	\$284,549.88
12/14/17	12/01/17-12/07/17	\$8,207.68	\$157.79	\$318.13	\$0.00	\$0.00	\$7,731.76	\$4,560.70	\$3,171.06	\$7,731.76
12/22/17	12/08/17-12/14/17	\$3,158.67	\$62.09	\$54.52	\$0.00	\$0.00	\$3,042.06	\$1,794.41	\$1,247.65	\$3,042.06
12/29/17	12/15/17-12/21/17	\$2,216.48	\$43.00	\$66.50	\$0.00	\$0.00	\$2,106.98	\$1,242.83	\$864.15	\$2,106.98
01/05/18	12/22/17-12/28/17	\$2,396.48	\$70.47	\$47.92	\$0.00	\$0.00	\$2,278.09	\$1,343.77	\$934.32	\$2,278.09
01/05/18	11/02/17-12/31/17	\$1,220.33	\$35.89	\$24.39	\$0.00	\$0.00	\$1,160.05	\$684.27	\$475.78	\$1,160.05
01/12/18	12/29/17-01/04/18	\$2,036.48	\$59.87	\$40.74	\$0.00	\$0.00	\$1,935.87	\$1,141.90	\$793.97	\$1,935.87
01/19/18	01/05/18-01/11/18	\$3,414.72	\$66.94	\$68.29	\$0.00	\$0.00	\$3,279.49	\$1,934.46	\$1,345.03	\$3,279.49
01/26/18	01/12/18-01/18/18	\$2,396.48	\$46.96	\$47.93	\$0.00	\$0.00	\$2,301.59	\$1,357.63	\$943.96	\$2,301.59
02/01/18	01/19/18-01/25/18	\$942.20	\$18.85	\$1.92	\$0.00	\$0.00	\$921.43	\$543.52	\$377.91	\$921.43
02/08/18	01/26/18-02/01/18	\$1,018.24	\$19.95	\$20.36	\$0.00	\$0.00	\$977.93	\$576.85	\$401.08	\$977.93
02/22/18	INTEREST	\$0.00	\$0.00	\$0.00	\$0.00	\$6.39	\$6.39	\$3.77	\$2.62	\$6.39
<b>TOTAL</b>		<b>\$402,254.59</b>	<b>\$7,785.83</b>	<b>\$15,736.47</b>	<b>\$12,211.57</b>	<b>\$6.39</b>	<b>\$366,527.11</b>	<b>\$216,201.62</b>	<b>\$150,325.49</b>	<b>\$366,527.11</b>

Assessed on Roll:

	GROSS AMOUNT ASSESSED	PERCENTAGE	ASSESSMENTS COLLECTED	ASSESSMENTS TRANSFERRED	AMOUNT TO BE TFR.
O & M	\$360,159.52	58.9865%	\$216,201.62	(\$216,201.62)	\$0.00
DEBT SERVICE 200	\$250,419.75	41.0135%	\$150,325.49	(\$142,939.01)	\$7,386.48
<b>TOTAL</b>	<b>\$610,579.27</b>	<b>100.00%</b>	<b>\$366,527.11</b>	<b>(\$359,140.63)</b>	<b>\$7,386.48</b>

TRANSFERS TO DEBT SERVICE:		
DATE	CHECK #	DSF 01 AMOUNT
12/17/2017	4941	\$142,939.01
<b>TOTAL</b>		<b>\$142,939.01</b>
Amount due:		\$7,386.48

Gross Percent Collected                      65.88%  
Gross Amount Remaining                      \$208,324.68