



River Place on the St. Lucie
Community Development District

www.riverplacecdd.com

Butch Armstrong, Chairman

William Weber, Vice Chairman

Richard Fopiano, Assistant Secretary

John Dixon, Assistant Secretary

Anthony Puzzo, Assistant Secretary

November 16, 2017



River Place on the St. Lucie

Community Development District

5385 N. Nob Hill Road, Sunrise, Florida 33351

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

November 8, 2017

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

Dear Board Members:

A meeting of the Board of Supervisors of **River Place on the St. Lucie Community Development District** will be held on **November 16, 2017 at 2:00 p.m. at the River Plantation House, 450 Lazy River Parkway, Port St. Lucie, Florida**. Following is the advance agenda:

1. Roll Call
2. Approval of the Minutes of the August 17, 2017 Meeting
3. Consideration of Engagement Letter with Berger, Toombs, Elam, Gaines & Frank to perform the Audit for Fiscal Years Ending September 30, 2017 through September 30, 2019
4. Staff Reports
 - A. Attorney
 - B. Property Manager - Monthly Report
 - C. Engineer
 - D. CDD Manager
5. Financial Reports
 - A. Approval of Check Register
 - B. Balance Sheet and Income Statement
6. Supervisors Requests and Audience Comments
7. Adjournment

The minutes from the meeting held on August 17, 2017 are enclosed for your review.

The third order of business is consideration of engagement letter with Berger, Toombs, Elam, Gaines & Frank to perform the audit for fiscal years ending September 30, 2017 through September 30, 2019. A copy of the engagement letter is enclosed for your review.

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

The financial reports are also enclosed for your review and approval. The balance of the agenda is routine in nature. 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

Butch Terpening

Michael Modica

Larry Smith

**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 the St. Lucie Community Development District was held on Thursday, August 17, 2017 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
Ken Dodge	District Counsel
Michael Modica	Pinnacle Association Management
Several Residents	

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
June 15, 2017 Meeting**

Mr. Hans: Item #2 is the approval of the minutes from the June 15, 2017 meeting. If anyone has any comments on those I will take those, if not a motion approving the minutes would be in order.

On MOTION by Mr. Weber seconded by Mr. Puzzo with all in favor the minutes of the June 15, 2017 meeting were approved.
--

THIRD ORDER OF BUSINESS

Consideration of Additional or Replacement Pool Deck Furniture

Mr. Hans: Item #3 is the consideration of additional or replacement pool deck furniture.

Mr. Modica: We did process the order and it should be here in 2 to 4 weeks. That was approved last meeting.

Mr. Hans: Ok. So there is no action on that. It was approved. Just an update on it.

FOURTH ORDER OF BUSINESS

Public Hearing to Adopt the Fiscal Year 2018 Budget

A. Motion to Open the Public Hearing

Mr. Hans: Item #4 is our public hearing to adopt the fiscal year 2018 budget. At our prior meeting this date was set as the public hearing date and advertised for that purpose so the first thing we need to do is get a motion to open up our public hearing.

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

B. Public Comment and Discussion

Mr. Hans: Within the public hearing is our public comment and discussion. We do have some public here. I don't know if you have any comments. I distributed copies of the budget. This is the proposed budget that we had at our meeting. There are no changes since the proposed budget was presented so if you have any discussions or questions we can take those. Basically the budget is staying level. Identical pretty much to what we have been operating under for the past couple of years. Annual assessments are staying the same. Fortunately there has been excess funds in reserves that we have been able to use as some of these properties that are in default and not paying have been covered. At this time there is no proposed increase on the assessments.

Mr. Weber: I just want to say that after reviewing, basically all the numbers basically are remaining the same for 2017 and 2018. I have no problem in making a motion to approve.

C. Consideration of Resolution #2017-04 Annual Appropriation Resolution

Mr. Hans: Ok so that would be approving Resolution #2017-04 which approves that budget. So that was a motion by Bill.

On MOTION by Mr. Weber seconded by Mr. Puzzo with all in favor Resolution #2017-04 the Annual Appropriation Resolution was approved.

D. Consideration of Resolution #2017-05 Levy of Non Ad Valorem Assessments

Mr. Hans: The next item is the consideration of Resolution #2017-05 which is the levy of the Non Ad Valorem Assessments. Basically this would authorize to put the amounts on the tax bill so that we can pay for them with the budget that we just approved. Like I mentioned there were no changes in the budget so there is no changes in the annual assessments. So if there is no questions or discussion.

On MOTION by Mr. Fopiano seconded by Mr. Weber with all in favor Resolution #2017-05 Levy of Non Ad Valorem Assessments was approved.

E. Motion to Close the Public Hearing

Mr. Hans: We can take a motion to close the public hearing at this time.

On MOTION by Mr. Dixon seconded by Mr. Puzzo with all in favor the public hearing was closed

FIFTH ORDER OF BUSINESS

**Consideration of Downsizing the
Townhome Units per Building from
6 Units to 5 Units in Parcel C - Little
Turtle, net decrease of 13 Units**

Mr. Hans: Item #5 is a request that we received from Skymark which is the proposed purchaser of the 78 lots in Little Turtle. What they want to do is they want to remove one unit from each of the buildings. There is 13 townhome unit buildings which are currently scheduled for six townhomes in each one. They want to reduce it to five units in each building so slightly larger townhome units. We will be removing 13 total units from that parcel C.

Mr. Puzzo: That is 13 taxpaying units that they want to reduce.

Mr. Hans: That is correct. What it will do for the CDD in order for them to reduce those numbers they will make a principal payment for the debt service portion. In this section I think it is \$299 annual assessment. They would pay off the principal that is related to that. It won't affect the bond portion. We are going to lose 13 total units in the whole development so it would affect the bond denominator.

Mr. Puzzo: So everybody is going to pay a bit more.

Mr. Hans: Yes.

Mr. Armstrong: Yes Tony but you have to realize that if we can get these sold it goes back on the tax roll, then we are collecting for 65 units instead of zero units which basically takes us up out of hole.

Mr. Puzzo: You said that they are going to pay off something?

Mr. Armstrong: They will pay off the part of the portion of the bond outstanding. The B bond that basically goes back to the developers B bond, correct Mr. Dodge, so it will be basically a wash. The A bonds will go on for now on and the B bonds are washed. They are gone after the sale of the property.

Mr. Puzzo: So what you are saying it wouldn't be a major?

Mr. Armstrong: No it is not a major, it is a very small amount. Richard figured it out somewhere around \$8,000. Then if you figure 65 times the other number it puts us back into the black again where we need to go.

Mr. Puzzo: How soon will they start paying them?

Mr. Armstrong: As soon as they buy them they will have to start paying. They will have to clear up all incumbencies on the property. Actually it is probably a better situation for us because instead of an extra 16 people times 2, 3 or 4 people that are using the facilities, it is going to be less people using the facilities. It also is a better product. It is going to be a bigger product.

Mr. Dixon: Are they doing that because the units are larger and so they want to make them larger because they are eliminating one so it fits on the same lot.

Mr. Armstrong: That is correct. It makes it a better product. I know a lot of people have had problems with Section 8 but that would never happen here anyway but if you have a better product it will raise the price.

Mr. Puzzo: They would also therefore pay more taxes.

Mr. Armstrong: That is correct.

Mr. Fopiano: I think they are probably looking at Eco Village. Those units are very small and they are not selling as quickly as they would like them to so I think they are making it more marketable and thinking of the future. It will be a more marketable product and therefore the sooner it happens the better for us.

Mr. Weber: As far as the POA goes the impact would be neck and neck. I think we took a bigger hit on Eco when they made the change then we will on this.

Mr. Armstrong: Even on the POA basically it is not going to because the footprint is always still going to be the same. The units are going to be larger that is. It is still going to be the same footprint but less units and larger units. The lawn care or whatever else is still there. It is still going to be there.

Mr. Dixon: So in the big picture the difference is minimal.

Mr. Armstrong: Very minimal John compared to getting it back on the tax roll and getting it generating funds. Mr. Dodge are you comfortable with these people?

Mr. Dodge: It is actually one of the things I am going to talk to first is they requested an extension. One of the reasons for the extension is to meet with the county and talk about platting and that type of thing. So they have requested a 30 day extension

of the inspection period. I think it is a reasonable request. They have a couple of other things. There is 70 lots that they don't even have the title commitments back yet because there is 70 lots and we didn't have base title to provide them. All that would do is also extend the closing date to November 15. We still would be closing this year but it is a 30 day extension. I think everything else you said I agree with and I would recommend that the amendment be approved today and executed.

Mr. Armstrong: I guess then a motion is in order.

Mr. Weber: I will make a motion to approve the sale.

Mr. Hans: The motion would be that there is no objection to the request to decrease the number by 13.

Mr. Weber: From 78 to 65.

On MOTION by Mr. Weber seconded by Mr. Puzzo with all in favor to there being no objection, requesting to reduce the number of units from 78 to 65 was approved.

Mr. Hans: We probably should get a motion to authorize two things. One authorize the Chairman to execute the plat when it gets submitted to the County because the District holds the property and they will have to sign off on it. So a motion to authorize execution of a plat by the Chairman would be in order.

On MOTION by Mr. Fopiano seconded by Mr. Weber with all in favor authorizing execution of the plat by the Chairman was approved.

Mr. Dodge: Then a motion to amend the contract to have the inspection period run through October 16, 2017 which is roughly a 30 day extension from the existing contract.

On MOTION by Mr. Puzzo seconded by Mr. Armstrong with all in favor amending the contract to have the inspection period run through October 16, 2017 was approved.

Mr. Hans: I think we got everything we need to under item 5.

Mr. Weber: Can I ask a question? I see the name Markofsky and I see Skymark Builders. Have we looked at them? Do we know their track record?

Mr. Dodge: I have not looked closely at Skymark Builders, LLC 2. I have spoken to their attorney and just in my discussions with him it does certainly seem like they are a very capable builder but I have not done an independent investigation of their prior projects and those types of things.

Mr. Hans: I met with them. They seem legitimate.

Mr. Weber: Ok. Fine.

Mr. Hans: Ok. Moving onto our staff reports.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Hans: Mr. Dodge anything additional?

Mr. Dodge: Only any questions at all regarding the closing. I think this is the first time I have been here. We have been broiled in litigation. I guess that is good news now that is behind us. This piece here will be the last piece with this. I will point out when we close we have been working with the county and getting all the past due taxes worked out. That was quite a process. It actually took them awhile to get it done. Rich is rolling his eyes because it was a process but it looks to me that we are going to owe. The taxes due when we sell this property will be roughly \$700,000, somewhere in that zone. The property is being sold for \$1,085,000 so I see after closing costs let's say that there is \$300,000 of sales proceeds. We will, and Rich and I have been discussing that needs to cover prior litigation expenses as you recall that were paid. There was a certain amount paid by the bondholder but not all. We will need to figure out how much gets reimbursed to the CDD for that. Then an equitable split of the remainder between the CDD and the

bondholder. I am working with Rich on that now. I know we are going to have to have some calls with the bondholder on that but any questions there?

Mr. Armstrong: The only question I have and I just want to make sure that we are all on the same page is when all the litigation is done which it is done now it is going to be sold basically, the bondholder has no, what do I want to say, in other words the B bonds are taken care of. The A bonds are still here, whatever are left which would be the property owners responsibility to pay on their piece of property. Going forward I think that takes a cloud off of us. As we go forward and if the bond market approves we could probably go back out Richard and see if we can improve what we are paying at this particular point with the bonds. But with the clouds and the litigation and everything that we have had over the last five years, nobody would touch the bonds at that particular point. That is basically where I am. I just want to make sure the B bonds are gone.

Mr. Dodge: Understood.

Mr. Armstrong: That has been a thorn in our side for the last five or six years. You know that you have been working on it. Hopefully this will take place and that is the end of it. My understanding is the real estate agent that is handling the property would probably then try to sell parcel land. In other words they don't want to become convoluted at one point and put everything in the basket but taking each individual item as it comes along. Am I correct?

Mr. Dodge: You are correct. Mike Abate one of our advisors has mentioned that. We are getting this done.

Mr. Armstrong: We are making some progress.

Mr. Dodge: I believe we are making good progress. One thing as a side, two single family lots, 11 and 24, Maronda was going to buy those lots. He wanted to sell them to Maronda for the price of past assessments which was \$21,000 a lot. We sold the single family lots to Maronda for \$40,000 per lot so I don't know if we need to take action right this moment but I know that he is looking to do that. That is on the table right now.

Mr. Armstrong: Basically it is two private buyers. One private buyer with another private buyer. So basically there is no incumbencies on those lots because I believe Coyd

August 17, 2017

River Place on the St. Lucie

paid the A bonds or whatever was back owed to clear those lots up so he had a clear title. I don't think the District needs to step in between those two entities. They need to work that out but when it comes back to the POA and they are all finished then it will come back to the POA to make sure they designed everything is correct. What is your feeling?

Mr. Dodge: I think that is accurate other than requesting the CDD to reduce past due assessments.

Mr. Hans: The \$21,000 is a couple years back so there has been interest. Most of it is going to be the B bond amount that they need to negotiate with the bondholder to see if they will accept the lesser fee. Everything else has been on the tax roll so it just a matter of having to pay their taxes. They paid their taxes or are in the process of it so I don't think there is anything we need to do.

Mr. Armstrong: If they didn't pay their taxes then it would revert back so they have taken care of the A bond portion but the B bond portion was still on there, I believe.

Mr. Dixon: Which two pieces are those?

Mr. Armstrong: Those are the two lots in Little Turtle. The two in the middle, they probably paid the back taxes on, and paid the A bonds through the last couple of years here, but the B bonds were still outstanding on that, so when it goes through the sale they have to be taken care of to give clear title. Do you need anything from us?

Mr. Dodge: Other than that no.

Mr. Armstrong: It is just plain business is what it is Mr. Dodge, that is all.

Mr. Dodge: Other than that, that is really it. I am not the closing agent. The attorney for the buyer is doing that ordering title which is their cost. They are paying for the title, they are doing that so that is good. I will be monitoring the sale. As of right now with the grant you just gave closing November 15 or 16th.

Mr. Armstrong: Ok. So actually that comes out Richard, that basically that November 15th comes out after the TRIM notices are already sent out. I think the final TRIM notices correct?

Mr. Hans: All 78 lots have the full assessment on them for this year.

Mr. Armstrong: So they will pay the full assessment and when they get their change from the county or the city then it will be revert back to the 65 but that will not be this year.

Mr. Hans: Correct.

Mr. Dodge: They will be responsible of it at the date of closing.

Mr. Hans: It will take them awhile to get the plat through so we will get tax bills on 78 units.

Mr. Armstrong: Ok. Thank you.

B. Property Manager - Monthly Report

Mr. Hans: The next item is property manager. In your packet is the monthly report. If anyone has any questions for Michael on the report. Michael if you have anything additional.

Mr. Weber: Just again Michael on the furniture, when is that due 4 weeks?

Mr. Modica: Yes two to four weeks was the estimate that I have gotten.

Mr. Armstrong: Michael one question here. Per our conversation that there was a problem with the pool pump, did you ever get me some quotes so I can put it before the Board?

Mr. Modica: Unfortunately he has not gotten back to me.

Mr. Armstrong: Gentlemen just so you know the pool pump is on its last legs. I thought that we should have something here this meeting to basically look at but we do not. Michael is in the process of getting the bids to replace it.

Mr. Puzzo: The fellow that we had here last month, is he going to be involved in that?

Mr. Armstrong: Yes. He doesn't do that type of work but he will oversee it to make sure that everything works properly. That will be coming up probably at the next meeting. I don't know what the cost is going to be.

Mr. Fopiano: Will replacement of the pool pump alleviate the staining?

Mr. Armstrong: It will in the future. Future staining. I think that is all Michael.

August 17, 2017

River Place on the St. Lucie

Mr. Modica: Per the last meeting we mentioned about replacing the well, I believe the back up well over by Little Kayak. We got a quote of about \$12,000 to \$13,000 at that time from American Well & Pump. They have done all the work onsite. I did try and call one or two other companies to get competing bids and they never got back to me. So that is on the table too and will probably be done sometime in the next couple of months. Hopefully that will alleviate some rust also that you may see on Lazy River. Previously there was rusting out at the well, casting the well behind Butch's house. That was last year or so, so that has been replaced. Now we will be doing a new one for the other well that services the property over by Little Kayak. We are hoping to see some improvement as far as the rust goes in our community. Like I said I was not able to get any other quotes but we are always pretty happy with the work and with the price that American Well gives us. One of the other things to just throw out there is I usually get some kind of complaints about the wallpaper in the kitchen. I just had a real estate agent in here yesterday that said wow that is one heck of a choice of wallpaper. I have bids to put wood paneling up in there so this way if we took the wallpaper we wouldn't have to care what the sheetrock looked like. We could put wood over it. I thought wood would kind of go with the natural motif of the community. That was about \$1,200. I am open to different options or ideas if it is reasonably priced and if the Board agrees to do it. We don't have to agree now but just putting that out there. That is one of the frequent complaints. We did take off the wallpaper on the back wall here last year. That came out ok. I guess I was just looking for something different besides white. That is something that we could discuss or if anybody wants to bring me their ideas after the meeting I am open to it if you are open to doing it. In addition I just got this email about an hour ago from the representative of Home Creek over in Eco Village. He said recently Home Creek was bought by the management company and we are no longer part of a much larger parent German holding company which had a construction line of credit. The project is too big for us right now so we are seeking buyers for what could be a complete turn-key solution. Services for a buyer would include finished lots, builder sales and marketing.

August 17, 2017

River Place on the St. Lucie

Of course any buyers may have those things already set up but this a good project just to build it out. So that just came to me. That is all I know at this point.

Mr. Dixon: This is for down here.

Mr. Modica: That is the energy efficient townhomes. Sorry for the short notice but I did just get that. I don't have any further clarification on that. I know in the beginning they had trouble with financing mainly because the bank was not giving them good comps as far as a sale price for their lots and for their building because it is such an unusual development. There is not many townhomes in the area. They had townhomes from Vero as a comp. So it was known that was an issue in the beginning. That is why they wanted to sell the initial cash and get those done quick to have those comps on the record to help with their financing in line with credit going forward. Obviously they have had another issue now come up as far as their financing goes.

Mr. Armstrong: Richard that is the brand new email that just came in today so nobody really had a chance to chew on it a little bit. Mr. Dodge your feelings?

Mr. Dodge: The only thing that I was thinking is I don't really have any opinion at this point, I am just wondering if there is any working with our current advisors if they had contacts.

Mr. Modica: There were multiple bidders for Little Turtle?

Mr. Dodge: We spoke with several developers early on so there does seem to be an interest.

Mr. Armstrong: Richard your feelings?

Mr. Hans: Unfortunately we have very little control over the private parcels and the sales that go on and how they market them. We can definitely forward their information to Lerner to see if they are interested. I did receive an email a couple weeks ago that Home Creek was looking to contact the purchaser for the 78 lots to see if they were interested in partnering. I did forward Home Creek's information to Skymark just to put them together. I don't know if they responded or spoke. That is all we can do is try to give some leads out.

Mr. Dixon: How many do we have going out?

Mr. Modica: Just that one block that they cleared. That is all that they did there I believe. I mean is it supposed to be over 20 buildings and there is only two in there. The last time I looked they had at least one on the market unsold. I thought it was kind of funny I got an advertisement email saying that they did a price reduction on that unit so just out of curiosity I went on the MLS to see what the old price was and they had lowered it \$1,500. That was there mass reduction and it was only good for 7 days.

Mr. Dixon: I am assuming by that email it is telling us that everything has stopped at this moment.

Mr. Armstrong: They probably stopped two months ago.

Mr. Dixon: So we have an area that is undone. That is unfortunate.

Mr. Armstrong: The undone area doesn't bother me but we are coming into tax time again. If they were sold and I don't know who owns the property per se whether the LLC owns the property or Home Creek owns the property. Richard would have to see where the taxes are being sent to correct?

Mr. Hans: Yes.

Mr. Armstrong: Then we would get a better feeling whether they will pay the taxes or if they are going to renege on the taxes. That is my only concern at this particular point right now. We have already approved the budget based on tax receipts. We can survive. We survived the last five, six or seven years. We can survive. We will survive but the point is I just don't like the uncertainty that is all. So if you and Richard and Michael between the three of you can figure out who owns what? If we are going to have to litigate but I can't see it sitting there for the last five years like it did before.

Mr. Dodge: I would doubt that would happen. That was obviously the perfect storm timing wise. Can you forward me that email Mike?

Mr. Modica: Yes.

Mr. Puzzo: Have they paid their taxes Rich so far this year?

Mr. Hans: There are certain lots that are paid. There were ones that were vertical and there anticipated locations were there were vendors for them and the rest went to tax certificate sales. I have to look to see how much we collected in Eco Village.

Mr. Puzzo: So they did pay the past year?

Mr. Hans: Not all of them, just in the vicinity of where they are vertical.

Mr. Armstrong: Thank you gentleman. Any more questions? That just came today so it is unfortunate. The gentleman was supposed to attend the meeting. I can understand why he didn't come. I wouldn't want to sit here looking at these six or seven people either wondering why you can't perform. It is the nature of the beast unfortunately. I guess we will continue on. I think I need to take care of this American Drilling that Michael put on the books. I need you gentleman to look at it. This Frank DeCarlo, he has done probably 90% of the wells in River Place. He had done a very good job. He is reasonable. He is very punctual when things break. He also had helped Michael on when the POA contracted somebody, they didn't contract him they contracted someone else. It was a cheaper price and sometimes cheaper isn't better unfortunately in today's age. So this actually needs to get done. This well is 2001 and now it is 2017 so it is 16 years old. It is the one over on Lazy River Parkway over on the other side. It is 3 two inch well one single pump. They are probably 110 feet. Since those were put in there has been probably 50 or 100 wells put in on the graduation of water so there is other people pulling for that water. When you pull a great amount of water you pull a lot of chemical. I think this needs to be voted on and I think it needs to be done because basically we have patched these. We have done whatever we have had to do and I think Michael has come to the conclusion and he basically spoke to me and I did speak to Frank DeCarlo. He came here one day and we sat down. We hashed it out and he thinks he can do a good job and basically put down some of the iron and give us the volume that we need. We need volume. We have over 4,000 heads here. They have to run on a staggered basis, you can't pull that much water at one time. It is actually a backup. It is a secondary to the main well. We are in the wet period now but we will go back into the dry period again.

Mr. Weber: This is to replace the well down on Lazy River Parkway?

Mr. Armstrong: Yes he has to go to South Florida, pull a new permit, get a permit that basically eliminates the three that are there now. He will punch a new hole. It will

be in the well itself, it won't be above ground. The same that we have over here. It is a much needed system. It is cleaner. It is easier to take care of.

Mr. Puzzo: Would it be more prudent to put in 2 four inch wells?

Mr. Armstrong: No. It is one single hole Tony and you basically have one single pump on that well. We have had that here twice and here it didn't last probably three or four years. It lasted there because it is secondary. In other words it is a slave well. When this one calls for more water that one kicks on automatically. It gives the volume and the pressure.

Mr. Weber: I will make a motion to accept the bid from Frank DeCarlo from American Drill Services in the amount of \$12,600.

On MOTION by Mr. Weber seconded by Mr. Puzzo with all in favor accepting the proposal from American Drill Services for \$12,600 was approved.

Mr. Armstrong: One last comment Tony, we do put so much money in the account every year for well replacement. We don't have to take from somebody else.

Mr. Fopiano: I have a question on the lighting. The replacing of LED lights, is that for all of our street lights?

Mr. Modica: I believe he is just doing the parking lot right now. He needs to rent special equipment to get to them. So one, it will say us a little money and save us money on electric and save us money on how often he needs to rent that equipment to service that. The LED should last longer.

Mr. Fopiano: Is that something feasible to look at for the other ones, you know I have mentioned a few times I have seen lights on in the middle of the day and they look like they are pretty intense.

Mr. Modica: For the street lights?

Mr. Fopiano: Yes.

Mr. Modica: I will mention it to him. I know just in passing I received an email that FP&L will be changing out their street lights to LED's and in St. Lucie County in the coming couple of years so they are on the way of doing that.

Mr. Hans: Anything else under project manager? We will move onto CDD manager.

C. Engineer

D. CDD Manager

1) Consideration of Proposal Fiscal Year 2018 Meeting Schedule

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

Mr. Hans: We have our proposed meeting schedule which is November 16, April 19, June 21 and August 16.

Mr. Weber: I have a problem in April. I will be in the Far East during that time. Can we do it the week before? Can we push it up a week? If not then I have to miss the meeting.

Mr. Dixon: Which one Bill?

Mr. Weber: April. I leave on the 17th.

Mr. Dixon: I leave on the 23rd. I will be in Europe for 10 to 12 days.

Mr. Weber: If we can push it the week before we will both be here.

Mr. Hans: Going earlier would be better because we need 60 days between the June meeting. So is the 12th good? We can change it to the 12th.

Mr. Weber: Thank you.

Mr. Armstrong: We need a motion.

On MOTION by Mr. Weber seconded by Mr. Dixon with all in favor accepting the proposed fiscal year 2018 meeting schedule with the April meeting changed to April 12th was approved.

Mr. Hans: Financial disclosure discussion, there isn't much discussion. Everybody has filed. That is good. No one is going to get fined this year.

SEVENTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Register

B. Balance Sheet and Income Statement

Mr. Hans: Financial reports. Check register and balance sheet and income statement. If anyone has any questions or discussions if not a motion approving 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.

EIGHTH ORDER OF BUSINESS

Supervisor Request and Audience Comments

Mr. Hans: Item #8 is Supervisor requests. Anything from our Supervisors? If not then we can move onto audience comments. Does the audience have anything?

A resident: Am I to assume that Little Turtle has been sold?

Mr. Armstrong: It is in the process right now. There will be a contract. That is why we just extended due diligence for 30 days for them to go in and look at what they need to do. He has it right there in his hand. It is not a signed signature but they need to do their due diligence but there is binder.

Mr. Dodge: There is a binding contract. They do have the ability during the feasibility period to back out of the contract but it is moving like any normal contract. I believe that it is going to close soon.

Mr. Armstrong: You can see they have five started already and I think they probably sold six or seven per my understanding. That is Moss Rose that I was talking about.

Mr. Hans: Little Turtle, there is a contract on that. They have the due diligent period going on right now.

A resident: Question about Moss Rose. Is there two lots that are independently owned in there?

Mr. Armstrong: That is correct.

A resident: Maronda is building in there. Is Maronda going to buy those two lots?

Mr. Armstrong: That is what they are negotiating right now.

A resident: Potentially those two houses that would go up in there wouldn't look like the rest of the homes.

Mr. Armstrong: That is correct.

A resident: So there is a process of working towards getting those buyers to sell it to Maronda?

Mr. Armstrong: No I believe that buyer is willing to sell it to Maronda. He wants to sell it to Maronda. It takes some time with negotiations. They will all be the same. I saw your email and thank you. That just gave me a little more information to work with but after you gave me that part I know three or four more have been sold. I think they have five started. The only model I know of would be number 1. They are all oversized houses. They are not small.

Ms. Karen Fopiano: Regardless of who builds it still has to be approved right? It still has to be approved by the Board?

Mr. Armstrong: It wouldn't be a separate builder it still would be Maronda. He would sell to Maronda and Maronda would do the bulk of what is left.

Mr. Dixon: It is the same thing I was thinking of. What she is saying is if Maronda didn't buy it and what his statement was that means that they could look different than the other houses that were in there.

Mr. Armstrong: No it would go back to the Board.

Mr. Dixon: I asked that at the last meeting about the 8 units.

Mr. Armstrong: I took care of that for you.

Mr. Dixon: I am just saying I knew what they were asking because that is always a concern.

Mr. Armstrong: There is a lot of concern. There is a lot of hearsay. People they walk, they talk and it is really hard to get any pertinent information because these builders are very closed mouth as you well know. They are not going to put their neck out there and say something then somebody is going to step on it. It is a very narrow line when they come in here. They work with legal and they work with our property managers. The architectural committee has first say. That has already gone through there. Basically the POA has to sign off before they are actually sold. The District has to sign off too because the District owns the sidewalks, they own the road and they own the lights. So until everything is built the way it is supposed to be built the way it is platted it is not going to get final signature on it.

Ms. Karen Fopiano: Michael how much did you say the potential update to put wood paneling would cost?

Mr. Modica: It was around \$1,200.

Ms. Karen Fopiano: Michael and I discussed this and I went and talked to a few of the community people that have complained about the datedness of the clubhouse look. I can put together volunteers under my supervision to come in and we will choose some paint colors to get approved by the Board, remove the wallpaper, bring up into the 21st century and maybe paint the clubhouse. All that it will cost is instead of the labor, it will cost the materials.

Mr. Armstrong: That is no problem. Volunteers are great but Mr. Dodge what is you feeling about volunteers?

Mr. Puzzo: Mostly you don't know what is underneath that wallpaper with all due respect to volunteers.

Mr. Armstrong: We appreciate that too because we save money but in certain respects basically that should be a professional job.

Mr. Weber: Just as an old insurance man God forbid somebody falls off a ladder. There is no workers compensation. It is a great idea but really we should have a contractor do it.

Mr. Armstrong: So if you work something out right now and what I explained to Michael and he understands where I am coming from. We have a certain pool of money that we have to work with. We don't receive any more taxes now unless that piece of property is sold. One is sold or when the tax bills come due in November. So this portion of this time from now until November is hurricane season. What I have been trying to do the last four or five years, I have been trying to rein in any extraneous spending until we get through hurricane season and see where the budget is. With the budget if we can afford and we can go through with it, you work with Michael. You get your ideas but I have to contract it. I can tell you that right now. Same way with painting on the outside or anything because the insurance liability even though we carry big insurance is just too great.

Mr. Dixon: Just on that part I do agree and I was going to say something in a second but I don't know if just doing that, I kind of like the idea of it might mean to go a little bit further if it is possible financially to make it look nicer all the way around.

Mr. Armstrong: Michael keeps it painted. He keeps everything up. It is what it is but this is the way it was designed. You can see basically the photos and pictures that were taken. That is River Place. A lot of people do not like it.

Mr. Dixon: I think if it was freshened up you might have a little bit more people, a little bit more activity, and a little bit more people using the facility.

Mr. Armstrong: You are possibly right.

Mr. Dixon: Just a fresh coat of paint.

Mr. Armstrong: It has been painted a couple times already this year. It gets used. That is the whole point. I appreciate you stepping forward. I know Richard does his part. You are trying to do your part on the other side. Put your ideas together and come up with some type of budget and then we will discuss it in November. It won't take long to do it but I need to get through hurricane season. Everybody realizes if something happens we need ready cash. People don't work for nothing. Even the yard people that we have here, a hurricane is over and above. By the time you collect any insurance money

it took us last time when the hurricanes came through before you and I Chuck, it took how many years to get FEMA to basically reimburse us Mr. Weber?

Mr. Weber: A good three or four years.

Mr. Armstrong: Before we were reimbursed. It is a time period. It is a money period. Basically if there is some type of danger or anything Michael takes care of it right then and there but for aesthetics it has to wait its turn.

A resident: Back to this Little Turtle thing. How many lots over there are single family? How many residential plots are there?

Mr. Armstrong: In Little Turtle?

A resident: Yes.

Mr. Armstrong: Right now it is 78. They are asking to go down to 65. It is all attached townhomes. There is no individual houses in there. Is that what you are asking me?

A resident: Yes. In other words but there are two?

Mr. Armstrong: No the two are in Moss Rose. I know we are talking back and forth, it is easy to crisscross.

A resident: Ok thank you.

Mr. Armstrong: Ok can we adjourn?

Mr. Hans: You can. If there is no other District business a motion to adjourn would be in order.

NINTH ORDER OF BUSINESS

Adjournment

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

Assistant Secretary/Secretary

Chairman/Vice Chairman



Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

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

November 8, 2017

River Place on the St. Lucie Community Development District
c/o GMS
Attn: District Manager
5385 N Nob Hill Road
Sunrise, FL 33351

The Objective and Scope of the Audit of the Financial Statements

You have requested that we audit the financial statements of River Place on the St. Lucie Community Development District, which comprise governmental activities, a discretely presented component unit, each major fund and the budgetary comparison for the General Fund as of and for the years ended September 30, 2017, 2018, and 2019 which collectively comprise the basic financial statements. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter for the years ending September 30, 2017, 2018, and 2019.

Our audit will be conducted with the objective of expressing an opinion on the financial statements.

The Responsibility of the Auditor

We will conduct the audit in accordance with auditing standards generally accepted in the United States of America and "Government Auditing Standards" issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

Fort Pierce / Stuart

Member AICPA

Member AICPA Division For CPA Firms
Private Companies Practice Section

Member FICPA



River Place on the St. Lucie Community Development District
November 8, 2017

Page 2

Because of the inherent limitations of an audit, together with the inherent limitations of internal control, an unavoidable risk that some material misstatements may not be detected exists, even though the audit is properly planned and performed in accordance with generally accepted auditing standards. Also, an audit is not designed to detect errors or fraud that are immaterial to the financial statements. The determination of abuse is subjective; therefore, Government Auditing Standards do not expect us to provide reasonable assurance of detecting abuse.

In making our risk assessments, we consider internal control relevant to River Place on the St. Lucie Community Development District's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit.

We will also communicate to the Board any fraud involving senior management and fraud that causes a material misstatement of the financial statements that becomes known to us during the audit, and any instances of noncompliance with laws and regulations that we become aware of during the audit.

The funds that you have told us are maintained by River Place on the St. Lucie Community Development District and that are to be included as part of our audit are listed below:

1. General Fund
2. Debt Service Fund



River Place on the St. Lucie Community Development District
November 8, 2017
Page 3

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

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

1. For the preparation and fair presentations of the financial statements in accordance with accounting principles generally accepted in the United States of America;
2. To evaluate subsequent events through the date the financial statements are issued or available to be issued, and to disclose the date through which subsequent events were evaluated in the financial statements. Management also agrees that it will not evaluate subsequent events earlier than the date of the management representation letter referred to below;
3. For the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error;
4. For establishing and maintaining effective internal control of financial reporting and for informing us of all significant deficiencies and material weaknesses in the design or operation of such controls of which it has knowledge; and
5. To provide us with:
 - a. Access to all information of which management is aware that is relevant to the preparation and fair presentation of the financial statements such as records, documentation and other matters;
 - b. Additional information that we may request from management for the purpose of the audit; and
 - c. Unrestricted access to persons within the entity from whom we determine it necessary to obtain audit evidence.



River Place on the St. Lucie Community Development District
November 2, 2017
Page 4

Management is responsible for identifying and ensuring that River Place on the St. Lucie Community Development District complies with the laws and regulations applicable to its activities, and for informing us about all known material violations of such laws or regulations. In addition, management is responsible for the design and implementation of programs and controls to prevent and detect fraud or abuse, and for informing us about all known or suspected fraud or abuse affecting the entity involving management, employees who have significant roles in internal control, and others where the fraud or abuse could have a material effect on the financial statements or compliance. Management is also responsible for informing us of its knowledge of any allegations of fraud or abuse, or, suspected fraud or abuse affecting the entity received in communications from employees, former employees, analysts, regulators, short sellers, or others.

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

River Place on the St. Lucie Community Development District agrees that it will not associate us with any public or private securities offering without first obtaining our consent. Therefore, River Place on the St. Lucie Community Development District agrees to contact us before it includes our reports or otherwise makes reference to us, in any public or private securities offering.

Because Berger, Toombs, Elam, Gaines & Frank will rely on River Place on the St. Lucie Community Development District and its management and Board of Supervisors to discharge the foregoing responsibilities, River Place on the St. Lucie Community Development District holds harmless and releases Berger, Toombs, Elam, Gaines & Frank, its partners, and employees from all claims, liabilities, losses and costs arising in circumstances where there has been a known misrepresentation by a member of River Place on the St. Lucie Community Development District's management, which has caused, in any respect, Berger, Toombs, Elam, Gaines & Frank's breach of contract or negligence. This provision shall survive the termination of this arrangement for services.

River Place on the St. Lucie Community Development District's Records and Assistance

If circumstances arise relating to the condition of the River Place on the St. Lucie Community Development District's records, the availability of appropriate audit evidence, or indications of a significant risk of material misstatement of the financial statements, because of error, fraudulent financial reporting, or misappropriation of assets, which, in our professional judgment, prevent us from completing the audit or forming an opinion, we retain the unilateral right to take any course of action permitted by professional standards, including: declining to express an opinion, issuing a report, or withdrawing from engagement.

During the course of our engagement, we may accumulate records containing data that should be reflected in the River Place on the St. Lucie Community Development District's books and



River Place on the St. Lucie Community Development District

November 8, 2017

Page 5

records. The District will determine that all such data, if necessary, will be so reflected. Accordingly, the District will not expect us to maintain copies of such records in our possession.

Other Relevant Information

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

Fees, Costs, and Access to Workpapers

Our fees for the audit and accounting services described above are based upon the value of the services performed and the time required by the individuals assigned to the engagement, plus direct expenses. Invoices for fees will be submitted in sufficient detail to demonstrate compliance with the terms of this engagement. Billings are due upon submission. Our fee for the services described in this letter for the year ending September 30, 2017, 2018, and 2019 will not exceed \$3,825, unless the scope of the engagement is changed, the assistance which River Place on the St. Lucie Community Development District has agreed to furnish is not provided, or unexpected conditions are encountered, in which case, we will discuss the situation with you before proceeding. All other provisions of this letter will survive any fee adjustment.

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

The documentation for this engagement is the property of Berger, Toombs, Elam, Gaines, & Frank. However, you acknowledge and grant your assent that representatives of the cognizant or oversight agency or their designee, other government audit staffs, and the U.S. Government Accountability Office shall have access to the audit documentation upon their request and that we shall maintain the audit documentation for a period of at least three years after the date of the report, or for a longer period if we are requested to do so by the cognizant or oversight agency. Access to requested documentation will be provided under the supervision of Berger, Toombs, Elam, Gaines, & Frank audit personnel and at a location designated by our Firm.



River Place on the St. Lucie Community Development District
November 8, 2017
Page 6

Reporting

We will issue a written report upon completion of our audit of River Place on the St. Lucie Community Development District's financial statements. Our report will be addressed to the Board of River Place on the St. Lucie Community Development District. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion, add an emphasis-of-matter or other-matter paragraph(s), or withdraw from the engagement.

In addition to our report on River Place on the St. Lucie Community Development District's financial statements, we will also issue the following types of reports:

- Reports on internal control and compliance with laws, regulations, and the provisions of contracts or grant agreements. We will report on any internal control findings and/or noncompliance which could have a material effect on the financial statements.

This letter constitutes the complete and exclusive statement of agreement between Berger, Toombs, Elam, Gaines & Frank and River Place on the St. Lucie Community Development District, superseding all proposals, oral or written, and all other communication, with respect to the terms of the engagement between the parties.

Please sign and return the attached copy of this letter to indicate your acknowledgement of, and agreement with, the arrangements for our audit of the financial statements including our respective responsibilities.

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
J. W. GAINES, CPA

Confirmed on behalf of the addressee:



Judson B. Baggett
MBA, CPA, CVA, Partner
Marci Reutimann
CPA, Partner

6815 Dairy Road
Zephyrhills, FL 33542
(813) 788-2155
(813) 782-8606

System Review Report

To the Directors

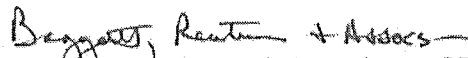
November 2, 2016

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

We have reviewed the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs PL (the firm), in effect for the year ended May 31, 2016. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants. As a part of our peer review, we considered reviews by regulatory entities, if applicable, in determining the nature and extent of our procedures. The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Our responsibility is to express an opinion on the design of the system of quality control, and the firm's compliance therewith based on our review. The nature, objectives, scope, limitations of, and the procedures performed in a System Review are described in the standards at www.aicpa.org/prsummary.

As required by the standards, engagements selected for review included engagements performed under *Government Auditing Standards and audits of employee benefit plans*.

In our opinion, the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs PL in effect for the year ended May 31, 2016 has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)*, or *fail*. Berger, Toombs, Elam, Gaines & Frank, CPAs PL, has received a peer review rating of *pass*.


Baggett, Reutimann & Associates, CPAs, PA

(BERGER_REPORT16)

River Place on the St. Lucie

Manager's Report for November 2017

Plantation House: Clean and in good working order. Irrigation heads adjusted to reduce excess water in the flower bed area. New plantings installed for holiday/fall season.

Fitness Center: Everything in clean and in working order

Pool & Spa Area: Clean and in working order. Pool vendor said pool pump will need to be replaced soon & I am contacting vendors to get quotes. Some hurricane repairs done to fence & spa electric

Bathrooms: Clean and in good working order.

Parking Area: Clean and in ok shape.

Lighting: John from Southeast Electric inspects the community on a monthly basis and repairs are made as needed. We replaced a broken bollard in the flower bed by handicap ramp at clubhouse

Irrigation: Regular wet checks continue to be performed & repairs are done as necessary. 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:

- New landscaping installed around recently finished, new well & mechanicals by Little Kayak
- New bushes installed to replace dying bushes surrounding RV lot.
- Lazy River Parkway pressure cleaning still to be completed, as well as rust stain treatment
- Wetlands Mgmt has finished clearing out invasives around Moss Rose area & buffer behind Muskrat Run
- Tyco has completed install of software on new CDD laptop and pool cards & gate timer can again be programmed.
- New pool furniture delivered and installed.

Submitted by Michael Modica, LCAM, Pinnacle Association Management – October 31,, 2017

River Place on the St. Lucie Community Development District

Check Run Summary

November 16, 2017

<i>Date</i>	<i>Check Numbers</i>	<i>Amount</i>
<i>08/23/17</i>	<i>4842-4853</i>	<i>\$12,300.81</i>
<i>09/15/17</i>	<i>4854-4868</i>	<i>\$20,059.94</i>
<i>10/11/17</i>	<i>4869-4885</i>	<i>\$46,709.65</i>
<i>10/18/17</i>	<i>4886-4895</i>	<i>\$23,885.93</i>
<i>11/02/17</i>	<i>4896-4907</i>	<i>\$22,665.80</i>
<i>Total</i>		<i><u><u>\$125,622.13</u></u></i>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/23/17	00205	6/07/17	17132006	201706	320-53800	45200		REPAIR VAC PACK CUSTOM POOL & SPA MECHANICS, INC	*	750.00	750.00	004842
8/23/17	00014	8/16/17	01420-96	201708	320-53800	43000		450 NE LAZY RIVER PWY	*	798.77		
		8/16/17	28760-00	201708	320-53800	43000		612 NE MUSKRAT RUN	*	227.91		
		8/16/17	41569-23	201708	320-53800	43000		436 NE LEAPING FROG WAY	*	166.72		
		8/16/17	72331-65	201708	320-53800	43000		432 NE LEAPING FROG WAY	*	137.59		
		8/16/17	83671-72	201708	320-53800	43000		430 NE LAZY RIVER PKWY	*	297.81		
		8/16/17	86289-07	201708	320-53800	43000		101 NE HAMMOCK CREEK TRL	*	36.04		
		8/16/17	91687-68	201708	320-53800	43000		650 NE LITTLE KAYAK PT	*	85.03		
								FPL			1,749.87	004843
8/23/17	00184	8/14/17	186449	201708	320-53800	49100		HORTICULTURE SVCS	*	1,620.00		
		8/16/17	186467	201708	320-53800	46400		REPLACE CONTROLLER/HEAD	*	719.52		
								GIRARD ENVIRONMENTAL SERVICES, INC.			2,339.52	004844
8/23/17	00152	8/14/17	08142017	201708	320-53800	45300		PRESSURE WASH SIDEWALK	*	125.00		
		8/14/17	08142017	201708	320-53800	45300		PRESURE WSH PL DECK/CHAIR	*	175.00		
								HANDY RANDY HOME REPAIR SERVICES			300.00	004845
8/23/17	00204	8/15/17	13368	201708	320-53800	64000		POOL FURNITURE	*	5,861.30		
								HORIZON CASUAL, INC			5,861.30	004846
8/23/17	00173	8/01/17	07272017	201708	300-36200	10100		REIMBURSE-JANITOR SVCS	*	75.00		
								MICHAEL A. MODICA			75.00	004847
8/23/17	00158	8/01/17	4369	201708	320-53800	46500		GHP MONTHLY SVC-AUG 17	*	50.00		
								PHL LAND CARE, INC.			50.00	004848
8/23/17	00183	8/01/17	2017-117	201708	320-53800	45300		CLEANING CLUBHOUSE AREA	*	585.12		
								ROYAL TREATMENT SERVICES			585.12	004849

RPLC RIVER PLACE SROSINA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/23/17	00203	8/10/17	8222	201708	320-53800-45400				NEW ALARM REGISTRATION ST. LUCIE COUNTY FIRE DISTRICT	*	50.00	50.00	004850
8/23/17	00206	8/15/17	08152017	201708	300-36200-10100				ADDITIONAL ROOM RENT STEVEN TOUSSAINT	*	100.00	100.00	004851
8/23/17	00190	8/20/17	2173	201708	320-53800-46400				FOUNTAIN CLEANING TREASURE COAST AQUATICS	*	200.00	200.00	004852
8/23/17	00175	8/10/17	08102017	201708	320-53800-46200				REMOVE DEAD PALM 8/16/17 08162017 201708 320-53800-45300 CLEAN/PAINT RAMP & POLES KIM WARREN CLEANING	*	100.00 140.00	240.00	004853
9/15/17	00003	8/31/17	30685530	201708	320-53800-43200				PROPANE REF NO.620060995 AMERIGAS	*	465.78	465.78	004854
9/15/17	00195	8/20/17	08202017	201709	320-53800-41000				SERVICE THRU 08/20/2017 AT&T	*	51.33	51.33	004855
9/15/17	00011	8/22/17	5-905-75	201708	310-51300-42000				DELIVERIES THRU 08/22/17 FEDERAL EXPRESS	*	109.29	109.29	004856
9/15/17	00184	8/25/17	187042	201708	320-53800-46400				REPLC FAILED CONTROLLER	*	855.90		
		9/01/17	186627	201709	320-53800-46400				SEP 17-IRRIGATION INSP.	*	500.00		
		9/01/17	1866626	201709	320-53800-46200				SEP 17-GROUNDS MAINT	*	5,243.33		
		9/01/17	1866626	201709	320-53800-46200				SEP 17-HORTICULTURAL SVCS	*	1,522.00		
		9/01/17	1866626	201709	320-53800-46200				SEP 17-MULCH INSTALLATION	*	812.50		
		9/01/17	1866626	201709	320-53800-46200				SEP 17-ANNUAL INST.	*	81.25		
									GIRARD ENVIRONMENTAL SERVICES, INC.			9,014.98	004857
9/15/17	00001	9/01/17	133	201709	310-51300-34000				SEP 17-MGMT FEES	*	3,094.33		

RPLC RIVER PLACE SROSINA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
		9/01/17 133	201709 310-51300-44000		*	200.00	
		SEP 17-RENT					
		9/01/17 133	201709 310-51300-31600		*	208.33	
		SEP 17-DISSEMINATION SVCS					
		9/01/17 133	201709 310-51300-35101		*	41.67	
		SEP 17-WEBSITE ADMIN					
		9/01/17 133	201709 310-51300-51000		*	20.00	
		SEP 17-OFFICE SUPPLIES					
		9/01/17 133	201709 310-51300-42500		*	130.90	
		SEP 17-COPIES					
				GMS-SF, LLC			3,695.23 004858
9/15/17	00152	9/04/17 09042017	201709 320-53800-46000		*	735.00	
		2ND DRAW REQUEST					
				HANDY RANDY HOME REPAIR SERVICES			735.00 004859
9/15/17	00144	8/31/17 MS080117	201708 320-53800-45200		*	675.00	
		AUG 17-POOL MAINTENANCE					
				HYDRO ZONE SERVICES			675.00 004860
9/15/17	00018	8/18/17 WGC-1204	201707 310-51300-31500		*	1,700.00	
		SERVICE THRU 07/31/2017					
				LEWIS, LONGMAN & WALKER, P.A.			1,700.00 004861
9/15/17	00173	8/12/17 08122017	201708 300-36200-10100		*	75.00	
		REIMB-RECENT PARTY					
				MICHAEL A. MODICA			75.00 004862
9/15/17	00158	9/01/17 4438	201709 320-53800-46500		*	50.00	
		SEP 17-PEST CONTROL					
				PHL LAND CARE, INC.			50.00 004863
9/15/17	00154	8/29/17 7784	201708 320-53800-34000		*	29.44	
		JUL 26-AUG 25-SUPP.INV.					
		9/01/17 7687	201709 320-53800-34000		*	1,500.00	
		SEP 17-MGMT FEES					
				PINNACLE ASSOCIATION MANAGEMENT, LLC			1,529.44 004864
9/15/17	00188	6/13/17 4214	201706 320-53800-45400		*	9.00-	
		ALARM MONITORING-CREDIT					
		9/30/17 10012017	201709 300-15500-10000		*	245.94	
		OCT 17-ALARM MONITORING					
				SECURPOINT SECURITY SYSTEMS			236.94 004865
9/15/17	00025	8/29/17 013580	201708 320-53800-46300		*	910.00	
		AUG 17-LAKE MAINT					
				WETLANDS MANAGEMENT, INC.			910.00 004866

RPLC RIVER PLACE SROSINA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
9/15/17	00101	8/25/17 08252017	201708 320-53800-46600		AUG 17-FERAL HOGS MICKEY WHITE	*	300.00	300.00 004867
9/15/17	00008	8/03/17 7834904	201707 320-53800-43100		450 NE LAZY RIVER PKWY	*	310.03	
		8/03/17 7834905	201707 320-53800-43100		0 WINDY RIVER WAY NE	*	9.35	
		8/03/17 7834906	201707 320-53800-43100		450 NE LAZY RIVER PKWY CB	*	192.57	
					CITY OF PORT ST. LUCIE			511.95 004868
10/11/17	00195	9/20/17 15527228	201710 320-53800-41000		SERVICE THRU 10/20/2017	*	51.33	
					AT&T			51.33 004869
10/11/17	00128	9/18/17 6197	201710 310-51300-45000		FY 2018 INSURANCE	*	7,056.00	
		9/18/17 6197	201710 320-53800-45000		FY 2018 INSURANCE	*	10,989.00	
					EGIS INSURANCE ADVISORS LLC			18,045.00 004870
10/11/17	00014	9/15/17 01420-96	201709 320-53800-43000		450 NE LAZY RIVER PKWY CB	*	779.10	
		9/15/17 28760-00	201709 320-53800-43000		612 NE MUSKRAT RUN #IRR	*	227.72	
		9/15/17 41569-23	201709 320-53800-43000		436 NE LEAPING FROG #IRR	*	165.95	
		9/15/17 72331-65	201709 320-53800-43000		432 NE LEAPING FROG #IRR	*	131.56	
		9/15/17 83671-72	201709 320-53800-43000		430 NE LAZY RVR PKWY #IRR	*	312.89	
		9/15/17 86289-07	201709 320-53800-43000		101 NE HAMMOCK CRK TR#PMP	*	56.11	
		9/15/17 91687-68	201709 320-53800-43000		650 NE LITTLE KAYAK PT IR	*	82.70	
					FPL			1,756.03 004871
10/11/17	00184	9/19/17 188100	201709 320-53800-49100		PHASE 1 CLEANUP	*	1,821.25	
		10/01/17 188162	201710 320-53800-46200		OCT 17-GROUNDS MAINT	*	5,243.33	
		10/01/17 188162	201710 320-53800-46200		OCT 17-HORTICULTURAL SVCS	*	1,522.00	
		10/01/17 188162	201710 320-53800-46200		OCT 17-MULCH INST.	*	812.50	

RPLC RIVER PLACE SROSINA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
10/01/17		188162	201710 320-53800-46200		*	81.25	
			OCT 17-ANNUAL INST.				
10/01/17		188163	201710 320-53800-46400		*	500.00	
			OCT 17-IRRIGATION INSP.				
GIRARD ENVIRONMENTAL SERVICES, INC.							9,980.33 004872
10/11/17	00001	10/02/17 134	201710 310-51300-34000		*	3,094.33	
			OCT 17-MGMT FEES				
		10/02/17 134	201710 310-51300-44000		*	200.00	
			OCT 17-RENT				
		10/02/17 134	201710 310-51300-31600		*	208.33	
			OCT 17-DISSEMINATION SVCS				
		10/02/17 134	201710 310-51300-35101		*	41.67	
			OCT 17-WEBSITE ADMIN				
		10/02/17 134	201710 310-51300-42000		*	13.80	
			OCT 17-POSTAGE				
		10/02/17 134	201710 310-51300-42500		*	53.25	
			OCT 17-COPIES				
GMS-SF, LLC							3,611.38 004873
10/11/17	00144	9/30/17 MS090117	201709 320-53800-45200		*	675.00	
			SEP 17-SERVICES				
		9/30/17 MS090117	201709 320-53800-45200		*	165.00	
			STORM CLEANUP				
		9/30/17 R092817S	201709 320-53800-45200		*	145.00	
			REP.AIR RELIEF ASSEMBLY				
HYDRO ZONE SERVICES							985.00 004874
10/11/17	00018	9/15/17 WGC-1208	201708 310-51300-31500		*	4,995.21	
			SERVICE THRU 08/31/2017				
LEWIS, LONGMAN & WALKER, P.A.							4,995.21 004875
10/11/17	00173	9/01/17 09012017	201709 320-53800-44100		*	53.92	
			PROMOTIONAL ADS				
		9/20/17 12616	201709 320-53800-54600		*	89.50	
			OPERATING SUPPLIES				
		9/20/17 6936829	201709 320-53800-54600		*	41.63	
			OPERATING SUPPLIES				
MICHAEL A. MODICA							185.05 004876
10/11/17	00176	9/26/17 1261	201709 320-53800-49100		*	680.00	
			INST. SHUTTERS & REPAIRS				
		9/26/17 1261	201709 320-53800-49100		*	765.00	
			REM. SHUTTERS				
		9/26/17 1261	201709 320-53800-46000		*	80.00	
			INST.NEW HASPS				

RPLC RIVER PLACE SROSINA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
		9/26/17	1261	201709	320-53800	47000			*	15.00		
								SECURED SPEED LIMIT SIGN				
		9/26/17	1261	201709	320-53800	54600			*	25.00		
								INST.NEW BOLTS				
		9/26/17	1261	201709	320-53800	45300			*	350.00		
								REPAIR FENCE				
								PHASE 3 ELECTRIC INC			1,915.00	004877
10/11/17	00158	10/02/17	4516	201710	320-53800	46500			*	50.00		
								OCT 17-PEST CONTROL				
								PHL LAND CARE, INC.			50.00	004878
10/11/17	00154	9/29/17	7936	201709	320-53800	34000			*	20.58		
								SEP 17-SUPPLIES				
		10/01/17	7834	201710	320-53800	34000			*	1,500.00		
								OCT 17-MGMT FEES				
								PINNACLE ASSOCIATION MANAGEMENT, LLC			1,520.58	004879
10/11/17	00183	9/01/17	2017-117	201709	320-53800	45300			*	703.40		
								SEP 17-CLUBHS CLEANING				
								ROYAL TREATMENT SERVICES			703.40	004880
10/11/17	00087	9/21/17	RP170916	201709	320-53800	46000			*	1,038.84		
								DRIVE-THRU LIGHT CHECK				
								SOUTHEAST ELECTRICAL & MAINTENANCE			1,038.84	004881
10/11/17	00031	8/01/17	1656412	201708	310-51300	48000			*	306.90		
								NOTICE OF MTG 08/01/17				
		9/05/17	1740633	201709	310-51300	48000			*	108.90		
								NOTICE OF MTGS 09/05/17				
								TREASURE COAST NEWSPAPERS			415.80	004882
10/11/17	00101	9/26/17	09262017	201709	320-53800	46600			*	300.00		
								REMOVAL OF FERAL HOGS				
								MICKEY WHITE			300.00	004883
10/11/17	00008	9/04/17	7909059	201708	320-53800	43100			*	388.36		
								SERVICE THRU 09/04/2017				
		9/04/17	7909060	201708	320-53800	43100			*	9.35		
								SERVICE THRU 09/04/2017				
		9/04/17	7909061	201708	320-53800	43100			*	197.57		
								SERVICE THRU 09/04/2017				
								CITY OF PORT ST. LUCIE			595.28	004884
10/11/17	00008	10/05/17	8010313	201709	320-53800	43100			*	354.23		
								SERVICE THRU 10/05/2017				

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED YRMO	TO DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		10/05/17	8010314	201709	320	53800	43100			*	9.37		
			SERVICE	THRU	10/05/2017								
		10/05/17	8010315	201709	320	53800	43100			*	197.82		
			SERVICE	THRU	10/05/2017								
									CITY OF PORT ST. LUCIE			561.42	004885
10/18/17	00146	10/11/17	48910	201710	320	53800	64000			*	12,600.00		
			INSTALL	7.5HP PUMP									
									AMERICAN DRILLING SERVICES			12,600.00	004886
10/18/17	00003	10/05/17	30697536	201710	320	53800	43200			*	427.74		
			SERVICE	THRU	10/05/2017								
									AMERIGAS			427.74	004887
10/18/17	00062	10/13/17	101317	201709	320	53800	47100			*	6,250.00		
			QTRLY LEASE PAYMENT										
									CITY OF PORT ST. LUCIE			6,250.00	004888
10/18/17	00178	9/26/17	13220	201709	320	53800	47000			*	727.00		
			STOP SING/POOL SIGN										
									DESIGN A SIGN			727.00	004889
10/18/17	00011	10/10/17	59560606	201710	310	51300	42000			*	26.57		
			DELIVERIES	THRU	10/10/17								
									FEDERAL EXPRESS			26.57	004890
10/18/17	00018	10/12/17	WGC-1213	201709	310	51300	31500			*	1,572.50		
			LEGAL FEES	THRU	09/30/17								
									LEWIS, LONGMAN & WALKER, P.A.			1,572.50	004891
10/18/17	00173	10/14/17	101417	201710	320	53800	44100			*	50.00		
			FACEBOOK ADVERTISEMENT										
									MICHAEL A. MODICA			50.00	004892
10/18/17	00176	10/11/17	1263	201710	320	53800	46400			*	600.00		
			INSTALL	POWER/WIRING									
		10/11/17	1264	201710	320	53800	47000			*	80.00		
			INSTALL	POOL SIGN									
									PHASE 3 ELECTRIC INC			680.00	004893
10/18/17	00183	10/01/17	2017-117	201710	320	53800	45300			*	592.12		
			OCT 17 - CLEANING										
		10/01/17	2017-117	201710	320	53800	46000			*	50.00		
			PATIO FURNITURE INSTALL										
									ROYAL TREATMENT SERVICES			642.12	004894

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/18/17	00025	10/06/17	013626	201709	320-53800-46300				*	910.00		
			SEPT 17					- LAKE MAINT.				
								WETLANDS MANAGEMENT, INC.			910.00	004895
11/02/17	00195	10/20/17	15527228	201711	320-53800-41000				*	51.33		
								SERVICE THRU 11/20/2017				
								AT&T			51.33	004896
11/02/17	00014	10/16/17	00122-10	201710	320-53800-43000				*	264.68		
								612 NE MUSKRAT RUN #IRR				
		10/16/17	07258-10	201710	320-53800-43000				*	58.75		
								101 NE HAMMOCK CRK TR#PMP				
		10/16/17	23106-10	201710	320-53800-43000				*	177.75		
								436 NE LEAPING FROG #IRR				
		10/16/17	65187-10	201710	320-53800-43000				*	149.96		
								432 NE LEAPING FROG #IRR				
		10/16/17	68001-10	201710	320-53800-43000				*	87.07		
								650 NE LITTLE KAYAK PT IR				
		10/16/17	72395-10	201710	320-53800-43000				*	308.94		
								430 NE LAZY RVR PKWY #IRR				
		10/16/17	96403-10	201710	320-53800-43000				*	848.65		
								450 NE LAZY RIVER PKWY CB				
								FPL			1,895.80	004897
11/02/17	00184	10/20/17	190012	201710	320-53800-46400				*	703.50		
								REROUTE IRR AT CLUBHOUSE				
		10/31/17	190963	201710	320-53800-46400				*	410.43		
								IRRIGATION REPAIRS				
		11/01/17	189887	201711	320-53800-46200				*	7,659.08		
								NOV 17 - LANDSCAPE MAINT.				
								GIRARD ENVIRONMENTAL SERVICES, INC.			8,773.01	004898
11/02/17	00001	11/01/17	135	201711	310-51300-34000				*	3,094.33		
								NOV 17 - MGMT FEES				
		11/01/17	135	201711	310-51300-44000				*	200.00		
								NOV 17 - RENTALS/LEASES				
		11/01/17	135	201711	310-51300-31600				*	208.33		
								NOV 17 - DISSEMINATION				
		11/01/17	135	201711	310-51300-35101				*	41.67		
								NOV 17 - WEBSITE ADMIN				
		11/01/17	135	201711	310-51300-42000				*	18.08		
								NOV 17 - POSTAGE				
		11/01/17	135	201711	310-51300-42500				*	4.80		
								NOV 17 - COPIES				
								GMS-SF, LLC			3,567.21	004899

RPLC RIVER PLACE SROSINA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/02/17	00144	10/31/17	MS100117	201710	320	53800	45200			*	675.00		
			OCT 17 - POOL MAINTENANCE						HYDRO ZONE SERVICES			675.00	004900
11/02/17	00182	10/25/17	102517	201710	320	53800	46200			*	300.00		
			PLANT 7 BUSHES @NEW WELL						KIM WARREN CLEANING			300.00	004901
11/02/17	00173	10/20/17	50431	201710	310	51300	51000			*	13.31		
			REIMBURSE-STAPLES										
		10/31/17	Y47PBEJE	201710	320	53800	44100			*	35.92		
			REIMBURSE-FB ADS						MICHAEL A. MODICA			49.23	004902
11/02/17	00158	11/01/17	4605	201711	320	53800	46500			*	50.00		
			NOV 17 - PEST CONTROL						PHL LAND CARE, INC.			50.00	004903
11/02/17	00154	10/20/17	77055118	201710	310	51300	42000			*	21.54		
			REIMBURSE-FEDEX										
		10/31/17	8083	201710	320	53800	34000			*	26.02		
			SUPPLIES										
		11/01/17	7981	201711	320	53800	34000			*	1,500.00		
			NOV 17 - FIELD MGMT FEES						PINNACLE ASSOCIATION MANAGEMENT, LLC			1,547.56	004904
11/02/17	00087	10/23/17	RP171021	201710	320	53800	46000			*	868.55		
			TROUBLESHOOT/REP LIGHTS										
		10/25/17	RP171025	201710	320	53800	46000			*	613.67		
			INSTALL NEW LED BOLLARD										
		10/30/17	RP171030	201710	320	53800	46000			*	731.62		
			REPLACE LAMPS/BALLAST						SOUTHEAST ELECTRICAL & MAINTENANCE			2,213.84	004905
11/02/17	00025	10/13/17	013632	201710	320	53800	46600			*	2,332.82		
			REMOVE EXOCTIC VEGETATION										
		10/30/17	013641	201710	320	53800	46300			*	910.00		
			OCT 17 - LAKE MAINTENANCE						WETLANDS MANAGEMENT, INC.			3,242.82	004906
11/02/17	00101	10/25/17	102517	201710	320	53800	46600			*	300.00		
			OCT 17-FERAL HOG REMOVAL						MICKEY WHITE			300.00	004907

TOTAL FOR BANK A 125,622.13

RPLC RIVER PLACE SROSINA

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

Special Assessment Receipts
Fiscal Year 2017

TOTAL ASSESSMENT LEVY								\$301,181.84	\$206,237.21	\$507,419.06
								ASSESSED THROUGH COUNTY		
DATE	DESCRIPTION	AMOUNT	COLLECTION @ 2%	DISCOUNTS/(PENALTIES)	PROPERTY APP (1%)	INTEREST	NET RECEIPTS	58.47%	41.53%	100.00%
								O&M Portion	DSF Portion	Total
11/09/16	11/01/16-11/01/16	\$2,914.61	\$55.23	\$153.02	\$0.00	\$0.00	\$2,706.36	\$1,582.48	\$1,123.88	\$2,706.36
11/09/16	11/01/16-11/04/16	\$5,451.20	\$104.66	\$218.05	\$0.00	\$0.00	\$5,128.49	\$2,998.77	\$2,129.72	\$5,128.49
11/09/16	PROP APPRAISER	\$0.00	\$0.00	\$0.00	\$7,611.27	\$0.00	(\$7,611.27)	(\$4,450.51)	(\$3,160.76)	(\$7,611.27)
11/17/16	11/05/16-11/10/16	\$5,017.86	\$979.54	\$2,040.73	\$0.00	\$0.00	\$47,997.58	\$28,065.48	\$19,932.10	\$47,997.58
11/22/16	11/11/16-11/17/16	\$29,043.27	\$557.63	\$1,161.74	\$0.00	\$0.00	\$27,323.90	\$15,977.02	\$11,346.88	\$27,323.90
12/01/16	11/18/16-11/24/16	\$137,558.72	\$2,641.13	\$5,502.38	\$0.00	\$0.00	\$129,415.21	\$75,672.56	\$53,742.65	\$129,415.21
12/08/16	11/25/16-12/01/16	\$42,776.64	\$821.31	\$1,711.09	\$0.00	\$0.00	\$40,244.24	\$23,531.89	\$16,712.35	\$40,244.24
12/15/16	12/02/16-12/08/16	\$18,991.84	\$365.35	\$723.74	\$0.00	\$0.00	\$17,902.75	\$10,468.22	\$7,434.53	\$17,902.75
12/21/16	12/09/16-12/15/16	\$2,216.48	\$43.00	\$66.50	\$0.00	\$0.00	\$2,106.98	\$1,232.01	\$874.97	\$2,106.98
12/29/16	12/16/16-12/22/16	\$1,198.24	\$23.24	\$35.95	\$0.00	\$0.00	\$1,139.05	\$666.03	\$473.02	\$1,139.05
01/06/17	12/23/16-12/29/16	\$3,414.72	\$66.25	\$102.45	\$0.00	\$0.00	\$3,246.02	\$1,898.04	\$1,347.98	\$3,246.02
01/09/17	11/02/16-12/31/16	\$1,448.31	\$28.11	\$43.45	\$0.00	\$0.00	\$1,376.75	\$805.02	\$571.73	\$1,376.75
01/12/17	12/30/16-01/05/17	\$2,173.18	\$42.98	\$23.97	\$0.00	\$0.00	\$2,106.23	\$1,231.57	\$874.66	\$2,106.23
01/19/17	01/06/17-01/12/17	\$12,758.88	\$250.07	\$255.14	\$0.00	\$0.00	\$12,253.67	\$7,165.05	\$5,088.62	\$12,253.67
01/26/17	01/13/17-01/19/17	\$2,396.48	\$46.98	\$47.92	\$0.00	\$0.00	\$2,301.58	\$1,345.80	\$955.78	\$2,301.58
02/02/17	01/20/17-01/26/17	\$1,018.24	\$19.95	\$20.36	\$0.00	\$0.00	\$977.93	\$571.82	\$406.11	\$977.93
02/13/17	01/27/17-02/02/17	\$1,198.24	\$23.49	\$23.97	\$0.00	\$0.00	\$1,150.78	\$672.89	\$477.89	\$1,150.78
02/16/17	02/03/17-02/09/17	\$2,463.56	\$48.78	\$24.64	\$0.00	\$0.00	\$2,390.14	\$1,397.58	\$992.56	\$2,390.14
02/23/17	02/10/17-02/16/17	\$1,018.24	\$20.16	\$10.18	\$0.00	\$0.00	\$987.90	\$577.65	\$410.25	\$987.90
03/09/17	02/24/17-03/02/17	\$2,173.17	\$43.22	\$11.98	\$0.00	\$0.00	\$2,117.97	\$1,238.43	\$879.54	\$2,117.97
03/15/17	03/03/17-03/09/17	\$1,198.24	\$23.97	\$0.00	\$0.00	\$0.00	\$1,174.27	\$686.63	\$487.64	\$1,174.27
03/24/17	03/10/17-03/16/17	\$1,198.24	\$23.96	\$0.00	\$0.00	\$0.00	\$1,174.28	\$686.63	\$487.65	\$1,174.28
03/30/17	03/17/17-03/23/17	\$29,562.72	\$591.26	\$0.00	\$0.00	\$0.00	\$28,971.46	\$16,940.39	\$12,031.07	\$28,971.46
04/06/17	03/24/17-03/30/17	\$4,826.50	\$96.53	\$0.00	\$0.00	\$0.00	\$4,729.97	\$2,765.74	\$1,964.23	\$4,729.97
04/13/17	01/01/17-03/31/17	\$1,448.28	\$28.96	\$0.00	\$0.00	\$0.00	\$1,419.32	\$829.91	\$589.41	\$1,419.32
04/13/17	03/31/17-04/06/17	\$3,594.72	\$71.90	\$0.00	\$0.00	\$0.00	\$3,522.82	\$2,059.89	\$1,462.93	\$3,522.82
04/20/17	04/07/17-04/13/17	\$1,018.24	\$20.97	(\$30.55)	\$0.00	\$0.00	\$1,027.82	\$600.99	\$426.83	\$1,027.82
05/08/17	INTEREST	\$0.00	\$0.00	\$0.00	\$0.00	\$4.76	\$4.76	\$4.76	\$0.00	\$4.76
10/31/17	EXCESS REVENUES	\$0.00	(\$2,002.47)	\$0.00	\$0.00	\$0.00	\$2,002.47	\$1,170.90	\$831.57	\$2,002.47
TOTAL		\$364,078.82	\$5,036.16	\$12,146.71	\$7,611.27	\$4.76	\$339,289.43	\$198,393.65	\$140,895.78	\$339,289.43

Assessed on Roll:

	GROSS AMOUNT ASSESSED	PERCENTAGE	ASSESSMENTS COLLECTED	ASSESSMENTS TRANSFERRED	AMOUNT TO BE TFR.
O & M	\$301,181.84	59.3556%	\$201,387.43	(\$201,387.43)	\$0.00
DEBT SERVICE 2001A	\$206,237.21	41.5273%	\$140,895.78	(\$140,064.21)	\$831.57
TOTAL	\$507,419.06	100.88%	\$342,283.21	(\$341,451.64)	\$831.57

TRANSFERS TO DEBT SERVICE:		
DATE	CHECK #	DSE 01 AMOUNT
12/7/2016	4655	\$33,798.36
12/21/2016	4672	\$76,233.45
2/15/2017	4707	\$5,395.20
3/1/2017	4714	\$3,251.88
4/5/2017	4746	\$14,618.82
4/24/2017	4760	\$3,369.72
5/10/2017	4780	\$3,395.78
TOTAL		\$140,064.21
Amount due:		\$831.57

Gross Percent Collected 71.75%
Gross Amount Remaining \$143,340.24

River Place on the St. Lucie

COMMUNITY DEVELOPMENT DISTRICT

COMBINED BALANCE SHEET

September 30, 2017

	General	Debt Service	Totals Governmental Funds
Assets:			
Cash	\$125,761	---	\$125,761
Cash - Petty Account	\$500	---	\$500
Cash - Deposits	\$33,355	---	\$33,355
Accounts Receivable	\$1,598	---	\$1,598
Assessments Receivable	\$1,171	\$832	\$2,002
Investment - State Board (Surplus)	\$270,890	---	\$270,890
Investment - State Board (Cap Reserve)	\$225,642	---	\$225,642
Series 2001AB			
Reserve A	---	\$140,785	\$140,785
Revenue A	---	\$84,803	\$84,803
Revenue B	---	\$88	\$88
Prepayment A	---	\$1	\$1
Prepayment B	---	\$5	\$5
Prepaid Expenses	\$246	---	\$246
Total Assets	\$659,163	\$226,514	\$885,677
Liabilities and Fund Balances:			
Accounts Payable	\$24,752	---	\$24,752
Deposits-Key	\$21,740	---	\$21,740
Deposits-Plantation House	\$1,300	---	\$1,300
Deposits-Boat Storage	\$2,000	---	\$2,000
Deposits-Old	\$6,730	---	\$6,730
Deferred Revenue	\$7,325	---	\$7,325
Matured Bonds Payable - 2001A ⁽¹⁾	---	\$175,000	\$175,000
Matured Bonds Payable - 2001B	---	\$870,000	\$870,000
Matured Interest Payable - 2001B	---	\$213,397	\$213,397
Total Liabilities	\$63,847	\$1,258,397	\$1,322,244
Fund Balances:			
Nonspendable			
Prepaid items	\$246	---	\$246
Assigned to:			
Capital reserves ⁽²⁾	\$594,858	---	\$594,858
Unassigned	\$211	(\$1,031,883)	(\$1,031,672)
Total fund balances	\$595,315	(\$1,031,883)	(\$436,568)
Total Liabilities and Fund Balances	\$659,163	\$226,514	\$885,677

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

⁽²⁾ Refer to Page 4 of financial statements for detailed calculation.

River Place on the St. Lucie

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2017

	ADOPTED BUDGET	PRORATED BUDGET THRU 9/30/17	ACTUAL THRU 9/30/17	VARIANCE
--	-------------------	---------------------------------	------------------------	----------

REVENUES:

Maintenance Assessments	\$437,121	\$437,121	\$212,891	(\$224,230)
Maintenance Assessments-Lot Closing	\$0	\$0	\$180,000	\$180,000
Stormwater Fees	\$48,723	\$48,723	\$44,986	(\$3,737)
Rental Fees	\$7,500	\$7,500	\$16,070	\$8,570
User Fees	\$1,500	\$1,500	\$5,489	\$3,989
Interest Income	\$500	\$500	\$5,757	\$5,257

TOTAL REVENUES

	\$495,345	\$495,345	\$465,193	(\$30,151)
--	-----------	-----------	-----------	------------

EXPENDITURES:

ADMINISTRATIVE:

Supervisor Fees	\$4,000	\$4,000	\$4,000	\$0
FICA Taxes	\$306	\$306	\$306	\$0
Engineering	\$6,500	\$6,500	\$196	\$6,304
Attorney	\$15,000	\$15,000	\$27,216	(\$12,216)
Arbitrage	\$1,200	\$1,200	\$1,200	\$0
Dissemination	\$2,500	\$2,500	\$2,500	\$0
Annual Audit	\$3,825	\$3,825	\$3,825	\$0
Trustee Fees	\$4,157	\$4,157	\$0	\$4,157
Management Fees	\$37,132	\$37,132	\$37,132	(\$0)
Telephone	\$200	\$200	\$6	\$194
Postage	\$1,000	\$1,000	\$681	\$319
Printing & Binding	\$650	\$650	\$452	\$198
Rentals & Leases	\$2,400	\$2,400	\$2,400	\$0
Insurance	\$7,609	\$7,609	\$7,056	\$553
Legal Advertising	\$750	\$750	\$416	\$334
Other Current Charges	\$500	\$500	\$452	\$48
Property Taxes	\$550	\$550	\$0	\$550
Office Supplies	\$200	\$200	\$241	(\$41)
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Discounts/Collection Fees	\$30,599	\$30,599	\$14,498	\$16,101
Web Compliance	\$500	\$500	\$500	(\$0)

TOTAL ADMINISTRATIVE

	\$119,752	\$119,752	\$103,251	\$16,501
--	-----------	-----------	-----------	----------

River Place on the St. Lucie

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2017

	ADOPTED BUDGET	PRORATED BUDGET THRU 9/30/17	ACTUAL THRU 9/30/17	VARIANCE
FIELD MAINTENANCE:				
Field Management	\$18,637	\$18,637	\$18,508	\$129
Environmental	\$41,597	\$41,597	\$3,300	\$38,297
Aquatic Maintenance	\$14,550	\$14,550	\$11,495	\$3,055
Security	\$9,000	\$9,000	\$1,426	\$7,574
Telephone	\$8,000	\$8,000	\$1,492	\$6,508
Electric	\$22,000	\$22,000	\$21,156	\$844
Water/Wastewater	\$7,000	\$7,000	\$7,226	(\$226)
Gas	\$25,000	\$25,000	\$21,840	\$3,160
Trash	\$300	\$300	\$0	\$300
Marketing Fees	\$1,000	\$1,000	\$125	\$875
Rental Fee Commission	\$1,500	\$1,500	\$780	\$720
Insurance	\$11,538	\$11,538	\$10,989	\$549
Repairs & Maintenance	\$30,000	\$30,000	\$19,569	\$10,431
Club House Cleaning & Repairs	\$12,500	\$12,500	\$11,099	\$1,401
Pool & Spa Maintenance	\$12,000	\$12,000	\$10,977	\$1,023
Landscape Maintenance	\$91,920	\$91,920	\$92,009	(\$89)
PSL Interlocal Agmt	\$25,000	\$25,000	\$25,000	\$0
Fertilization/Weed and Pest Control	\$2,000	\$2,000	\$1,705	\$295
Irrigation & Fountain Maintenance	\$20,000	\$20,000	\$19,837	\$163
Signage	\$5,000	\$5,000	\$2,604	\$2,396
Operating Supplies	\$1,000	\$1,000	\$756	\$244
Capital Outlay	\$3,000	\$3,000	\$47,150	(\$44,150)
Contingency	\$13,050	\$13,050	\$14,050	(\$1,000)
TOTAL FIELD	\$375,592	\$375,592	\$343,091	\$32,501
TOTAL EXPENDITURES	\$495,344	\$495,344	\$446,342	\$49,002
OTHER SOURCES/(USES)				
Interfund Transfer	\$0	\$0	(\$220,437)	(\$220,437)
TOTAL OTHER SOURCES/(USES)	\$0	\$0	(\$220,437)	(\$220,437)
EXCESS REVENUES (EXPENDITURES)	\$0		(\$201,585)	
FUND BALANCE - Beginning	\$0		\$796,900	
FUND BALANCE - Ending	\$0		\$595,315	

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

Allocation of Capital Reserves ⁽¹⁾

<i>Description</i>			<i>Amount</i>
<i>Beginning Balance - Carry Forward Surplus (As of 9/30/2008)</i>			<i>\$327,413</i>
<i>Additions:</i>			
<i>FY 2010 Excess of Revenues Over Expenditures</i>	<i>\$2,026</i>		
<i>FY 2011 Excess of Revenues Over Expenditures</i>	<i>\$429,084</i>		
<i>FY 2012 Excess of Revenues Over Expenditures</i>	<i>\$640</i>		
<i>FY 2015 Excess of Revenues Over Expenditures</i>	<i>\$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>(\$582,901)</i>
Total Capital Reserve Funds as of 9/30/2017			\$594,858

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

River Place on the St. Lucie

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2017

	ADOPTED BUDGET	PRORATED THRU 9/30/17	ACTUAL THRU 9/30/17	VARIANCE
REVENUES:				
Special Assessments - On Roll	\$259,376	\$259,376	\$140,896	(\$118,480)
Special Assessments - Lot Closing	\$0	\$0	\$235,788	\$235,788
Interest Income	\$25	\$25	\$1,281	\$1,256
TOTAL REVENUES	\$259,401	\$259,401	\$377,965	\$118,565
EXPENDITURES:				
Series 2001A				
Interest - 11/01	\$80,253	\$80,253	\$83,494	(\$3,241)
Interest - 05/01	\$80,253	\$80,253	\$83,494	(\$3,241)
Principal - 05/01	\$90,000	\$90,000	\$90,000	\$0
Series 2001B ⁽¹⁾				
Interest - 11/01	\$0	\$0	\$31,538	(\$31,538)
Interest - 05/01	\$0	\$0	\$31,538	(\$31,538)
TOTAL EXPENDITURES	\$250,506	\$250,506	\$320,063	(\$69,556)
OTHER FINANCING SOURCES/(USES)				
Interfund Transfer	\$0	\$0	\$220,437	\$220,437
Other Debt Service Costs	\$0	\$0	(\$19,154)	(\$19,154)
TOTAL OTHER FINANCING SOURCES (USES)	\$0	\$0	\$201,282	\$201,282
EXCESS REVENUES (EXPENDITURES)	\$8,895		\$259,185	
FUND BALANCE - Beginning	\$0		(\$1,291,069)	
FUND BALANCE - Ending	<u>\$8,895</u>		<u>(\$1,031,883)</u>	

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