



River Place on the St. Lucie Community Development District

www.riverplacecdd.com

Christina Lynch, Chair

Jeffrey Baldino, Vice Chairman

Bruce Wills, Assistant Secretary

Steven Vidal, Assistant Secretary

Charles Lynch, Assistant Secretary

April 16, 2026



River Place on the St. Lucie Community Development District

Agenda

Seat 2: Christina Lynch (C.)	
Seat 3: Jeffrey Baldino (V.C.)	
Seat 1: Bruce Wills (A.S.)	
Seat 4: Steven Vidal (A.S.)	
Seat 5: Charles Lynch (A.S.)	

**Thursday
April 16, 2026
2:00p.m.**

**The River Plantation House
450 Lazy River Parkway, Port St. Lucie, Florida**

Join the meeting now

**Meeting ID: 270 414 284 946 30 and Passcode: VN7Zt9EH
1 872-240-4685 and Phone Conference ID: 925 434 97#**

1. Roll Call
2. Approval of the Minutes of the January 15, 2026 Meeting – **Page 4**
3. Consideration of **Resolution #2026-02** Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing – **Page 36**
4. Discussion of:
 - A. Procedures for the General Election – **Page 51**
 - B. Benches, Table, and Grill
 - C. City Park
5. Update on Status of City’s Supplemental Draw on the Letter of Credit (Little Turtle)
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - 1) Proposal for Sidewalk Repairs
 - a. Map of Sidewalk Repairs – **Page 52**
 - b. K.G. Concrete & Development, LLC – **Page 53**
 - c. Venice Commercial Services, Inc. – **Page 56**
 - 2) Discuss Best Potential Management Practices (FDEP) Nutrient Reductions
 - a. Planned BMPs For River Place Proposed to FDEP – **Page 58**
 - b. Catch Basin Cleanout Proposals
 - 1) Raptor Vac – **Page 59**
 - 2) US Utility Services – **Page 60**
 - c. Street Sweeping Proposal
 - 1) SCA Sweeping Corp of America – **Page 63**

- 3) Request for Construction Right-of-Way Agreement – St. James Force Main Project – **Page 67**

C. Manager

D. Clubhouse/Field Manager Report

- 1) Monthly Report – **Page 68**
 - 2) Boat Storage Rentals – **Page 74**
 - 3) Community Landscape Upgrades
 - a. Plant List - **this item will be provided under separate cover as soon as it becomes available**
 - 4) Elliptical Repair/Replacement
 - a. Gym Surgeon, LLC – **Page 75**
 - b. Platinum Fitness – **Page 77**
 - 5) Street Signposts Repainting
 - a. Painting and Safety – **Page 79**
 - b. Hanna Painting – **Page 80**
 - 6) Freeze Damage Plant Replacement
 - a. Hugo's Lawn Care, LLC – **Page 81**
7. Financial Reports
- A. Approval of Check Register – **Page 82**
 - B. Approval of Unaudited Financials – **Page 100**
8. Supervisors Requests and Audience Comments
9. Adjournment

Meetings are open to the public and may be 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

A regular meeting of the Board of Supervisors of the River Place on the St. Lucie Community Development District was held on Thursday, January 15, 2026, at 2:00 p.m. at the River Plantation House, 450 Lazy River Parkway, Port St. Lucie, Florida.

Present and constituting a quorum:

Christina Lynch	Chairman
Jeffrey Baldino	Vice Chairman
Charles Lynch	Assistant Secretary
Steve Vidal	Assistant Secretary
Bruce Willis	Assistant Secretary

Also presents were:

Andressa Hinz-Philippi	District Manager
Michael Pawelczyk	District Counsel
Juan Alvarez	District Engineer (via teleconference)
Matt Hans	GMS
Several Residents	
Tony Romano	HOA President

FIRST ORDER OF BUSINESS Roll Call

Ms. Hinz Philippi called the meeting to order and called the roll.

Ms. Hinz Philippi led the Pledge of Allegiance.

SECOND ORDER OF BUSINESS Approval of the Minutes of the November 20, 2025 Meeting

Ms. Hinz Philippi: The next item is the approval of the minutes of the November 20, 2025 meeting. If you have any additions, deletions, or corrections if not, a motion to approve them would be in order.

On MOTION by Ms. Lynch seconded by Mr. Vidal with all in favor, the Minutes of the November 20, 2025 Meeting were approved.

THIRD ORDER OF BUSINESS

Ratification of:

- A. Facility Use Agreement (Dance-Fitness Courses) with Angela Lane**
- B. Easement (Entrance Features) with River Place on the St. Lucie Owners Association, Inc. and River Place on the St. Lucie Community Development District**
- C. Small Project Agreement (Pressure Cleaning 2025) with Pressure Perfection, LLC**

Ms. Hinz Philippi: The next item is the ratification of the agreements. Once again we have already approved these. We are just bringing them back to be part of the record. First one is the ratification of the Facility Use Agreement (Dance-Fitness Course with Angela Lane. The second one is the Easement (entrance features) with River Place on the St. Lucie Owners Association and then a small project agreement with Pressure Cleaning. If you have any questions, if not a motion to ratify would be in order.

Ms. Lynch: I do have a statement. As far as the dance fitness course we found a glitch with the first Monday of the month with karate. I spoke with Angela and she agreed that the first week will be on a Tuesday. She is going to present a new flyer to me so we can promote it and share it. Then the rest will remain with the hope that eventually she can move to all Tuesdays after karate is over.

Mr. Vidal: How many people?

Ms. Lynch: I have checked in and there is anywhere from 20 to 25 people coming. It is quite a busy activity right now.

Ms. Hinz Philippi: Alright, I need a motion to ratify the agreements.

On MOTION by Ms. Lynch seconded by Mr. Willis with all in favor, Ratification of the Facility Use Agreement (Dance-Fitness Course) with Angela Lane, Easement (entrance features) with River Place on the St. Lucie Owner's Association, Inc. and River on the St. Lucie Community Development District, and Small Project Agreement (Pressure Cleaning 2025) with Pressure Perfection, LLC were approved.

FOURTH ORDER OF BUSINESS

Update on Status of City's Supplemental Draw on the Letter of Credit (Little Turtle)

Ms. Hinz Philippi: The next item is the update on the status of the city's supplemental draw on the Letter of Credit. I would hold this item a little bit until Michael comes to update on that. We can move onto number 5.

FIFTH ORDER OF BUSINESS **Items Requested by Chair**

A. Current Projects That Have Been Approved and Their Date of Completion or Status

B. Preserve Buffers and Care

C. Hogs Report

D. Painting of Railings, Streetlights, and Signage

Ms. Hinz Philippi: Item #5 is items requested by the Chair. Christina sent me an email asking for some items on our agenda. We will go over them. The first item is a list of current projects that have been approved and their date of completion or status. You guys can see there is a spreadsheet that we did. You can see the ones that were completed and the ones that we are waiting on something. There is a bid back there saying we are waiting on the delivery or installation, but you have that on there.

Mr. Hans: The little libraries will be installed by the company that is doing the deck. They will install them at the same time for us.

Mr. Baldino: When is that getting done?

Mr. Hans: The deck is currently scheduled to be worked on in the last week of January so the first week of February.

Mr. Baldino: That is the front porch area correct.

Mr. Hans: Yes.

Mr. Baldino: And we have the bike rack?

Mr. Hans: Yes. It is sitting in the office at the moment and that will be installed at the same time.

Ms. Lynch: This was an effort to kind of streamline everything, so we are all on the same page and we all know what is happening and where we are with our projects. For example the monuments that needed the stickers replaced we are still looking at that. I can now see that they are ordered so we can make sure everybody is on the same page with what we have asked to be done and what is being done.

Mr. Lynch: On the bathroom remodel I would like to know what we spent?

Mr. Hans: The total amount spent on the bathroom remodel?

Mr. Lynch: Yes.

Mr. Hans: The bathroom remodel cost us a total of the \$11,775, including supplies and labor. On the supply side it cost us \$1,989 and the labor total was \$9,788.

Ms. Lynch: Do you remember what we budgeted?

Mr. Vidal: I think it was not to exceed \$15,000.

Ms. Lynch: So we are under.

Mr. Hans: Under by a little bit more than \$3,000.

Ms. Lynch: Awesome job guys.

Mr. Hans: To put on the record the original bids that we got from contractors to do the bathroom was \$14,000 per bathroom and we were under that \$14,000 for both.

Ms. Lynch: They look amazing.

Ms. Hinz Philippi: The next item requested by Christina was the preserve buffers and care. What she means with that is who is responsible for the preserve buffers?

Mr. Hans: At the moment, there is nothing really contracted for the preserve buffers zones. Hugo maintains the walking path that is part of the preserve buffers but his contract for that is to mow it once a month and to keep any of the branches that are encroaching on the walking path cut back.

Ms. Lynch: I guess the concern is there are people that have cut into that buffer to create their own trails and paths.

Mr. Hans: I was also speaking with Karen Day she had some good institutional knowledge on this place from her father and what was done previously. Apparently, at one point in time, Butch has also approved the removal of a bunch of stuff in that preserve buffer zone without putting in any type of maintenance contract. He had a lot of stuff cleared out as well. There was some by homeowners but there was some apparently that was Butch. The holly trees and a bunch of the Brazilian pepper. He removed a bunch of those from those areas as well.

Ms. Lynch: The Brazilian peppers are invasive. I guess my question mark is when we but a path directly into the trail from the backyard into a private entry into the trail.

Mr. Hans: We explored those options previously and our big issue is proving there had been something there beforehand in terms of getting it back. It would be very challenging for us to go back and reinstall plants. We were going through this with the

one homeowner that had dementia or Alzheimer's, who was going out there and digging and moving sand around. We tried to explore options for that. There wasn't really too much that he had offered us in terms of options.

Ms. Hinz Philippi: We can send them letters as we did. We did send letters saying you cannot do that.

Mr. Hans: Val and I spent two days walking behind everybody's backyard identifying all the areas that looked like someone had been messing with it and then what is our actual recourse? What can we really do?

Ms. Hinz Philippi: If we do want to monitor then we have to go and take pictures of all those areas and have them in the records. Once we want to charge them to put it back, then we have the record.

Ms. Lynch: I have a question because when someone comes to me and says my neighborhood has dug and blah blah that is not supposed to happen, then what do you say. Let me bring it up. That is it.

Mr. Hans: You can let us know and we can get out there and at least get pictures of it freshly cut. It might make a difference.

Ms. Hinz Philippi: Usually, if they do, they leave a bunch of leaves or debris. That would make a difference, but you have to get it in the act. There is a lot of arguing about that. If not we have to track all of that and then have the images to prove it.

Mr. Baldino: I think what the issue is that no one is supposed to be doing anything in that buffer zone.

Mr. Hans: We have sent out notifications in the past informing everybody that they shouldn't be messing around back there as well.

Ms. Lynch: But if there is no enforcement then why are we?

Mr. Hans: That is kind of where we ran into the issue before. We talked about working with the HOA on it at the time and if the HOA was interested in helping out with any additional enforcement responsibilities.

Speaker: When was that?

Mr. Hans: That was when Sheryl was still Board president. Val was still on our Board at the time as well, so we are talking over a year ago now.

Ms. Hinz Philippi: Michael just to catch you up. We are going to go back to Item #4. Our discussion on the preserve buffer zone. There are some people who cut into it and remember we had this conversation like a year ago, with Val that we had people who cut and sent letters. Then we got into how we were going to enforce it. We didn't have pictures from before and we didn't have pictures of the debris so how would we prove that. That is the question. We either monitor everything and take pictures of everything to have on the record and then we can back or we have to see some debris to take a picture and tell them you have to replace. If we don't, then how do we enforce that? That is the question.

Mr. Hans: She is talking about people messing with the preserve buffer zone. It is not technically the preserve it is an area behind their homes.

Mr. Pawelczyk: Did we call South Florida Water Management?

Mr. Hans: It is outside of what is considered preserve, so they don't police those areas. This is mainly in the Canoe Park circle area.

Mr. Pawelczyk: I don't think we should talk about it because I don't have any information. I will be happy to sit down and try to figure that out going forward. They only way to make someone pay is to sue them and get a judgement. In order to sue them and win you have to prove your case from the CDD side, whether it is through circumstantial evidence. If somebody else fines us like South Florida Water Management District or whoever is in control of that preserve area if they fine us then we have damages that we can collect those damages from the offending party.

Ms. Lynch: So, in other words, this is outside of South Florida Water Management's policing. It is just what it is.

Mr. Hans: We could enter into an agreement hypothetically with the HOA for enforcement and they could fine if someone is messing with it or trimming or cutting the preserve, correct?

Ms. Lynch: Yes.

Mr. Pawelczyk: I don't think it is anything that you could solve now. Next time bring this stuff up before the meeting so I can look at it. At a minimum I think you should put that party on notice. Maybe they will respond it wasn't us.

Ms. Hinz Philippi: We did. We have had this situation previously.

Mr. Pawelczyk: After they did it again they should have immediately been sent a letter I think.

Mr. Hans: This is a different person, apparently. The previous one was resolved.

Mr. Pawelczyk: You do not need Board approval to send a letter to somebody who is essentially trespassing on CDD property or damaging CDD property or cutting CDD property or planting a tree on CDD property. The manager does not Board authority to do that. You are just enforcing the CDD's property.

Ms. Hinz Philippi: I just wanted to bring it up because we have had this discussion before and we did send letters. We didn't have any way to enforce the damages or something like that.

Mr. Pawelczyk: Maybe send letters to everybody bordering that preserve area.

Ms. Hinz Philippi: Alright. The next item was hogs.

Mr. Hans: For this past month of December we had over 20 hogs removed. They have been doing a tremendous job. Since switching trappers it has been a night and day difference in terms of the amount of hogs we are actually catching. Last year we had a little bit over 20 hogs for the entire year and we did that in one month with the new trapper. Our last trapper was doing better than any other trapper we had here as well. It is night and day as to what was previously being done on the hog trapping side.

Ms. Lynch: What is the grand total since he has taken over?

Mr. Hans: I do not have that ready to go.

Ms. Lynch: I thought it was like 40 or something before December.

Mr. Hans: It has to be about close to 60 for the year.

Ms. Hinz Philippi: Matt sent a letter to the community to let them know. That is for the hogs and then you said the painting of railings, streetlights, and signage.

Ms. Lynch: Our railings are looking pretty grim. I know Matt talked about it. Our streetlights look like they need to be polished up a little bit. Our signs are an embarrassment. Our poles need to be painted or washed. If the POA is fined for mailboxes, we should be fined. It is ridiculous we need to clean it up.

Ms. Hinz Philippi: So what would you like to see, painting or cleaning?

Mr. Hans: It is going to have to be painting to be honest. That rust is so in there on those white ones. I don't know what we could do to get it off. They will spend just as

much time cleaning as you would painting it essentially. They still will need to prep them first, which does involve cleaning them before they put a fresh coat of paint.

Ms. Lynch: Matt you were looking at this earlier.

Mr. Hans: I had worked with Hanna Painting on it. Hanna Painting had given me a number of \$100 per light pole and \$125 per signpost for repainting.

Ms. Lynch: Per sign?

Mr. Hans: The signpost is actually going to be longer job then the light pole just because I guess there is more prep that needs to go into it for the signposts.

Ms. Lynch: Do we have a count of how many light posts and signposts there are?

Mr. Hans: I don't to be honest. We have a company that did the bathrooms that are going to be doing our deck. I will see if they are interested as well in doing the signs and we can go from there if not I can get bids from other companies.

Mr. Baldino: Before we do that with the signs we were putting a list together of signs that we were going to get rid of. Where are we at with that?

Mr. Hans: We have gotten rid of all of the signs that we were going to get rid of. There is no more of the old signs. There is a post that I need to replace with the bus sign on. All the signs that we were going to remove we have removed.

Mr. Baldino: There are a lot of empty posts especially out back going to the boat launch. We have to get them removed.

Mr. Hans: I will get those removed this week.

Ms. Lynch: Speaking of signs this is a good time to put this up. The hog trapper had an issue coming in off the river as you are aware and FWC as well as preserve management suggested we put No Trespassing because if it is posted then it can implement if somebody comes across and in our trails as well. As it is now the police are called out or FWC is called out they will first issue a written warning but if we have it posted they can take action at that time. That is certainly something that we need to do for protection of ourselves and our hog trapper because that is certainly a dangerous situation for him. Can we figure out how many signs are needed for that?

Ms. Hinz Philippi: What we can do Matt is let's bring to the next meeting the painting of the railing's proposal, the streetlights and then the signage including the ones that we need for the No Trespassing for the security of the trapper and also on the trails.

Mr. Baldino: Can you clarify the railings that we are talking about?

Mr. Hans: The green railings along the walkway.

Mr. Baldino: Ok, I just wanted to make sure.

Ms. Hinz Philippi: Ok, this is good.

Mr. Vidal: We decided to get rid of some of the speed limits signs and post it at the entrances.

Mr. Hans: We have gotten rid of all the entrance signs.

Mr. Vidal: I am talking about speed limit and posting it at the entrance. The speed limit for the entire property is 25 mph instead of putting up speed limits signs all throughout. The purpose is to eliminate all the signs throughout the community. If it is posted at the entrance and says speed limit in the development is 25 mph for every street in here. It would eliminate all our speed limit signs. One other question I have. *Mr. Vidal was inaudible at this time.* for the monuments.

Mr. Hans: They are ordered and will be here at the end of the month. They will be installed at the end of the month as well.

Mr. Baldino: So we are going to install them before we paint the monuments?

Mr. Hans: We are. Those would be covered when we painted. We approved them previously to be installed.

Mr. Baldino: Matt didn't last meeting we talk about the painting of the monuments? Didn't we do a not to exceed?

Ms. Lynch: That was for plants.

Ms. Hinz Philippi: I don't think you guys did not vote on painting. Do you guys want to consider that?

Ms. Lynch: The monuments?

Ms. Hinz Philippi: Yes.

Ms. Lynch: It should be done when we put the plants in in my opinion.

Mr. Baldino: That is what I am saying.

Ms. Lynch: That oak hammock decal is literally falling off. It look horrific.

The conversation was inaudible at this time.

Ms. Lynch: There is only two that is going in. We are not going to do that until spring, the landscaping.

Mr. Hans: The landscaping plan is part of this agenda. We can approve it and start that work whenever essentially. In terms of the painting it really shouldn't affect it too much. We can coordinate that as well. I will get with the companies that are giving us bids for the other stuff and ask for a bid for that as well.

Ms. Hinz Philippi: Ok so let's go back to the update on the update of the city's supplemental draw on the Letter of Credit. Michael?

Mr. Pawelczyk: At the meeting on Monday, the City of Port St. Lucie approved the first amendment to the interlocal agreement. So they will now submit that request for the additional reimbursement. We have an agreement and hopefully we will see our check in the next couple of weeks. At least everything is moving in the right direction. It took awhile for them to put it on the agenda with the holidays and whatnot. As soon as that comes in I will let you know.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hinz Philippi: Michael do you have anything else to bring to the Board?

Mr. Pawelczyk: Nothing that won't be discussed later unless anyone has any questions.

B. Engineer

1) Engineer's Report Fiscal Year 2025-2026

a. Proposal for Sidewalk Repairs with Venice Commercial Services, Inc.

2) Proposed BMAP Project's Submission

Ms. Hinz Philippi: The next item is the engineer. We have Juan on Teams. Before he starts talking about his report I want to bring to the Board we are working on a project behind the scenes for the BMAP.

Mr. Hans: They are monitoring the nitrogen levels that we are contributing to the St. Lucie waterways and phosphorus.

Ms. Hinz Philippi: This is a huge project for the water management. They contacted us and we are working with the engineer. We have a deadline for tomorrow to submit a report just in ways that we can contribute lowering the levels. They gave us a timeframe from now until 2028 to get these levels down. I spoke with Juan and Juan spoke with Tony, the person coordinating the BMAP. We put together a list of things that could be done. We are not obligated to do the things he listed. If we find another solution

that is better we can change but we have to submit something saying we are going to look at these options. That is what he did. That is what you saw on your agenda. Those are options that seems to him will fit better for River Place. Juan can you explain your report. We have two items for you. The sidewalk repairs project and then the BMAP. If you want to start with the BMAP since I introduced that topic.

Mr. Alvarez: Thank you Andressa. I hope you all can hear me well. Sorry about not being with you in person but I had a conflict earlier on, so I am going to give me report in this way. Andressa thank you for explaining about the BMAP. I think you explained or summarized it well. This is a large watershed that extends from the Lake Okeechobee all the way to the St. Lucie estuary. There is about 25 entities that make up that watershed. River Place is one of them. DEP has this problem in which they have assigned a certain amount of nitrogen and phosphorus to each one of those 25 entities to start projects that will make reductions assigned by them to the different entities. We have started all the possibilities of projects that we might study to see what the differences are going to be. That is the list that you have in your agenda. The projects that we selected were projects that I think the CDD would have to do anyway. For example cleaning the catch basins. It is a practice that reduces nitrogen and phosphorus. That is one project that we are going to tell the DEP that the CDD is going to engage into. The other is creating a living shorelines. This means planting around the lake's aquatic plants. That is something that is not very expensive and is effective. When we did our inspection of the entire CDD a couple of months ago we noticed that there are some erosion on the lakesides. I think repairing those erosions is also something that will help with the reduction. Another project is what they call education efforts. It is like printing of pamphlets for distribution among the residents in the community that tells them about the good practices for using fertilizers, tending their gardens and times of irrigation. These are just pamphlets that can be put together. The DEP gives you credit for that. The other project we are going to tell them is about fertilizer reduction which the county already has ordinances. The CDD could adopt those ordinances formally so the city will get credit from DEP. Street sweeping is another project that can be implemented. Lastly vegetated buffers. This is planting of shrubs and littoral plants. I think it is something that is relatively not expensive. Just like Andressa said in the beginning we have that deadline of

tomorrow, January 16th. I have to upload this list into the DEP website. All of those are projects that the CDD intends to explore and study. This is a road plan. It can be implemented or they can be modified, or they can be cancelled but we have to have something that is going to meet the reduction by 2028. We have three years really the rest of 2026, 2027, and 2028 in order to implement these plans. What I am asking is for permission to upload the names of these projects and permission to start to implementing them. We can start working with the District manager and keep you informed as to the progress of this analysis with the proficiencies of these projects. With that I finished my explanation on this item. I will be happy to answer any questions that you may have.

Ms. Lynch: Are there any questions? I have no problem with you uploading it.

Mr. Alvarez: Ok. We will submit them. Do you want me to move onto the other item?

Ms. Lynch: Yes sir.

Mr. Alvarez: The other item is at the last meeting I presented the Board with a yearly engineer's report and Andressa again put that report in your agenda. You can see it there. On the last page of that report there is a map where we found breaks in the sidewalks that represent tripping hazards that I think would be a good idea to repair in order to diminish any liability potential. The Board asked me to get prices from contractors to make the repairs and bring them back to you. That is what I am doing now. We asked four companies and only one has responded with a proposal. We are still waiting for the other three. If we receive another one I will let Andressa know but you only have one proposal right now in your agenda. Let me tell you that this company Venice Commercial Services, gave me a very good impression because they went to the field and visited every site and gave us recommendations as to what to do. They said that they are going to grind the sidewalks when it is possible. Then there are some other areas in which they are going to have to replace the sidewalk because they are either too broken or they are already too thin because they were grinded before. They gave me a good impression because they really did their homework before submitting this proposal. The proposal is not cheap. It was \$69,990. You can see it there. I think these are repairs that need to be done. You also asked me the last time to prioritize the repairs. In terms of reduction of liability potential it is difficult to prioritize because an accident may happen any time. What

can be done based on the money available you could separate perhaps the northern community from the southern community. When I say the northern community I mean the one north of Lazy River Parkway around the Muskrat, Little Kayak, and Timberdoodle. I think that is about 40% of the price. The CDD would be spending about \$24,000 in that community and the rest to the south would be the remainder of \$36,000. If you have to split it because of fund availability, not in terms of reduction of potential liability you could split it that way. \$24,000 to the north and \$36,000 to the south.

Ms. Hinz Philippi: Juan let me just check with the Board how they want to approach this. If this is a priority to get this done, this was also on the list to get it done this year for our projects. If that is something that this Board wants to take care of at once we could. It is up to you guys to decide what is the main priority now.

Mr. Baldino: I am not comfortable with one bid though. That is where I am at. I think we still need to get the other bids.

Ms. Hinz Philippi: So what I was going to propose, I wanted to know where you guys were with spending the money and if this was a priority we address this because of the tripping hazards and all that but what I was going to propose is that the Board approves a not to exceed and if we do get the other proposals back I will check with Christina.

Mr. Baldino: It is a definite priority because there are some tripping hazards I understand that, but I still think we still need to look at the bids are and then that should determine what our cap should be.

Mr. Lynch: We have sidewalks that were put in a different times and perhaps a priority should be given to the older sidewalks.

Mr. Hans: Chuck if you look at the list that was provided all of the damages in Canoe Park Circle, Little Kayak and Bent Paddle. Most of it is in Canoe Park Circle and Little Kayak so it would be in the areas where the sidewalks are the oldest.

Mr. Lynch: What was done with the grinding of the sidewalks previously?

Mr. Hans: We did grind down 80 locations two or three years ago just about.

Ms. Lynch: I guess what is hard for me to see with this is if it is a tripping hazard no matter if it was put in ten years ago or two days ago if it is a tripping hazard it is a liability. That is concern. We just got the big full list this last meeting. We have not had

a chance to sit down and discuss, look at and analyze it as a Board what we need to do and where the priorities are together. I don't know if we want to try a Saturday workshop and look at this and then make that decision or something like that, but we literally got the information and left our meeting. We have not said another word about it. We are talking a lot of money.

Mr. Baldino: We know it needs to be done. We need more bids.

Ms. Lynch: There was a lot of information there. We have not digested it together as a Board.

Ms. Hinz Philippi: If the Board wants we can just table it to the next meeting, bring more proposals and one thing the Board could do is take a look at the map at the ones that are red and take a look. Go walk around and see what it is.

Ms. Lynch: I think we need a workshop where we can sit down and analyze it together.

Either Mr. Lynch or Mr. Vidal is speaking and is not audible.

Ms. Lynch: If it is a liability we have address the liability. We have not been able to sit down and digest it. That is where my hesitation is. We need to really sit down and look at as a Board. That is a ton a money.

Mr. Lynch: The other thing that is not addressed here is what is causing the underlying problem.

Ms. Lynch: Some of it is age.

Mr. Hans: It does include removal and disposal of tree roots. It would be removing the tree roots and pruning them back. We did have to do a similar project in another community a couple of months ago *Mr. Hans was inaudible at this time.*

Ms. Hinz Philippi: You don't need to rush this. It is in the report of the engineer, so the Board has to address it. There is no time limit on it. You guys can take your time. Go look at some of the locations that are on the map and make sure that what is there is what you perceive as urgent. Then we will bring it back to the next meeting with other proposals to compare. Juan can you work on getting the other bids for us for this project?

Mr. Alvarez: Yes.

Ms. Hinz Philippi: One thing I want to mention again because I said this at another meeting I would like to see the catch basin proposal also on the next agenda so we can

evaluate how much that is also. Since that is also a project that we are presenting to the BMAP we would benefit double on that project to be accomplished.

Mr. Alvarez: Yes, that is correct. It is going to be part of BMAP because if you see the engineer's report that you have in your agenda we gave you a five-year estimate for cleaning the inlets in a five-year program. It seems that since we have a deadline of 2028 we are going to have to compress that five-year plan into three years. Now that I have the direction to go ahead and submit that we will ask the vendors not to do it in five years but in three years. Yes, now I have my direction and we can get prices.

Ms. Hinz Philippi: For the next meeting so we can take a look at how much we are talking about.

Mr. Alvarez: If you see in accordance to my projection it is going to be about \$232,000. I will bring proposals.

Ms. Hinz Philippi: Yes for us to know in each year and which ones are the ones that need to be done first.

Mr. Alvarez: Alright. Andressa do you need me for the rest of the meeting?

Ms. Hinz Philippi: Does the Board have any other questions for Juan? No Juan we are good.

Mr. Alvarez: Great. Good talking to you. Thank you very much.

C. Manager

Ms. Hinz Philippi: Other than the BMAP I don't have anything else to report. If the Board wants to have more information on it let me know and I can send you the link for the BMAP so you can take a look and see what they are asking from all the Districts. It is more just informational. Let me know.

D. Clubhouse/Field Manager's Report

- 1) Monthly Report**
- 2) Boat Storage Rentals**
- 3) Bollard Removal**
- 4) Hawks Ridge Road Repairs**
 - a. True Lines**
- 5) Hawks Ridge Fountain**
 - a. Superior Waterway**
 - b. Aqua Master Fountains and Aerators**
 - c. Stott Brothers Electric**
 - d. Southern Shores Electric, LLC**
- 6) Community Landscape Upgrades**

a. Plant List

Mr. Hans: Do you have any questions on the manager's report or the boat storage rentals?

Mr. Baldino: We only have two vacant?

Mr. Hans: Correct. Spot 1 is not a true vacancy. Spot 1 we have to keep open essentially if someone parks there it makes it impossible for people to open the doors all the way so there really is only one vacancy and that is spot 14.

Ms. Lynch: It looks like there is close to \$3,000 outstanding.

Mr. Hans: I will say that the deposits for January had not been made at the time that this was submitted. We are showing a little bit behind versus where we actually are.

Ms. Lynch: How are we notifying people that they are behind? Are we mailing them?

Mr. Hans: We send out an email and then mail after a certain point as well.

Ms. Lynch: There is a lot of people that would love to park their stuff in there and would pay the bill. There should be nobody beyond 60 days honestly.

Mr. Baldino: All these people that are 90 past due have they been sent a letter Matt?

Mr. Hans: Yes we did send out notices to most of these people, not all of them.

Mr. Baldino: How come most and not all of them?

Mr. Hans: Some of these are showing as 90 days because January has not been deposited yet. Spot 19 and Spot 8 they have been.

Ms. Hinz Philippi: If you see that they are behind before the second payment we should send a letter, so we don't get to 60 days.

Mr. Hans: This is the only community we have this for so there isn't a GMS standard. We don't collect money typically. This is a unique one.

Ms. Hinz Philippi: We were doing before 60 days. Now what I am asking is I think it is better for us to do after one month and in 45 days they did not send a check you already sent them letter. Don't wait for the 60 days to send a letter.

Mr. Baldino: I agree.

Mr. Hans: Our first set of proposals is going to be for the removal of the bollards in front of the clubhouse. At our last meeting I brought proposals for a partial removal which

was around \$4,000 for removing about a quarter of the bollards. It is double the price, it is \$8,400 to remove all of them. There is a second bid in here as well from True Lines for \$9,275. We have two separate proposals for removing the bollards in front of the clubhouse. I know Chuck and I spoke about it yesterday.

Mr. Baldino: Does this have to be done by a licensed contractor, or it is something that we can do in-house like we do when we renovated the clubhouse?

Mr. Hans: The best way to do it is what is proposed on here. They remove the bollards. They put a fresh thing of asphalt where the bollards were so there would be a one-foot-wide patch running the length of the clubhouse. Chuck and I had spoken about saw cutting it, grind down the bollard and you fill in with either quick-set asphalt or concrete.

Mr. Baldino: And that is not an option?

Mr. Hans: It is. We could do that. It won't look as good.

Mr. Lynch: The bollards that are there some of them are very sound. Whenever a bollard fails we can cut it off and fill that with concrete.

Mr. Hans: The cold patch asphalt would be even better than concrete but if that is the direction of the Board and how we want to proceed we can definitely do that. It is a lot cheaper.

Mr. Baldino: Who would we find to do that kind of work to cut the bollard and do the quick asphalt like you are explaining?

Mr. Hans: Don't possibly would be ok with filling it with the quick asphalt. I could find a handy man to do the cutting.

Mr. Lynch: You are talking about patching asphalt that was just paved. It is not going to last.

Ms. Hinz Philippi: It is going to look bad.

Mr. Lynch: Whenever a bollard fails, whenever it needs to be replaced, they don't look bad out front. They do have a purpose. They do keep people from running on your lawn. I can't see spending thousands of dollars.

The conversation was inaudible at this time.

Mr. Baldino: You might as well just get them all done. I was just looking at the cost perspective of just taking the bollards but if it is not a viable option.

Mr. Pawelczyk: One of the residents approached me before the meeting and I think they shared something with the manager from 2021 I think when the bollards went in.

Ms. Hinz Philippi: 2001.

Mr. Pawelczyk: Before the Board does anything you need to check with the city. I think the city allowed the bollards in lieu of curbing. I don't know. That is what I interpreted. When you remove something like that you need a demo permit from the city. My only advice from what I was shown check with the city before you take them out.

Ms. Hinz Philippi: John shared a document here that in 2001 the bollards were in lieu of raising up the existing sidewalks in front of the clubhouse area. It is in the document here signed by Culpepper and Terpening. It looks like this from what was submitted to the city. We will check with them and see if the removal is ok. Whoever is doing the job they need to go and check with them.

Mr. Hanlon: The sidewalk as constructed would be in place and a medication will be constructed by means of installation of bollards. For you guys to remove anything you have to go to the city to get approval to remove them. The reason was because it is understood that the placement of the bollards would in lieu of raising the existing sidewalk in front of the clubhouse. If you remove the bollards you will have to raise the sidewalk.

Mr. Hans: We will definitely at it and see what the city says. So do we have an approval of this proposal pending the city giving us permission to do so?

Ms. Lynch: I don't think you are going to get any information before the next meeting. Just hold it over to the next meeting.

Ms. Hinz Philippi: Ok so let's table this one. The next one is the road repairs for Hawks Ridge.

Mr. Hans: During New Years Eve one of the residents had a little bit too much fun and put a hole in our asphalt. We have two separate proposals. One from All County for \$1,800 and one from True Lines for \$1,925.

Mr. Baldino: Who is paying for this?

Mr. Hans: There was a letter sent to the homeowner already letting them know that any charges related to this will be passed onto them.

Mr. Baldino: Go with the \$1,900 one.

Ms. Lynch: We have used All County before.

Mr. Hans: We will probably most likely have to sue these people if things don't work out and they don't pay. If we get stuck footing the bill we would rather it be the lower amount.

Ms. Lynch: I would go with All County.

Mr. Hans: Ok so we will approve the All County for \$1,800 for the asphalt repairs.

Mr. Baldino: The process for the homeowner paying for this is already in place, correct?

Mr. Hans: Yes.

On MOTION by Mr. Willis seconded by Mr. Baldino with all in favor, a proposal in the amount of \$1,800 with All County Pavement Management Solutions for asphalt repairs made by resident was approved.

Ms. Lynch: Matt, no need to go over number 5 I just needed the bids. Thank you.

Mr. Hans: The last one is the landscape upgrades. I did print out a few options as well. On the plans for this, I worked with Karen. I am going to start, Jeff asked me to look into the center island in Canoe Park Circle as well. When I went with Karen we discussed, she doesn't think there is really all that much we can do to improve those, but she said there are crepe myrtles in a lot of those center islands. I was speaking with Hugo and at the end of February he is going to cut those way back that way when they regrow in the spring they should flower a lot better for us.

Mr. Baldino: We used to have that done. I has not been done.

Ms. Lynch: If we are looking at Canoe, Little Kayak has several islands as well that should be looked at.

Mr. Hans: I will double check on those as well if they have crepe myrtles.

Ms. Lynch: Thank you.

Mr. Hans: On the entrance way monument plant design that we discussed what you are looking at you will see a plan that is drawn out. It has some numbers on it. Those numbers all correlate with plants in the plant list that was provided. In the package there is a brief description what each number means. I will go over that right now. Numbers 1 - 4 on the plant design with this design number 1 is going to be a backdrop for the

monuments to create some depth. Number 2 is a low-lying bush creating levels to the design. Number 3 is where our pop of color would come from. They would be more of a flowering bush with some reds, purples or whites. Number 4 would be ground cover, jasmine, dwarf Chanel, yellow peanut grass and some green island Ficus. They are things that train nice and close and won't interfere with the lettering of the monuments. Like I said in here there is about four different plant options for each number. The plan there would be the same design and use slightly different plants at each entranceway. That way if there is something that comes through, a certain type of disease, we won't be wiping out all of our monuments at the same time. It will create a similar vibe as you come through. We won't be able to remove some of the plants at some of the monuments especially up front at the north entrance. We would be able to use some of the ground cover that is coming in there and is coming in very nicely. It is very thick. Do you have any question about the design or the plants being used? I would be working with Hugo on a price per plant essentially. Karen provided me prices from the vendor. Hugo would essentially double the price of the plant for installation. For a lot of these we would be putting 3-to-5-gallon plants which are around \$5 to \$10 a pop. Our big cost would be the plants behind the monument that would be providing the backdrop. Those are roughly between \$80 and \$120. We would only be using two of those per monument. The rest of them would be smaller.

Ms. Hinz Philippi: The tree plants that you have there you can choose between the three?

Mr. Hans: Yes. They can be interchangeable. In section 2 you have green island ficus, flax lily, trinette, ixora, and foxtail fern. One of those would fill the number 2 slot. It would match on the other side.

Ms. Hinz Philippi: I like most of them I just have one that I don't like. Not because I don't like it, it is because.

Mr. Hans: Which one?

Ms. Hinz Philippi: Green island ficus. They get the white fly and then they die and they look awful. I prefer the clusias. They do not get any pests and they look beautiful.

Mr. Hans: They are on here so the clusia in section one is a backdrop plant. The green island ficus are in section 2. We could have a bunch of options with the flax lily and

the foxtail fern. We are not just going to use one of these there will be swaps so some of them will have the foxtail fern and some of them will have the ixora or flax lily so it will be different but the same design. Like I was saying if we have a disease that comes through and kills one type of plant we wouldn't be looking at all of our monuments.

Ms. Lynch: It gives some individuality but cohesiveness on the design.

Mr. Hans: It looks the same but just slightly different.

Ms. Lynch: Have we run it by Hugo because I know these clusias they grow fast and don't they fill out but aren't they a challenge with maintenance and trimming?

Mr. Hans: In this design the clusia there would only be a maximum of two so it wouldn't be too crazy. The plan also wouldn't be to use clusia everywhere maybe at one monument or two. We will have a variety.

Mr. Vidal: Is there irrigation at all the monuments?

Mr. Hans: Yes there is irrigation at all the monuments. Hugo before he installs it will be checking it to make sure it is all good. Anything that needs to be done would try to work into the number. We would be looking to go with a not to exceed here for \$2,000 for the small ones and \$3,000 for the larger ones. I will be working with Hugo on the exact plant counts for each one and pricing for each of those plants. I tried to get more a general number for how much we need for this but in speaking with Karen and Hugo they couldn't give me a lockdown number because it depends on what plants. At the Hawks Ridge monument we will be adding dirt to the area as well to raise the level around it and two of the other monuments as well. There needs to be some fill soil to create some depth.

Someone was speaking but could not be heard.

Ms. Lynch: Thank you Matt. It is nicely presented.

Mr. Hans: It will look awesome. If you see the work that Hugo and Karen helped with at the front entrance the difference that it makes when you drive in it will definitely an improvement that everybody sees. A lot of people don't come down to the clubhouse, and they don't see all the work that was done here.

Ms. Hinz Philippi: So do you need a not to exceed amount?

Mr. Hans: Yes a not to exceed \$2,000 for the small monuments and \$3,000 for the large monuments.

Ms. Lynch: We had that.

Mr. Hans: You gave me direction for pricewise so that I could give them that budget and see what they could put together.

Ms. Lynch: I make a motion not to exceed \$2,000 per monument for the small monuments and \$3,000 for the larger monuments.

Mr. Baldino: We have two large monuments correct?

Mr. Hans: Yes.

Mr. Baldino: How many small monuments do we have?

Ms. Lynch: Eight.

A resident: What about the commercial?

Mr. Hans: That sign is being replaced. It is being replaced at the end of the month. We can look at the landscaping up there if you would like as well.

Ms. Lynch: We don't want to do all of that yet at the commercial because there are properties getting ready to come in and then at that time working with the city hopefully we will be able to include all of that as that component. No sense in putting it in for it to possibly get ripped up until everything is laid out what is happening with it.

Mr. Hanlon: Matt you signed an entrance easement agreement, so you realize that it excludes the four monuments that are on that property.

Ms. Lynch: On what property?

Mr. Hanlon: Hawks Ridge, the two at Little Turtle and Bent Paddle. Page 2 of the agreement says therefore do not include any electrical facilities, irrigation facilities, landscape and hardscape.

Ms. Lynch: I thought we took care of that as a motion.

Mr. Hans: We control the irrigation for all of the monuments. The lights for all of the monuments.

Ms. Lynch: It has been addressed.

The conversation was inaudible at this time.

Ms. Lynch: Does anyone on the Board have an issue with doing the landscaping around the monument at Hawks Ridge?

Mr. Baldino: Not at all.

Ms. Lynch: Alright, solved.

Ms. Hinz Philippi: I have a motion by Christina.

Mr. Baldino: If you were to max it out it would be \$22,000 for all the monuments. That is the max. We are not going to be at the maximum. There is opportunities to source the plants.

Mr. Vidal: Who is making the decision on what can stay and what is going to be replaced?

Mr. Lynch: I have looked at most of the monuments with the exception of Hawks Ridge and asked at least ten people what they thought of the landscaping at the monuments and would the be interested in the Board replacing the landscaping. You can add some to it but \$2,000 a monument.

Mr. Hans: Some of them will need \$2,000 and some will not. The Hawks Ridge needs soil added and some extra work done. I will be personally verifying the plants going in. It is Karen Day's landscape plan so she will be deciding what plants should go.

Ms. Lynch: We have come in lower on most of our budgets.

Ms. Hinz Philippi: There is another thing if you want to do something uniform for the community and you are looking to see some improvements you are going to make some efforts to put it together. If not you are always going to have the same thing.

A resident: Why wouldn't replace the plants that are in front of the clubhouse that are dead? That is more important I would think.

Mr. Hans: We eventually are. We are working on everything. Eighty percent of the community doesn't come down to the clubhouse but they all and everyone of your guests does drive by the entrances coming in. If we spent every last dollar on the not to exceed we would still be \$8,000 under our annual landscape improvement budget that we have. Last year on our annual landscape improvement budget we spent \$12,000 of the \$30,000 that was budgeted and the year before that we spent zero. The year before that we spent zero. You have to start somewhere essentially.

Mr. Baldino: Steve what are you proposing? Are you hung up on the not to exceed?

Mr. Vidal: Like I said you give somebody a do not exceed amount and it is usually pretty close to it.

Mr. Baldino: The problem is you are trying to bring 8 monuments up to date and to look uniform. Some monuments have plants and some monuments have one plant. You

are going to spend a little bit more on one. To blanket it out they are putting a cap at \$2,000.

Mr. Vidal: It is not difficult to come up with a price.

Mr. Hans: Because of how we are handling this and going through Hugo he doesn't really have the ability to give us and if he were it wouldn't be what you are looking for either. I just threw \$30,000 worth of plants in another community. I will send pictures when it is done. The amount of managerial work that Hugo is going to be doing for the same rate doesn't even compare. That is the hard thing. *Mr. Hans was inaudible at this time.*

Mr. Vidal was inaudible at this time.

Ms. Lynch: It is dirt and a twig.

Mr. Baldino: They do look a little tired, Little Turtle does, Bent Paddle does, Hawks Ridge doesn't have any plants so this will bring them all uniformed. Is there a possibility that we can get an estimate per monument? Would that be more suitable for this Board to see each monument and what it is going to cost for each location?

Ms. Hinz Philippi: The problem with that is you are going to have an estimate because when they go get the plants the amount is different.

Mr. Lynch: I may be on a different page. In other words this money is earmarked only for landscaping.

Mr. Hans: It is.

Mr. Lynch: I can't hear myself in this building and you have \$30,000 earmarked for landscaping that we don't really need.

Ms. Lynch: We have had it in the budget other years, and it was never utilized so it continued to be rolled over into the budget. We are still facing as this Board with things that were due to be fixed, repaired, updated, brought to current standards from prior people that sat in these seats that did not do anything. It is a slow crawl to try to get everything updated and ready to go. We have the money set aside.

Ms. Hinz Philippi: I have a motion on the floor by Christina. Do I have a second? The motion is to approve a not to exceed \$2,000 per small monuments and \$3,000 for the large ones. If I don't have a second it is going to die.

Mr. Hans: We will bring it back to the next meeting with more of a breakdown in prices for each individual monument.

Mr. Baldino: I think that would satisfy everybody on the Board. It does need to get done.

Ms. Lynch: I don't have a problem with that.

Mr. Hans: I will work with Hugo on that based on the design plan.

Ms. Hinz Philippi: Ok so we will bring back a price per monument. Again it is going to be an estimate because when they go get the plants it might be priced different a little bit but not a lot.

Mr. Hans: I have one more item a resident request that we have an area along that lake, along Leaping Frog Way were we have some dying trees or trees that look very sad. The resident is requesting that we have them removed. I didn't have a chance to get numbers from Hugo for that, but I just wanted to check with the Board. As long it under \$500 we will be having some of these trees removed.

Mr. Baldino: What trees are they? What kind of trees? Do they need to be replaced?

Mr. Hans: They could ultimately be replaced with some type of landscaping like shrubbery or something like that.

Mr. Baldino: If we tear it out it is going to barren so then we just put a replacement in there?

Mr. Hans: Yes. I think a few clusia in there.

Mr. Baldino: So are you proposing to tear it out and put something in there under \$500.

Mr. Hans: I was proposing to tear it out and then bring options back to put back there but if it is under my amount.

Mr. Baldino: If it is under I would get the job completely done.

Ms. Lynch: Keep us updated please.

SEVENTH ORDER OF BUSINESS Financial Reports

A. Approval of Check Register

B. Acceptance of Unaudited Financials

Ms. Hinz Philippi: Financial reports. Tab A is the approval of the check register and tab B is the acceptance of the unaudited financials. Does any have any question? If not, a motion to approve.

Mr. Willis: I don't see anything anywhere in the stuff that is provided. *Speaker was hard to hear and understand what he was saying.*

Ms. Hinz Philippi: It was given back.

Mr. Willis: I don't see that.

Ms. Hinz Philippi: I have approved on my computer that I send to the accountant and GMS approved to give it back to the District. Just for the record Bruce I was following up and I knew that she did. It doesn't show because we didn't pay, we received it from them. She has the check that was written. I asked her to send it to me so you can see the check that was written back. Anything else? I need a motion to accept the financial reports.

On MOTION by Ms. Lynch seconded by Mr. Lynch with all in favor, the Approval of the Check Register and Unaudited Financials were approved.

EIGHTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Ms. Hinz Philippi: The next item is Supervisor requests. Any requests.

Ms. Lynch: No requests just statements. I know that the development for **Oak Hammock** is starting to move forward. I know they come through modification. So expect some things to be rolling down the pike. One the nursing home that came multiple years ago and the next one is the dance studio.

Mr. Pawelczyk: Christina and I talked I don't know how things were done in the past, but I do know how things should be done. In other words if these new developments are utilizing infrastructure anyway impacting our infrastructure, curb cuts, landscaping in the swales, landscaping in the medians, whatever they are doing they need to get our approval to do that. They just can't come on our property and do this. Christina mentioned about working with the city. I developed a contact with the city attorney's office. She is getting us involved with planning and zoning so between Christina, Andressa and I have been trying to inject ourselves into this process not just on behalf of the CDD but some of these properties may also affect the POA. *Mr. Pawelczyk was inaudible at this time.*

Mr. Romano: We the POA has been the city planning and zoning with both of these. We have documents that they signed *Mr. Romano was inaudible at this time. There is an echo in the room muffling what Mr. Romano is saying making it hard to understand.*

Mr. Pawelczyk: The reason I brought it up is that the POA has nothing to do with drainage. We need to be involved with that. They are building drainage facilities that this District is going *Mr. Pawelczyk was inaudible at this time* and we have to accept at some point. We just want to make sure we are involved in the planning.

The conversation was inaudible at this time.

Ms. Lynch: What this is all trying to do is prevent a builder from pulling out and not completing the street and left our plate.

Ms. Hinz Philippi: Any audience comments?

Ms. Fangman: What Chuck said about the sound here I have heard several they are not really complaints. People don't come to meetings because they can't hear. I know it is difficult but I happen to notice at a restaurant I was eating at that they had these what looked like little sails about this long hanging from the ceiling, and I asked the server what they were for and he said they are sound baffles to help with the noise. It looked like a relatively simple thing to do. I know there is not a whole lot we can do.

Ms. Hinz Philippi: Thank you. We did explore options for this. We have other Districts were we put the panels on and the difference was minimal. You still had the echo. We can check and see.

Ms. Fangman: I know people are going to ask. I think you mentioned it, Matt, but the little libraries where are they going to go and when?

Mr. Hans: The first one will be installed on the deck at the clubhouse. They are supposed to be staining the deck for us at the end of the month. Once that happens they will be installing the little library. It was discussed depending on the success in the future we might be installing some additional. That is the plan.

A resident: Would parcel N be auctioned off in February? What does GMS do after the auction in terms of getting in touch with new owner of the property?

Ms. Hinz Philippi: That is the process that we just talked about with Michael. We are talking with the city. WE have to make sure that they know what are the limitations

and expectations that we have on what they are going to present. That is what we do. They have to approval. They have to permits and when that process is being done that is what we talked about.

Mr. Pawelczyk: In terms of, there is nothing GMS, they don't do anything because all the tax bills go through the county. The county will send that tax bill to whoever the owner of the property is.

A resident: If the auctioneer doesn't convey this information the bidders.

Mr. Pawelczyk: What information? It is all public record. It is on your title search. If they do a title search on that property, if I am going to invest in a property and put a bid for it I am going to do a title search. On the title search it says River Place CDD just like it would if I ran a title search on your property. If you were to refinance your mortgage all those documents recorded against your property which include the ordinance, notice of establishment of the CDD, the HUD documents, your declaration of covenants that cover the POA and what you can do those are all recorded against your property so those all would come up in that title search.

A resident: Nobody has contacted the CDD or the POA?

Mr. Pawelczyk: No, the only time they would contact the CDD or POA if they are asking if the current owner owes any money. It is like a lien search. The answer is going to be that as long as they pay their taxes they don't own the CDD anything.

A resident: So the CDD will come into some cash.

Mr. Pawelczyk: No more than we are already.

A resident: With the back taxes.

Mr. Pawelczyk: We still gets paid because under the uniform method. IF you don't pay your taxes I can purchase a tax certificate. I can pay your taxes for you and then when those taxes are eventually paid, I will make 3, 4 or 6% whatever it is on my investment and if you never pay your taxes for three years then I can go take your home. That is why we have the tax collector handle this, so the CDD doesn't have to run around collecting.

Mr. Hanlon: Question on the agenda was Number 5 taken off?

Ms. Hinz Philippi: Yes.

Mr. Hanlon: Number 6 was that tabled?

Ms. Hinz Philippi: It was tabled to the next meeting. The motion died but we are going to bring back prices.

Mr. Hanlon: Regarding those planting each neighborhood under owners' association has their own *Mr. Hanlon was inaudible at this time*. The neighborhood is responsible for that monument. That money comes out of that neighborhood. In the agreement that was signed on November 20th declared that it doesn't include landscaping. As far as the bollards go they need to be replaced because we in lack of compliance. As I mentioned earlier it was modified that they didn't have to raise the sidewalk. I guess they felt 20 years or 25 years ago it was more cost efficient. If you want to remove the bollards you have to do one or the other, raise the sidewalk or keep the bollards. It could become a future issue for the code requirements. It is also a liability issue. God forbid somebody was to hit somebody on the sidewalk we would have a million-dollar lawsuit. The other issue regarding the open area. My understanding when I moved here was the trails were accessible for the public especially since the park has two entrances to the trail. I am not sure that we can put No Trespassing signs. The speed signs in each neighborhood is because we are private roads. The signs out here are on a public road. In fact that sign probably isn't DOT compliant either but for years we just let it slide but that is a public road. Every road you go down you should have a speed sign. There are two neighborhoods that do not have speed signs that I think should be put up instead of taking them down. The only other thing I have to say is there is way too much speeding in here but of course that is nothing that you guys can do something about. If you ever do put in new speed signs it should probably be lower than 25 mph. I notice myself if I go 25 down one street I am going pretty fast.

Mr. Hans: There is a whole process with DOT to get permission to get the speed lower than 25. Also this road out here you would have to apply to the city and petition the city.

Mr. Hanlon: I am just talking about the private roads lowering the speed limit. You mentioned that the bathrooms was supposed to cost \$9,700.

Mr. Hans: We approved a not to exceed \$15,000 and it cost us \$11,470. We originally received for \$28,000 to do the two bathrooms. The number that we came in at

is below what we approved the not to exceed and well below what we were quoted with a general contractor.

Mr. Hanlon: Ok, thank you.

A resident: Last meeting it was talked about trying it in the small room first to see if we could find something that would work and if you did you could incorporate it into the whole building. This has been ongoing for as long as I have lived here. That should be a priority thing to look at. Also in all the improvements there is no shade in the pool area. That is something that needs to be considered. Everyone is paying taxes into this. Some type of shading should be considered at some point. The other thing was brought up at the last meeting, and I don't know if I missed this, the status on the repair on Lazy River by the bridge where it is washing out.

Mr. Hans: The bid was presented at this meeting.

A resident: The last thing I would like to ask is please consider moving your tables here because we are sitting here not only can we not hear we can't see. That sun is glaring straight in. If you could just turn your tables or at least looking this way and not directly into the sun.

Mr. Vidal: Or we can put up some window treatments.

Ms. Hinz Philippi: Anything else?

Mr. Lynch: I have a proposal in regard to what the young lady was just taking about. I think that we should invest in some sort of sound barrier in that conference room. Perhaps panels on the walls, window treatments and see what happens in there. Then if it is positive then come out here and address this with getting something.

Ms. Hinz Philippi: We can check it out.

Mr. Hans: Steve actually met with a window guy. He came in here and provided us numbers for doing windows in that room and around the clubhouse with a type of blinds that should help with the sound. We are not talking about curtains but actual accordion style blinds.

Mr. Vidal was inaudible at this time.

Mr. Vidal: The only other thing you could do in there is put panels all the way around. They are not the nicest looking things but that is what you need.

Multiple people speaking at the same time at this point.

Mr. Vidal: I have a proposal from the blind company to put the shades up in that room. For those three windows it is \$1,569.17.

Mr. Hans: That is all three windows.

Mr. Vidal: Each window is the same size. It is basically \$500 a window. The panels there is two different types. There are ones that are paintable. They can be painted any color, or you can have fabric covered sound panels. To put panels up every available space on the wall would be covered with a panel.

A resident: Could they hang from the ceiling?

Mr. Vidal: Yes, they glue them to the ceiling, or they hang from the ceiling. You can do that. To put panels in that room would be approximately \$2,000 in panels and the cost of somebody to install them. I imagine it wouldn't take more than two days labor for somebody to put those panels up.

Mr. Baldino: That is just for the front room, right?

Mr. Vidal: That is just for the front room. That is window treatments, panels on the wall. If it doesn't make a difference in there it is not going to touch anything out here. We use that as a test and see if it makes a difference.

Ms. Hinz Philippi: Do you want to do a not to exceed \$4,000 to try it on that room?

Mr. Vidal: We are probably looking at \$5,000. That is just a rough estimate.

Mr. Baldino: If it works in there we can adopt it in here.

Mr. Lynch: I make a motion not to exceed \$5,000 for sound proofing the front room.

On MOTION by Mr. Lynch seconded by Mr. Willis with all in favor, a not to exceed amount of \$5,000 for sound proofing the front room in the clubhouse was approved.

Ms. Hinz Philippi: Anything else?

Mr. Baldino: I am good.

Ms. Hinz Philippi: I just need a motion to adjourn.

On MOTION by Ms. Lynch seconded by Mr. Willis with all in favor, the meeting was adjourned.

Assistant Secretary/Secretary

Chairman/Vice Chairman

RESOLUTION 2026-02

A RESOLUTION OF THE RIVER PLACE ON THE ST. LUCIE
COMMUNITY DEVELOPMENT DISTRICT APPROVING THE
DISTRICT'S PROPOSED BUDGET FOR FISCAL YEAR 2027 AND
SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA
LAW

WHEREAS, the District Manager has prepared the proposed budget for the **Fiscal Year 2027**; 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 2027** 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 _____, 2026

Chairman/Vice Chairman

Secretary/Assistant Secretary

River Place on the St. Lucie
Community Development District

Proposed Budget
FY 2027



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River Place on the St. Lucie
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
<u>REVENUES:</u>					
Special Assessments - Tax Roll	\$ 517,267	\$ 457,901	\$ 59,366	\$ 517,267	\$ 517,267
Stormwater Fees	69,656	56,422	18,807	75,229	75,229
Rental Fees - Boat Storage	16,368	10,010	1,644	11,654	18,480
Rental Fees - Clubhouse	4,800	600	1,900	2,500	2,500
Revenue Fobs	-	175	-	175	-
Interest income	10,020	6,779	2,921	9,700	5,000
Other Revenue	-	14,145	-	14,145	-
Carry Forward Surplus	5,560	-	-	-	7,359
TOTAL REVENUES	\$ 623,671	\$ 546,033	\$ 84,638	\$ 630,670	\$ 625,835

EXPENDITURES:

Administrative:

Supervisor Fees	\$ 5,000	\$ 2,000	\$ 3,000	\$ 5,000	\$ 5,000
FICA Taxes	383	153	230	383	383
Engineering	15,000	25,372	5,000	30,372	15,000
Attorney	28,000	19,113	20,887	40,000	40,000
Annual Audit	4,000	4,000	-	4,000	4,200
Arbitrage Rebate	600	-	600	600	600
Dissemination Agent	2,679	1,440	1,240	2,679	2,813
Trustee Fees	4,180	-	3,675	3,675	3,675
Management Fees	46,419	23,210	23,209	46,419	48,740
Property Appraiser	11,006	12,097	-	12,097	11,006
Website Maintenance	1,071	536	536	1,071	1,125
Telephone	100	-	-	-	-
Postage & Delivery	1,000	386	614	1,000	1,000
Insurance General Liability	11,028	11,201	-	11,201	12,321
Rental & Leases	2,400	1,200	1,200	2,400	2,400
Printing & Binding	200	13	187	200	200
Legal Advertising	1,000	-	1,000	1,000	1,000
Other Current Charges	1,090	620	990	1,610	1,540
Office Supplies	100	-	100	100	100
Dues, Licenses & Subscriptions	175	175	-	175	175
TOTAL ADMINISTRATIVE	\$ 135,430	\$ 101,515	\$ 62,467	\$ 163,982	\$ 151,277

River Place on the St. Lucie

Community Development District

Proposed Budget

General Fund

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
Operations & Maintenance					
Field Expenditures					
Field Management	\$ 28,923	\$ 14,462	\$ 14,462	\$ 28,923	\$ 30,369
Utility - Electric Irrigation	13,200	6,008	7,192	13,200	14,000
Water/Wastewater	3,000	1,450	1,550	3,000	3,000
Preserve Maintenance	20,000	10,000	10,000	20,000	20,000
Aquatic Maintenance	13,220	6,610	6,610	13,220	13,220
Landscape Maintenance	85,200	42,600	42,600	85,200	85,200
Other Landscape Maintenance	12,800	480	12,320	12,800	12,800
Fertilization/Weed and Pest Control	1,688	594	594	1,188	1,188
Irrigation Maintenance	10,800	5,793	7,007	12,800	12,800
Fountain Maintenance	1,800	-	1,800	1,800	1,800
Repairs & Maintenance	13,000	11,837	8,163	20,000	20,000
Signage Maintenance	5,000	2,785	2,215	5,000	5,000
Operating Supplies	1,000	-	1,000	1,000	1,000
PSL Interlocal Agreement	25,000	-	-	-	-
Contingency	11,860	346	18,098	18,444	10,000
Subtotal Field Expenditures	\$ 246,491	\$ 102,965	\$ 133,610	\$ 236,575	\$ 230,377
Clubhouse Expenditures					
Security Monitoring/Fire/Alarm	\$ 4,000	\$ 1,585	\$ 2,415	\$ 4,000	\$ 4,000
Utility - Electric	22,000	9,458	10,542	20,000	22,000
Water/Wastewater	4,500	1,815	2,685	4,500	4,500
Telephone	1,440	449	449	899	960
Property Insurance/Workers Comp	25,542	23,606	-	23,606	25,882
Clubhouse Cleaning	18,000	7,530	10,470	18,000	18,000
Clubhouse Maintenance and Repairs	20,000	11,223	8,777	20,000	20,000
Pool & Spa Maintenance	16,800	8,400	8,400	16,800	17,640
Pool & Spa Repairs	10,000	12,970	1,000	13,970	20,000
Trash	300	487	492	979	1,200
Contingency	-	-	-	-	10,000
Capital Outlay	19,168	-	-	-	-
Subtotal Clubhouse Expenditures	\$ 141,750	\$ 77,524	\$ 45,230	\$ 122,754	\$ 144,182
TOTAL EXPENDITURES	\$ 523,671	\$ 282,003	\$ 241,308	\$ 523,311	\$ 525,835

River Place on the St. Lucie
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
<u>Other Financing Sources/(Uses)</u>					
Interfund Transfer In/(Out)	(100,000)	(100,000)	-	(100,000)	(100,000)
TOTAL OTHER FINANCING SOURCES/(USE)	\$ (100,000)	\$ (100,000)	\$ -	\$ (100,000)	\$ (100,000)
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 164,029	\$ (156,670)	\$ 7,359	\$ -

Assessment Table					
Product	Assessable Units	Total Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase/ (Decrease)
Single Family					
Moss Rose Place	12	\$ 13,909.25	\$ 1,159.10	\$ 1,159.10	\$ -
Moss Rose Place (Maronda)	12	13,909.25	1,159.10	1,159.10	-
Little Kayak Point - Phase 1	32	37,091.32	1,159.10	1,159.10	-
Little Kayak Point - Phase 2	38	44,045.94	1,159.10	1,159.10	-
Canoe Park Circle- Phase 1	72	83,455.47	1,159.10	1,159.10	-
Canoe Park Circle- Phase 2	78	90,410.09	1,159.10	1,159.10	-
Multi Family					
A - Bent Paddle	36	41,727.74	1,159.10	1,159.10	-
C- Little Turtle	52	60,273.40	1,159.10	1,159.10	-
E - Hawks Ridge	118	136,774.25	1,159.10	1,159.10	-
Office					
Parcel I	5.39	7,244.38	1,344.04	1,344.04	-
Institutional					
Woodlands	1.00	914.53	914.53	914.53	-
IR Bank	0.78	708.76	914.53	914.53	-
RP Partners	2.66	2,433.57	914.53	914.53	-
Commercial Parcel N	21.07	17,386.54	825.18	825.18	-
Total	481	\$ 550,284.49			
Less: Discounts & Collections 6%		<u>33,017.07</u>			
Net Assessments		<u><u>\$ 517,267.42</u></u>			

River Place on the St. Lucie
Community Development District
Proposed Budget
Capital Reserve Fund

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
<u>REVENUES:</u>					
Interest Income	\$ 5,000	\$ 5,775	\$ 7,225	\$ 13,000	\$ 9,000
Carry Forward Surplus	319,195	318,614	-	318,614	315,486
TOTAL REVENUES	\$ 324,195	\$ 324,389	\$ 7,225	\$ 331,614	\$ 324,486
<u>EXPENDITURES:</u>					
Capital Outlay	\$ 100,000	\$ -	\$ -	\$ -	\$ 100,000
Pool Equipment	-	31,915	65,835	97,750	-
Pool Deck Resurfacing	-	9,189	9,189	18,378	-
TOTAL EXPENDITURES	\$ 100,000	\$ 41,104	\$ 75,024	\$ 116,128	\$ 100,000
<u>Other Financing Sources/(Uses)</u>					
Interfund Transfer In/(Out)	\$ 100,000	\$ 100,000	\$ -	\$ 100,000	\$ 100,000
TOTAL OTHER FINANCING SOURCES/(USE)	\$ 100,000	\$ 100,000	\$ -	\$ 100,000	\$ 100,000
EXCESS REVENUES (EXPENDITURES)	\$ 324,195	\$ 383,285	\$ (67,799)	\$ 315,486	\$ 324,486

River Place on the St. Lucie
Community Development District
Budget Narrative
FY 2027

REVENUES

Special Assessments-Tax Roll

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year.

Stormwater Fees

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 these services

Boat/RV Storage Fees

Boat/RV Storage rent fees.

Clubhouse Rental

The District collects rental fees for the Clubhouse.

Interest

The District earns interest on the monthly average collected balance for each of their investment accounts.

Expenditures - Administrative

Supervisors Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending 5 meetings.

FICA Taxes

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

Engineering

The District's engineer will provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

Attorney

The District's Attorney, will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from the previous year engagement plus anticipated increase.

Arbitrage Rebate

The District has contracted with its independent auditors to annually calculate the arbitrage rebate liability on its bonds.

Dissemination Agent

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.

Trustee Fees

The District bonds will be held and administered by a Trustee. This represents the trustee annual fee.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-SF, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

River Place on the St. Lucie
Community Development District
Budget Narrative
FY 2027

Expenditures - Administrative (continued)

Property Appraiser

The St Lucie County Board of Commissioners provides the District with a listing of the legal description of each property parcel within the District boundaries, and the names and addresses of the owners of such property. The District reimburses the Board of Commissioners for necessary administrative costs incurred to provide this service. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The budget for Board of Commissioners costs was based on a unit price per parcel.

Information Technology

The District processes all of its financial activities, i.e. accounts payable, financial statements, etc. on a main frame computer leased by GMS-SF, LLC.

Website Maintenance

Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS-SF, LLC and updated monthly.

Postage and Delivery

Actual postage and/or freight used for District mailings such as vendor checks and other correspondence.

Insurance General Liability

The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts.

Rental & Leases

The District will be charged \$200 per month for office rent from Governmental Management Services-South Florida, Inc.

Printing and Binding

Copies used for required mailings, vendor invoices and other special projects.

Legal Advertising

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

Other Current Charges

This includes monthly other miscellaneous expenses and bank charges that incur during the year.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Due, Licenses & Subscriptions

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

River Place on the St. Lucie

Community Development District

Budget Narrative

FY 2027

Expenditures - Field

Field Management

The District currently contracts GMS-SF, LLC for the operation of the property and its contractors.

Description	Vendor	Quarterly	Total
Operating Mgmt	GMS	\$2,531	\$30,369

Utility - Electric Irrigation

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

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

Water/Wastewater

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

Description	Vendor
-450 NE Lazy River Pkwy- Irrigation	City of Port St Lucie
-0 Windy River Way- Water & Sewer	City of Port St Lucie

Preserve Maintenance

The line item is for preserve/plant maintenance. Preserve isolated wetlands maintenance and preserved riverine and creek wetlands maintenance.

Description	Vendor	Quarterly	Total
Preserve plant maintenance	Wetlands Management Inc	\$5,000	\$20,000

Aquatic Maintenance

The District is contracted with Wetlands Management Inc. for the monthly maintenance for control algae, treat torpedo grass, deaden cattail, control plant infestations and monthly lake maintenance.

Description	Vendor	Monthly/Quarterly	Total
-Monthly Lake maintenance	Wetlands Management Inc	\$910	\$10,920
-The L-107 canal maintenance	Wetlands Management Inc	\$575	\$2,300
	Total		\$13,220

Landscape Maintenance

The District has contracted Hugo's Lawn Care LLC. for its annual common area and secondary areas landscape maintenance. The annual agreement is \$96,600 including irrigation maintenance. The monthly maintenance services include:

Description	Vendor	Monthly/Semi/annu	Total
Grounds Maintenance	Hugo's Lawn Care LLC	\$4,207	\$50,481
Mulch 270 yards	Hugo's Lawn Care LLC	\$1,333	\$16,000
Annual 2 times a year	Hugo's Lawn Care LLC	\$83	\$1,000
Horticultural	Hugo's Lawn Care LLC	\$1,477	\$17,719
	Total	\$7,100	\$85,200

Other Landscape Maintenance

The District contracts Hugo's Lawn Care LLC. for sod and tree replacement as needed.

Description	Vendor	Total
Sod/remove trees	Hugo's Lawn Care LLC	\$12,800

River Place on the St. Lucie
Community Development District
Budget Narrative
FY 2027

Expenditures – Field (continued)

Fertilization/Weed and Pest Control

Landscape fertilization weed and pest control. District contracted Rockets for services such as monthly interior inspection & treatment on a need basis for \$99.

Irrigation Maintenance

The District has contracted with Hugo’s Lawn Care LLC to maintain the irrigation system (included in the landscape maintenance agreement).

Description	Vendor	Monthly	Total
Grounds Maintenance	Hugo's Lawn Care LLC	\$900	\$10,800
Contingency	Hugo's Lawn Care LLC	\$0	\$2,000
		Total	\$12,800

Fountain Maintenance

The District has contracted with Treasure Coast Aquatics to maintain 4 fountains.

Description	Vendor	Quarterly	Total
Fountain Maintenance	Treasure Coast Aquatics	\$160	\$640
Repairs and Maintenance	Treasure Coast Aquatics		\$1,160
		Total	\$1,800

Repairs and Maintenance

All general repairs and maintenance that the District should incur during the fiscal year.

Signage Maintenance

Represents estimated cost for repairing or replacing street and amenities signage.

Operating Supplies

Purchase of supplies for the District's common area, etc.

Contingency

Represents the potential excess of unscheduled maintenance expenses not included in budget categories or not anticipated in specific line items.

Expenditures – Clubhouse

Security Monitoring/Fire Alarm

The District will contractt with a company for fire and alarm monitoring with starlink and security system.

Description	Vendor	quarterly	total
Central Station Test Fire Alarm System	PYE Barker Fire&Safety	165	\$660
Central Station Monitoring Fire Alarm System	PYE Barker Fire&Safety	180	\$720
Repairs			\$2,620
		Total	\$4,000

Utility - Electric

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

Description	Vendor
-450 NE Lazy River Pkwy - Clubhouse	FPL

River Place on the St. Lucie
Community Development District
Budget Narrative
FY 2027

Expenditures – Clubhouse (continued)

Water/Wastewater

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

Description	Vendor
-450 NE Lazy River Pkwy- Clubhouse	City of Port St Lucie

Telephone

AT&T internet service at the clubhouse

Property Insurance/Workers Comp

Property and operational insurance for the District’s capital assets and workers comp.

Clubhouse Cleaning

The District has contracted with Don Williams Cleaning for monthly Clubhouse, bathrooms, kitchen, pool area ang gym cleaning

Description	Vendor	Hours	Total
Clubhouse and Gym cleaning	Don Williams Janitorial Service	10	\$14,400
Additional Services (cleaning special weekends)	Don Williams Janitorial Service		\$3,600
	Total		\$18,000

Clubhouse Maintenance and Repairs

Cost to maintain repairs for the clubhouse and maintenance for the Air conditioning unit.

Pool & Spa Maintenance

The District is contracted with Dynamic Pool Pros Corp for monthly pool maintenance. Cleaning 3 times a week, such as vacuuming, filter cleaning, skimming, brushing and water testing. This includes a 5% increase.

Description	Vendor	Monthly	Total
Pool maintenance	Dynamic Pool Pros Co	\$1,470	\$17,640

Pool & Spa Repairs

Cost for repairs to the pool and spa and repairs to cartridges.

Trash

This item includes the cost of garbage disposal for the District with FCC.

Contingency

Any other items that are not above.

Other Financing Sources/(Uses)

Interfund Transfer In/(Out)

Transfer to Capital Reserve Fund to pay for any capital improvements.

River Place on the St. Lucie

Community Development District

Proposed Budget

Debt Service Series 2001 Special Assessment Revenue Bonds

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
REVENUES:					
Special Assessments - Tax Roll A	\$ 181,947	\$ 158,087	\$ 23,861	\$ 181,947	\$ 180,534
Special Assessments - Tax Roll B ⁽²⁾	72,607	-	72,607	72,607	-
Interest Earnings	3,500	1,877	2,623	4,500	3,500
Carry Forward Surplus ⁽¹⁾	56,869	58,534	-	58,534	62,766
TOTAL REVENUES	\$ 314,924	\$ 218,498	\$ 99,091	\$ 317,589	\$ 246,799
EXPENDITURES:					
Series 2001 A					
Interest - 11/1	\$ 26,497	\$ 26,497	\$ -	\$ 26,497	\$ 21,731
Special Call - 11/1	-	5,000	-	5,000	-
Interest - 5/1	26,497	-	26,497	26,497	21,731
Principal - 5/1	120,000	-	120,000	120,000	125,000
Series 2001 B ⁽²⁾					
Interest - 11/1	\$ -	\$ -	\$ -	\$ -	\$ -
Interest - 5/1	37,607	-	37,607	37,607	-
Principal - 5/1	35,000	-	35,000	35,000	-
Property Appraiser	3,871	4,222	-	4,222	3,871
TOTAL EXPENDITURES	\$ 249,472	\$ 35,719	\$ 219,104	\$ 254,823	\$ 172,334
EXCESS REVENUES (EXPENDITURES)	\$ 65,452	\$ 182,779	\$ (120,013)	\$ 62,766	\$ 74,466

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27 \$ 16,966

⁽²⁾ Principal and Interest due for lots 14 and 24 of the plat River Place on the St. Lucie No.1

Assessment Table					
Product	Assessable Units	Total Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase/ (Decrease)
Single Family					
Moss Rose Place	12	5,748.00	479.00	479.00	-
Moss Rose Place (Maronda)	12	5,748.00	479.00	479.00	-
Little Kayak Point - Phase 1	32	15,328.00	479.00	479.00	-
Little Kayak Point - Phase 2	38	18,202.00	479.00	479.00	-
Canoe Park Circle- Phase 1	72	34,488.00	479.00	479.00	-
Canoe Park Circle- Phase 2	75	35,925.00	479.00	479.00	-
Multi Family					
A - Bent Paddle	36	10,764.00	299.00	299.00	-
C- Little Turtle	52	23,322.00	448.50	448.50	-
E - Hawks Ridge	6	3,075.24	512.54	512.54	-
Office					
Parcel I	5.39	11,398.88	2,114.82	2,114.82	-
Institutional					
Woodlands	1.00	2,379.02	2,379.02	2,379.02	-
IR Bank	0.78	1,843.74	2,379.02	2,379.02	-
RP Partners	2.66	6,330.57	2,379.02	2,379.02	-
Commercial Parcel N	21.07	17,504.53	830.78	830.78	-
Total	368	\$ 192,056.99			
Less: Discounts & Collections 6%		11,523.42			
Net Assessments		\$ 180,533.57			

River Place on the St. Lucie

Community Development District

AMORTIZATION SCHEDULE

Debt Service Series 2001 Special Assessment Revenue Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
05/01/25	\$ 810,000	7.625%	\$ 115,000	\$ 30,881	\$ -
11/01/25	695,000	7.625%	5,000	26,497	177,378
05/01/26	690,000	7.625%	120,000	26,306	
11/01/26	570,000	7.625%	-	21,731	168,038
05/01/27	570,000	7.625%	125,000	21,731	
11/01/27	445,000	7.625%	-	16,966	163,697
05/01/28	445,000	7.625%	135,000	16,966	
11/01/28	310,000	7.625%	-	11,819	163,784
05/01/29	310,000	7.625%	150,000	11,819	
11/01/29	160,000	7.625%	-	6,100	167,919
05/01/30	160,000	7.625%	160,000	6,100	166,100
TOTAL			\$ 810,000	\$ 196,916	\$ 1,006,916

River Place on the St. Lucie
Community Development District
Non-Ad Valorem Assessments Comparison
2026-2027

Neighborhood	O&M Units	Bonds Units 2001	Annual Maintenance Assessments				Annual Debt Assessments				Total Assessed Per Unit			
			FY 2027	FY2026	Increase/ (decrease) in \$	Increase/ (decrease) in %	FY 2027	FY2026	Increase/ (decrease) in \$	Increase/ (decrease) in %	FY 2027	FY2026	Increase/ (decrease) in \$	Increase/ (decrease) in %
Single Family														
Moss Rose Place	12	12	\$1,159.10	\$1,159.10	\$0.00	0.00%	\$479.00	\$479.00	\$0.00	0.00%	\$1,638.10	\$1,638.10	\$0.00	0.00%
Moss Rose Place (Maronda)	12	12	\$1,159.10	\$1,159.10	\$0.00	0.00%	\$479.00	\$479.00	\$0.00	0.00%	\$1,638.10	\$1,638.10	\$0.00	0.00%
Little Kayak Point - Phase 1	32	32	\$1,159.10	\$1,159.10	\$0.00	0.00%	\$479.00	\$479.00	\$0.00	0.00%	\$1,638.10	\$1,638.10	\$0.00	0.00%
Little Kayak Point - Phase 2	38	38	\$1,159.10	\$1,159.10	\$0.00	0.00%	\$479.00	\$479.00	\$0.00	0.00%	\$1,638.10	\$1,638.10	\$0.00	0.00%
Canoe Park Circle- Phase 1	72	72	\$1,159.10	\$1,159.10	\$0.00	0.00%	\$479.00	\$479.00	\$0.00	0.00%	\$1,638.10	\$1,638.10	\$0.00	0.00%
Canoe Park Circle- Phase 2	78	75	\$1,159.10	\$1,159.10	\$0.00	0.00%	\$479.00	\$479.00	\$0.00	0.00%	\$1,638.10	\$1,638.10	\$0.00	0.00%
Multi Family														
A - Bent Paddle	36	36	\$1,159.10	\$1,159.10	\$0.00	0.00%	\$299.00	\$299.00	\$0.00	0.00%	\$1,458.10	\$1,458.10	\$0.00	0.00%
C- Little Turtle	52	52	\$1,159.10	\$1,159.10	\$0.00	0.00%	\$448.50	\$448.50	\$0.00	0.00%	\$1,607.60	\$1,607.60	\$0.00	0.00%
E - Hawks Ridge	118	6	\$1,159.10	\$1,159.10	\$0.00	0.00%	\$512.54	\$512.54	\$0.00	0.00%	\$1,671.64	\$1,671.64	\$0.00	0.00%
Office														
Parcel I	5.39	5.39	\$1,344.04	\$1,344.04	\$0.00	0.00%	\$2,114.82	\$2,114.82	\$0.00	0.00%	\$3,458.86	\$3,458.86	\$0.00	0.00%
Institutional														
Woodlands	1	1	\$914.53	\$914.53	\$0.00	0.00%	\$2,379.02	\$2,379.02	\$0.00	0.00%	\$3,293.55	\$3,293.55	\$0.00	0.00%
IR Bank	0.775	0.775	\$914.53	\$914.53	\$0.00	0.00%	\$2,379.02	\$2,379.02	\$0.00	0.00%	\$3,293.55	\$3,293.55	\$0.00	0.00%
RP Partners	2.661	2.661	\$914.53	\$914.53	\$0.00	0.00%	\$2,379.02	\$2,379.02	\$0.00	0.00%	\$3,293.55	\$3,293.55	\$0.00	0.00%
Commercial Parcel N	21.07	21.07	\$825.18	\$825.18	\$0.00	0.00%	\$830.78	\$830.78	\$0.00	0.00%	\$1,655.96	\$1,655.96	\$0.00	0.00%
Total	480.896	365.896												

**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 on June 8, 2026, and close at noon on June 12, 2026**. As provided in Section 99.061(8), Florida Statutes, qualifying papers may be submitted beginning **May 25, 2026**, 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 8-12** 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) 462-1500	Dorothy J. Conrad County Admin. Annex 1664 S.E. Walton Road Port St. Lucie, Florida 34952 Telephone: (772) 462-1500
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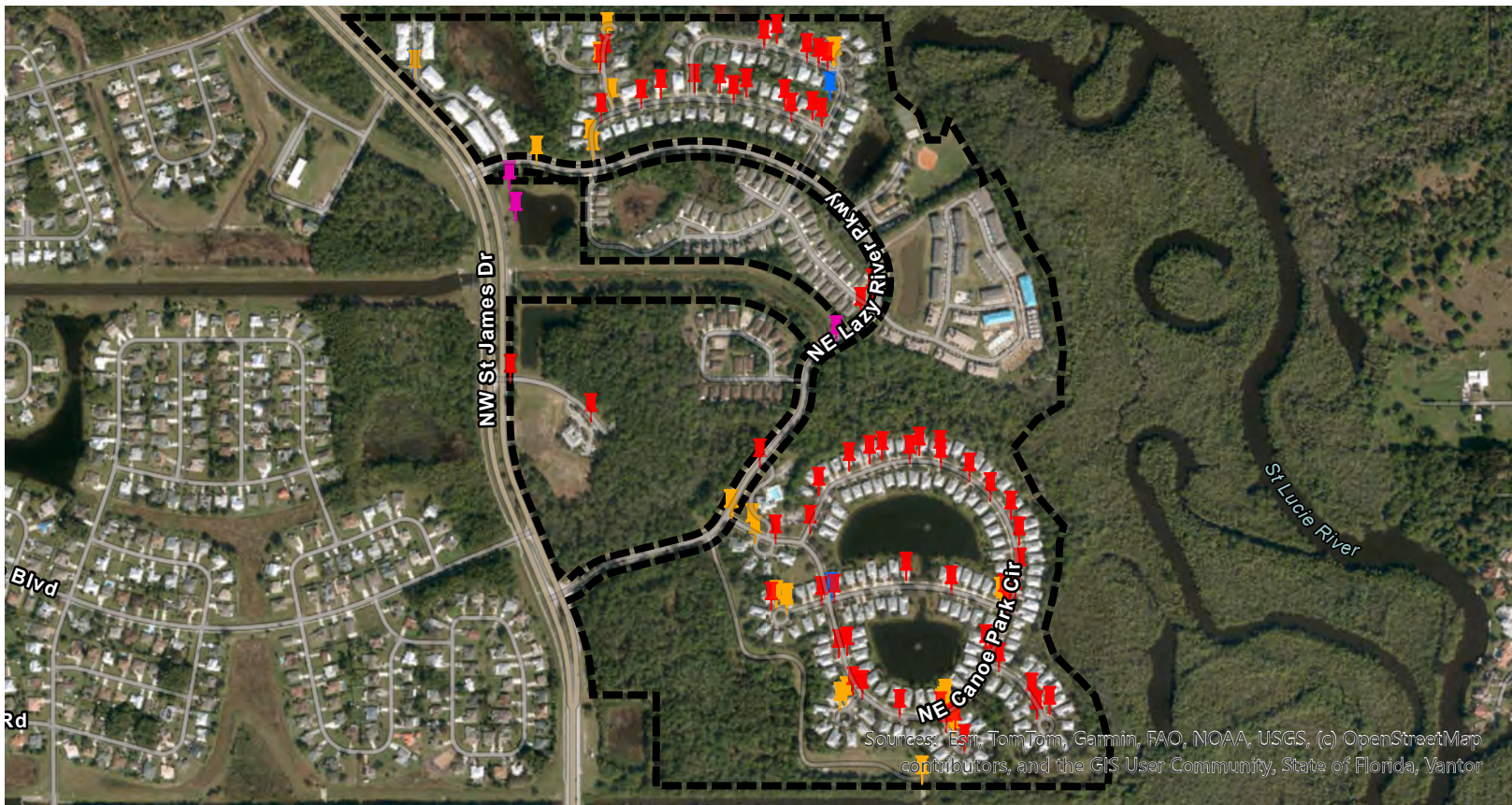
Renaissance Business Park 4132 Okeechobee Road Fort Pierce, Florida 34947 Telephone: (772) 462-1500	Tradition Tax Collector’s Office 10264 SW Village Parkway Port St. Lucie, Florida 34987 (772) 462-1500
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All candidates shall qualify for individual seats 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 3, 2026**, in the manner prescribed by law for general elections.

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

DISTRICT
Andressa Hinz Philippi, District Manager
RIVER PLACE ON THE ST. LUCIE COMMUNITY
DEVELOPMENT DISTRICT








Link to GIS: [River Place on St. Lucie GIS](#)

Navigating the Map:

1. Zoom in, zoom out, or pan to explore different areas within the District.
2. Each color represents a different issue type identified during the field inspection. Use the Map Layers panel on the right side to turn on or off specific issue categories.
3. Click on any pin or marker to open a pop-up window displaying pictures taken during the field inspection at that specific location.

Legend

-  Sidewalk Deficiencies
-  Pavement Distress
-  Ponding Areas
-  Erosion Areas
-  CDD Boundary

K.G. Concrete & Development SCC131154050



(772) 971-4153
info.KGconcrete@gmail.com
www.kgconcretellc.com

Estimate

ADDRESS

Giancarlo Villarroel
Alvarez Engineers
Lazy River Parkway
Port St. Lucie, Florida 34983

ESTIMATE

3273

DATE

03/16/2026

PHONE NUMBER

(305) 640-1345

CROSS STREET

US 1-Greenriver Pkwy

DESCRIPTION	AMOUNT
NOTE	
NOTE: •Subbase is thoroughly compacted •Reinforced w/ wire, fiber & dowels into existing concrete areas (if needed) •3,500 PSI concrete (unless otherwise noted) •If project requires permit the contractor/ owner/ homeowner will be responsible for providing a survey •Not responsible for irrigation & sod (unless noted)	
Services	51,950.00
Sidewalk repairs	
NE MUSKRAT RUN	
621-26'x6'x4.5" stump	
627-16'6"x6'x4.5" Stump	
628-2'x4'x4.5" & 13'8"x4'x4.5" stump	
634-14'x4'x4.5"Stump	
637-17'x6'x4.5" Stump	
636-10'6"x4'x4.5"	
644-12'x4'x4.5" Stump	
645-20'x6'x4.5"	
648-10'x4'x4.5" Stump	
HOME 656- PAVERS not included	
CORNER OF MUSKRAT AND KAYAK - 3'x4'x4.5"	
TIMBERDOODLE TRAIL	
SW Repair 3'6"x4'x4.5" corner	
TIMBERDOODLE & OWLES NEST	
Comer repair measuring 3'x4'x4.5"	
Gutter repair 4'x2'x4.5"	
Gutter repair 2'x2'x4.5"	
NE LITTLE KAYAK PT	
Comer 4'x4'x4.5"	
673-5'6"x4'x4.5" stump	
675- 5'6"x4'x4.5" Stump	
681- 5'x4'x4.5"	
684 & 682- 5'6"x4'x4.5"	
* corner of Snooksfin* gutter 2'6"x2'x18"	
ST JAMES	
5'x8'x4.5" & 5'x8'x4.5"	

NE LAZY RIVER PARKWAY

Corner of St James

3'9"x6'x4.5"

Corner of whistling duck- 4'x4'x4.5" & 4'x4'x4.5"

pool house curb- 1'x1'x18"

Corner of Cano curb and gutter 10'x2'x18"

NE CANOE PARK CIRCLE

curb and gutter repair measuring 2'x2'x18"

Gutter repair on corner of Ginger Lily DR measuring 18'x2'x18"

Gutter repair measuring 4'x2"x18"

Sidewalk repair measuring 3'x4'x4.5" on the corner of Ginger Lily DR

sidewalk repairs

486-4'x8'x4.5"

483-4'x10'x4.5" stump

gutter repair- 6'x2'x18"

454- 4'x8'x4.5" Stump & gutter repair 6'x2'x18"

439- 4'x4'x4.5"

438- 15'x4'x4.5" Stump

494-20'x4'x4.5" Stump

498- 4'x4'x4.5"

510- 10'x4'x4.5" Stump

506-15'x4'x4.5" Stump

519- 15'x4'x4.5" Stump

536- 6'x4'x4.5" stump

551- 25'x6'x4.5" Two Stump

563-23'x6'x4.5" Stump

575- 15'x6'x4.5" Stump

576- 20'x4'x4.5" Stump

584- 10'x4'x4.5" Stump

587-6'x6'x4.5"

600-4'x4'x4.5"

604- 12'x4'x4.5" Stump

608-13'x4'x4.5" Stump

624-4'x3'x4.5"

LEAPING FROG WAY

Corner of canoe park gutter repair measuring 6'x2'x18" & 4'x6'x18"

437- 10'x4'x4.5" Stump

432- 10'x6'x4.5"

421- 5'x4'x4.5" Radius

cul-de-sac DEEP WATER COVE*

413- 4'x6'x4.5" radius

Round about curb repair measuring 5'x2'x18" & gutter curb repair measuring 12'x2'x18" and gutter

418- 4'x6'x4.5"

LITTLE MULLET COURT

443- 4'x4'x4.5"

442- 4'x8'x4.5"

Curb and gutter- 15'x2'x18"

Curb and gutter- 12'x2'x18"

BLUE FISH POINT

458- 4'x4'x4.5"

460- 4'x4'x4.5"

466- 4'x10'x4.5"
Curb and gutter- 2'x2'x18"
457- 4'x4'x4.5"

cul-de-sac STILL WATER COVE*
472- 4'x4'x4.5"
480- 20'x4'x4.5" Stump
482- 20'x4'x4.5" Stump
485- 15'x4'x4.5" Stump

*NE HAMMOCK CREEK TRAIL
6'x4'x4.5" water main and corner 4'x4'x4.5"

- Walkway/Sidewalk Repair •Saw cut remove and dispose of existing concrete area •Level, grade, pitch, compact & install form work •Install rebar dowels & wire •Installation of 3500 psi fiber concrete, float, broom & grooved finish •Removal of forms & saw cut (if needed) •Not responsible for sod & irrigation
- Curb Repair •Saw cut remove and dispose of existing concrete area •install rebar dowels if applicable •Installation of 4000 psi fiber concrete, float, broom & grooved finish •Removal of forms & saw cut (if needed) •Not responsible for sod & irrigation •Note: If Asphalt repair needed additional fees applied
- Gutter Repair •Saw cut remove and dispose of existing concrete area •install form work & rebar dowels •Installation of 3500 psi fiber concrete, float, broom & grooved finish •Removal of forms & saw cut (if needed) •Not responsible for sod & irrigation •Note: If Asphalt repair needed additional fees applied

Thank you for your business.
Payment methods: check, zelle, credit card (3% processing fee), wire & ach.
Mailing address: 725 SE Port St. Lucie Blvd. SUITE # 102, Port St Lucie, FL 34984
Contact the office for banking & credit card transactions.
If you would like to move forward with this estimate, please e-mail or contact the office 772-971-4153.

SUBTOTAL	51,950.00
TAX	0.00
TOTAL	\$51,950.00

We will gladly send you an invoice with proper details and attachments that are necessary to get your project on schedule.

We accept form of payment by check, zelle, credit card (3% processing fee) wire, ach & rtp.
We look forward to working with you!

Thank you,
K.G. Concrete & Development

Accepted By

Accepted Date



8000 S U.S. 1. Suite #302. Port St Lucie, FL
VENICE COMMERCIAL SERVICES, INC.

CGC 1529328.
Tel: 772-480-5861.

PROPOSAL

Customer name: Alvarez Engineers

Contact Person: Giancarlo Villarroel

Phone number: 305.640.1345

E-mail: gvillarroel@alvarezeng.com

Jobsite Address: River Place CDD. Port St Lucie, FL

Date: 01/08/2026

Scope of Work – Sidewalk and Common Area Concrete Safety Repairs

This proposal is based on the map and locations provided by the project engineers and is intended to address and eliminate existing sidewalk and common area conditions that may represent a safety hazard to residents and visitors throughout the community.

The scope of work includes the grinding of identified trip and safety hazards at fifteen (15) sidewalk locations, as well as the removal and replacement of approximately 3,206 square feet of lifted, settled, and/or uneven sidewalk sections, strictly limited to the areas marked on the engineer-provided map.

All concrete replacement work will be performed using 3,500 PSI concrete reinforced with fiber, with a minimum thickness of 4 inches for sidewalks and 8 inches for valley gutter sections, in accordance with industry standards and best practices for durability and structural performance.

Several locations initially identified as “grinding requests” have previously been ground during past repair efforts, resulting in a reduction of the remaining concrete thickness. Additional grinding at these locations would further compromise the structural integrity of the concrete, increasing the risk of cracking and premature failure. For this reason, and in the interest of long-term safety and performance, our estimating team has revised certain locations from grinding to full removal and replacement.

This proposal also includes the removal and replacement of approximately 70 linear feet of uneven valley gutter sections, as well as the resetting of approximately 340 square feet of existing pavers affected by settlement or elevation discrepancies.



8000 S U.S. 1. Suite #302. Port St Lucie, FL
VENICE COMMERCIAL SERVICES, INC.

CGC 1529328.
Tel: 772-480-5861.

Work activities include concrete demolition, removal, and proper disposal; removal and disposal of tree roots and excess organic material; subgrade preparation and mechanical compaction; forming, placing, and finishing of new concrete; removal of forms; installation of control joints to match existing patterns; resetting of pavers; and concrete grinding at the designated fifteen (15) locations.

All work is proposed with the primary objective of eliminating trip hazards, restoring proper surface elevations, enhancing structural integrity, and reducing potential liability exposure, while maintaining consistency with existing site conditions and community aesthetics.

Total Project Cost: \$59,990

Potential Best Management Practices (BMPs) for Implementation in the River Place Community Development District

BMP Type	Definition of the project type selected
Catch Basin Cleanout	Routine maintenance and cleanout of storm drain inlets and catch basins configured to remove accumulated sediment, oil and grease, and/or litter and debris.
Creating Living Shoreline	Installation or enhancement of living shoreline features using native vegetation and natural materials to improve shoreline function, reduce erosion, and enhance water quality and habitat along lake shorelines.
Shoreline Stabilization	Construction to limit shoreline erosion, where soils are high in nutrients, using hardened stabilizers (riprap, boulders, etc.).
Education Efforts	Florida Yards & Neighborhoods Program, landscaping ordinance, irrigation ordinance, fertilizer ordinance, pet waste ordinance, informational pamphlets and websites.
Fertilizer Reduction	Reduction of fertilizer application.
Street Sweeping	Pavement cleaning by sweeping, vacuum, or washing.
Vegetated Buffers	Vegetation established along lake shorelines and within adjacent upland areas to intercept, slow, and treat overland runoff, reduce nutrient and sediment loading, and improve lake water quality.



PROPOSAL

Tel 786-694-0709

E-mail: operations@raptorvac.com

STORM DRAIN MAINTENANCE

PROPOSAL SUBMITTED TO: River place CDD % GMS	PROJECT NAME: River Place
BUSINESS ADDRESS: 5385 N. Nob Hill Road Sunrise, FL 33351	PROJECT LOCATION: 450 NE Lazy River Pkwy, Port St. Lucie, FL 34983
CONTACT Alvarez Engineers	DATE: April 2, 2026

We hereby propose to furnish all labor and equipment to complete the work outlined in this proposal in accordance with the Scope of Work listed below.

SCOPE OF WORK: Vac-con combination sewer cleaner to clean one hundred and ninety (190) storm drain structures and 17,660LF of pipeline. CCTV and reporting of all pipelines; water pump/hoses, pipeline plugs install and removal, baffle removal and reinstall as required.

190 basins @ \$350.00 = \$66,500.00

17,660LF @\$17/ft = \$300,220.00

COST: We propose to conduct this work in accordance with the above Scope of Work for the sum of \$366,720.00

Three Hundred Sixty Six Thousand Seven Hundred Twenty Dollars and 00/100 Cents

TERMS: Net 30

ACCEPTANCE: Client hereby accepts and agrees to the terms, Scope of Work, and all other conditions and specifications hereinabove. Raptor Vac Systems is authorized to perform the work. Payment shall be made in accordance with the provisions contained hereinabove.

Accepted by:

Authorized Representative's Signature

Date of Acceptance



PO Box 669364
Pompano Beach, FL 33066

Tel. 954 937-1488
usutilityservices.us

CUSTOMER QUOTATION NO. 3488

Giancarlo Villarroel
Alvarez Engineers
8935 NW 35 Lane, Suite 101
Doral FL 33172

Quote No: 3488
Site: River Place on the St Lucie
Site Contact:
Site Phone:
Salesperson: Chuck Faust
Site Address: 450 NE Lazy River Parkway
Port St. Lucie FL 34983

Description

Cleaning of Stormwater Structures

- Removal of sediment, trash, leaves, and other debris
- Vacuum extraction of accumulated material
- Washing of interior surfaces, as needed
- Inspection of structures for damage or blockage

Jetting of Stormwater Pipes

- Mobilization of jet/vac combination
- Removal of sand, sediment, grease, and debris buildup
- Cleaning of Stormwater pipes of various diameters
- Verification of pipe flow after cleaning

CCTV

- Pre & Post cleaning inspection of stormwater pipes
- Internal inspection of structures
- Identification of cracks, joint separation, root intrusion, sediment buildup, or collapse
- Recording of continuous video footage

Jet and Clean Storm Pipes and CCTV Pipes 2026

Clean 38 Structures and CCTV 3532 lf of Storm Pipe

Item	Quantity	Unit Price	Total
Storm Drain Cleaning Per Structure	38.00	\$300.00	\$11,400.00
CCTV Storm Pipes per Foot	3,532.00	\$7.00	\$24,724.00
Dump Fee	4.00	\$450.00	\$1,800.00
Sub-Total ex Tax			\$37,924.00



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Tel. 954 937-1488
usutilityservices.us

CUSTOMER QUOTATION NO. 3488

Jet and Clean Storm Pipes and CCTV Pipes 2026

Item	Quantity	Unit Price	Total
			Tax \$0.00
			Total inc Tax \$37,924.00

Jet and Clean Storm Pipes and CCTV Pipes 2027

Clean 38 Structures and CCTV 3532 lf of Storm Pipe

Item	Quantity	Unit Price	Total
Storm Drain Cleaning Per Structure	38.00	\$325.00	\$12,350.00
CCTV Storm Pipes per Foot	3,532.00	\$8.00	\$28,256.00
Dump Fee	4.00	\$500.00	\$2,000.00
		Sub-Total ex Tax	\$42,606.00
		Tax	\$0.00
		Total inc Tax	\$42,606.00

Jet and Clean Storm Pipes and CCTV Pipes 2028

Clean 38 Structures and CCTV 3532 lf of Storm Pipe

Item	Quantity	Unit Price	Total
Storm Drain Cleaning Per Structure	38.00	\$350.00	\$13,300.00
CCTV Storm Pipes per Foot	3,532.00	\$9.00	\$31,788.00
Dump Fee	4.00	\$550.00	\$2,200.00
		Sub-Total ex Tax	\$47,288.00
		Tax	\$0.00
		Total inc Tax	\$47,288.00

Jet and Clean Storm Pipes and CCTV Pipes 2029

Clean 38 Structures and CCTV 3532 lf of Storm Pipe

Item	Quantity	Unit Price	Total
Storm Drain Cleaning Per Structure	38.00	\$375.00	\$14,250.00
CCTV Storm Pipes per Foot	3,532.00	\$10.00	\$35,320.00
Dump Fee	4.00	\$550.00	\$2,200.00
		Sub-Total ex Tax	\$51,770.00
		Tax	\$0.00
		Total inc Tax	\$51,770.00

Jet and Clean Storm Pipes and CCTV Pipes 2030

Clean 38 Structures and CCTV 3532 lf of Storm Pipe

Item	Quantity	Unit Price	Total
Storm Drain Cleaning Per Structure	38.00	\$300.00	\$11,400.00
CCTV Storm Pipes per Foot	3,532.00	\$11.00	\$38,852.00
Dump Fee	4.00	\$600.00	\$2,400.00
		Sub-Total ex Tax	\$52,652.00
		Tax	\$0.00
		Total inc Tax	\$52,652.00



PO Box 669364
Pompano Beach, FL 33066

Tel. 954 937-1488
usutilityservices.us

CUSTOMER QUOTATION NO. 3488

The above is an estimate, final costs will be determined by the actual number of work hours performed and a cancellation fee may apply if job is canceled at site. Time is clocked from Port to Port.

Sub-Total ex Tax	\$232,240.00
Tax	\$0.00
Total inc Tax	\$232,240.00

This proposal includes removal of all loose debris from structures (excluding hazardous waste), if nonhazardous contaminated liquids or soils are encountered such as hydraulic oil, fuel gas etc., the client will be required to have the material analyzed by an approved lab then approved by a disposal facility, prior to US Utility Services, LLC transporting and disposing of the material additional cost for specialty hauling and disposal will be applied to invoice along with a documented receipt. However we are not responsible for problems occurring during or after cleaning due to pre-existing condition, original installation or design. Extra fees may be added if cleaning or excavation requires extraordinary efforts such as root cutting, No retainage to be withheld from payment by client.

Thank you.



Service Agreement

(Company) agrees to perform the work described in this service agreement according to the specific terms and conditions contained herein.

Property Location

Billing Info

Name:

Name:

Street:

Street:

City:

State:

Zip Code:

City:

State:

Zip Code:

Phone:

Fax:

Phone:

Fax:

Property Contact:

Ordered By:

Email:

Email:

Phone:

Phone:

Service Details and Fees

Hourly Sweeping Service

Scheduled Sweeping Service

Per Hour:

Service Frequency:

Hour Minimum:

Sweeps Per Term:

Portal to Portal:

Per Sweep:

OT Per Hour:

OT Per Hour:

Per Curb Mile Sweeping Service

Additional Fees

Per Curb Mile:

Disposal Fee:

Per Cycle:

Variable Energy Charge (VEC)*:

Miles Per Cycle:

Contract Term:

Environmental, Health & Safety Charge (EHSC)*:

Start Date:

Mobilization Fee:

*For details, please visit www.sweepingcorp.com/vec/ or www.sweepingcorp.com/ehsc.

The Company shall provide equipment, labor, fuel, and any other materials necessary to complete the required work. The Company will clean an area seven (7) ft. wide from the curb, barrier or paved shoulder edge. No cleaning operation shall be conducted when there are climatic conditions present or forecast that would make such an operation ineffectual or dangerous. Company's service is based on removal of a regular day-to-day build-up of material and debris. Any excessive, out of the ordinary, or unusual build-up or residue of any dirt, debris or material is not covered by the price quoted in this agreement under the hourly rate.

Special Instructions / Comments - Additional Space on Last Page, if Needed

Authorized Signatures

The undersigned individual signing this Service Agreement on behalf of the Customer acknowledges that he or she has read and understands the terms and conditions of this Agreement and that he or she has the authority to execute this Agreement on behalf of the Customer.

Customer

Signature:



Signature:

Company Representative

Print Name:

Print Name:

Title:

Title:

Date:

Date:

Terms and Conditions

NOTICE: ANY ACCEPTANCE OF COMPANY'S OFFER IS EXPRESSLY LIMITED TO ACCEPTANCE OF THESE TERMS AND CONDITIONS AND COMPANY EXPRESSLY OBJECTS TO ANY ADDITIONAL OR CHANGED TERMS PROPOSED BY CUSTOMER. NO OTHER TERMS AND CONDITIONS OF ANY FORM SHALL MODIFY THESE, EVEN IF SIGNED BY COMPANY. ANY ORDER TO PERFORM WORK OR COMPANY'S PERFORMANCE OF THE WORK SHALL EXPLICITLY CONSTITUTE CUSTOMER'S AGREEMENT TO THESE TERMS AND CONDITIONS. PLEASE REFER TO WEBSITE AT <https://www.sweepingcorp.com/> FOR THE LATEST GOVERNING TERMS AND CONDITIONS.

1) Definitions: "Customer" means the entity to which the Company is providing Services under the Agreement. "Agreement" means either a) the contract or agreement signed by both parties for the Services; or (ii) the purchase order signed by Customer and accepted by Company in writing, together with these Terms and Conditions. "Company" means the Sweeping Corporation of America entity providing Services under the Agreement.

2) Services Rendered: Customer grants exclusive rights to Company, for the term of the Agreement, to furnish all labor, equipment, and services necessary for the performance of the service ("Service") in conformance with the standards of service set forth in this Agreement and Customer agrees to make payments as provided in the Agreement.

3) Coverage and Term of Agreement: This Agreement shall control and govern all Services provided by Company as of its effective date. The effective date and initial term of this Agreement shall commence and shall continue for a term of thirty-six (36) months. Thereafter, it shall automatically renew for successive twelve (12) month terms unless either party gives written notice of termination to the other at least ninety (90) days before the end of the then current term.

4) Standards of Service: Services shall be performed in accordance with best management practices of the Company. Obstructions or debris, including but not limited to accumulations of leaves, silt, compacted dirt, and similar debris will be removed as part of the Company, at its sole discretion, determines that such removal constitutes extra work from that contemplated under this Agreement, the Company shall, for additional compensation, perform extra services as may be required. Services shall be performed to prevent litter, leaves, sand, dirt and debris from being swept into any street side drainage inlets contiguous to or within the designated work area. Customer represents and warrants that all materials to be collected by Company are nonhazardous waste and recyclables. Nothing in this Agreement shall convey to the Company the status of "generator." Any waste swept and collected from the designated work area by Company shall remain the waste of the Customer and it is agreed

5) Warranties. Except as otherwise provided herein, Company makes no express or implied warranties, including but not limited to, implied warranties of merchantability or fitness for a service for a particular purpose. Such warranties are all expressly disclaimed.

6) Time and Performance. Upon acceptance by Customer, Company shall commence performance within the time frame specified by Company as Start Date, or, in the absence of a specified time frame, shall commence work within a reasonable time and pursue such with reasonable diligence until completed. If a scheduled sweeping is not possible due to inclement weather or other unforeseen occurrences, Company shall endeavor to perform the services when the weather or circumstances permit.

7) Equipment Removal. Company agrees to remove from the Customer's premises any Company equipment, upon termination of the Agreement or once all Services have been completed.

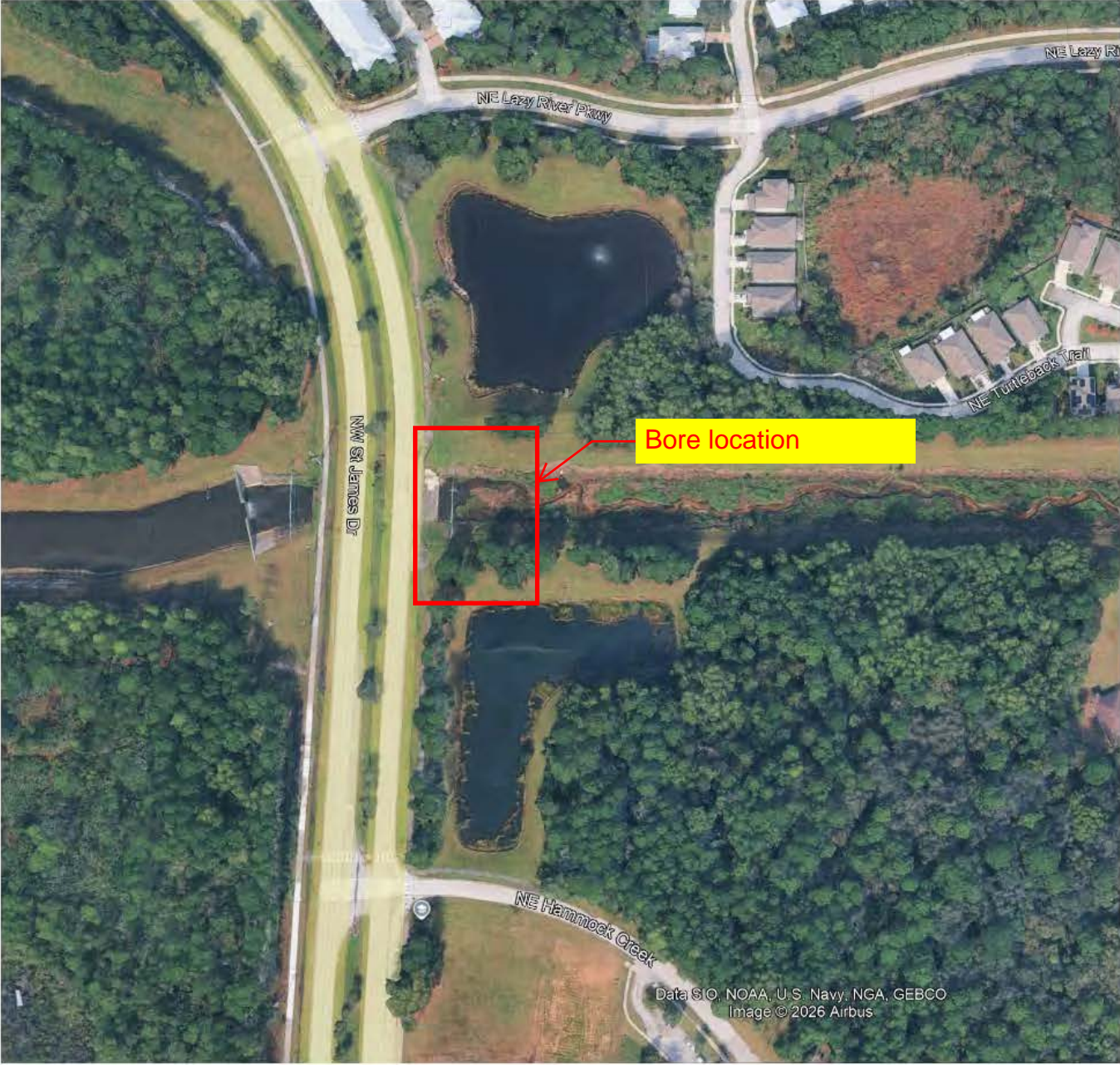
8) Payment. Customer shall pay Company for Services rendered monthly in accordance with the Service Details and Fees and invoice received. Unless otherwise agreed by the parties in writing, Customer shall pay Company for Services within ten (10) days from the invoice date. Company shall charge late fees, including a one-time \$60.00 administration fee, and on a monthly basis, an additional late payment fee of 2.99% of the total overdue amount. Customer acknowledges that such late fee is not to be considered as interest or debt on a finance charge, but rather is a reasonable charge for the anticipated loss and cost to Company for the late payment.

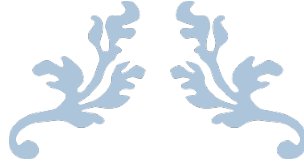
9) Suspension. If any amount due from Customer is not paid within sixty (60) days of the date of Company's invoice, Company may, with or without notice, suspend service without terminating the contract, until Customer has paid all amounts owed to Company.

- 10) Rate Adjustments. Customer agrees that it shall pay Company for any increase in costs due to an escalation in energy costs. These surcharges shall be referred to as "Variable Energy Charge" on the invoice. <https://www.sweepingcorp.com/vec/> Customer also agrees that it shall pay Company for increased rates due to increases in Company's costs because of disposal, Consumer Price index changes, changes in local, state or federal law, rules, ordinances or regulations applicable to Company's operations or services or because of increases in taxes, fees, costs or other governmental charges. These charges shall be referred to as "environmental" on the invoice.
- 11) Damage to Pavement. Company shall not be responsible for any damages to the Customer's pavement or accompanying subsurface, curbing or other driving surfaces resulting from the Company's Services.
- 12) Independent Contractor. Nothing contained in this Agreement shall be construed to constitute Customer as a partner, employee, or agent of Company, nor shall either party have any authority to bind the other in any respect. It is intended that Company shall, in all instances, be and remain an independent contractor responsible for its own actions and for its own agents, employees and representatives.
- 13) Indemnity Customer shall defend, hold harmless and indemnify the Company, its officers, directors, members, affiliates, employees, or contractors from and against any and all damage to persons, property or both (including death) or other liabilities (including, but not limited to, investigation and reasonable legal expenses) resulting from the Customer's (or its employees, invitees or subcontractors) negligence or misconduct, actions or omissions, including, but not limited to, Company's, violation of law or breach of this Agreement.
- 14) Termination. This Agreement may only be terminated by the Customer by providing written notice of Company's breach of the Agreement and, only after providing a right to cure the breach and, Company fails to cure the breach within 60 days' of written notice. Except as otherwise provided in this Agreement, the termination shall have no effect upon the rights of the parties prior or existing transactions and any liabilities. Upon termination, Company shall wind down its work in progress in a safe manner, protective of Customer and Company owned or operated property, and Customer and Company shall work in good faith to close out any service in an expeditious manner.
- 15) Assignability. This agreement is binding and shall inure to the benefit of all successors and assigns. This Agreement, and any duties hereunder and any retention of Company subject to this Agreement may be assigned by the Company, in whole or in part, without the mutual written consent of the parties to this Agreement.
- 16) Notice. Any notice to be given under this Agreement by either party to the other shall be in writing and personally delivered or mailed to the other party or by email delivery with confirmation of receipt, at its address as set forth above or to such successor addresses as the parties may designate by notice pursuant to this provision.
- 17) Entire Agreement. This Agreement shall constitute the entire agreement between the parties and shall govern the relationship of the parties notwithstanding any previous written agreement and/or any previous or subsequent oral understandings or agreements.
- 18) No Waiver. No waiver of any provision or condition of this Agreement shall be implied or imputed by reason of a party's failure to complain or to seek remedies because of any previous breach or violation.
- 19) Severability. If any clause or provision of this Agreement is found by a court of competent jurisdiction to be invalid or unenforceable, the balance of this Agreement shall be enforced as the written agreement of the parties.
- 20) Credit History. Customer represents and warrants that it has the financial means to meet its obligations under this Agreement, and Customer hereby agrees that Company may, at any time, investigate the credit history of Customer. Company may terminate this Agreement if it determines, in its sole discretion, that Customer may not be able to perform its duties and obligations hereunder.
- 21) Disputes, Remedies: Except for claims by the Company for collection of fees, the parties' knowingly and voluntarily agree that the any controversy arising between them shall be resolved by binding arbitration under the rules of the American Arbitration Association, and judgment on the award may be entered by any court having jurisdiction. The parties acknowledge the Services impact and affect interstate commerce and agree that any dispute regarding the enforceability, legality, or scope of the arbitration agreement set forth herein shall be decided exclusively by the arbitrator. The parties' mutual promises contained herein, including the promise to arbitrate disagreements rather than litigate them before courts or other bodies, provide consideration for each other for this entire clause. Under no circumstances shall either party be liable to the other for loss of profits or revenues, or for any indirect, special, incidental, consequential or punitive damages, whether in contract, tort and any theory of liability. WHETHER IN ARBITRATION OR OTHERWISE, NO CLAIMS UNDER THIS AGREEMENT MAY BE BROUGHT AS A CLASS ACTION, ON A CONSOLIDATED BASIS, OR IN ANY OTHER COLLECTIVE OR REPRESENTATIVE PROCEEDING.
- 22) Attorneys' fees, Jury Waiver and Jurisdiction and Venue. The parties agree that if Company files a lawsuit to collect any money due and payable under this Agreement, in any suit brought, Company shall be entitled to recover its reasonable costs and attorneys' fees. Each party, to the extent permitted by law, knowingly, voluntarily, and intentionally waives its right to a trial by jury in any action or other legal proceeding arising out of or relating to this Agreement. Customer and Company agree to personal jurisdiction and venue in Cuyahoga County, Ohio and neither Company nor Customer shall object or oppose personal jurisdiction or venue if the lawsuit is filed in Cuyahoga County, Ohio.
- 23) Excused Performance. Neither party to this Agreement shall be liable for its failure to perform or delay in performance due to contingencies beyond its reasonable control, including but not limited to, unsafe conditions, weather, strikes, riots, compliance with laws or governmental orders, fires, or acts of God.
- 24) Taxes. The fees set forth herein are exclusive of taxes. Customer will be responsible for, and agrees to pay, all sales, use, value added, personal property, or similar taxes, tariffs or government charges, excepting taxes based on the income of the Company.

Special Instructions / Comments Continued...

Special instructions / Comments Continued...





RIVER PLACE ON THE ST LUCIE CDD

FIELD REPORT



APRIL 16, 2026

Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351

RIVER PLACE ON THE ST. LUCIE CDD

LANDSCAPING

- Freeze Damage
 - Due to the extreme weather we had in the beginning of February we lost some of our tropical plants
 - We lost all of our dwarf ixoras and Jasmine plants at the south entrance as well as the bougainvillea and a couple palm tree's
 - Hugo has provided a quote for the replacement of these plants
- Replaced annuals
 - Due to the freeze we had all of our annual's die
 - The annuals are included in hugo's contract and he has already relaced those



- Crape murtles trimming
 - During the first week of March Hugo trimmed all of the crape mutles in the community, to allow for them to grow back more fully



FIELD SUPERVISOR REPORT
Matt Hans/ Andressa Hinz-Philippi
Mhans@gmssf.com/ahphilippi@gmssf.com
Phone# 954 512-9580/ 954 560-1858

COMMON AREAS

- Sweat & Swagger
 - The sweat and swagger group has been operating with out issue
 - The turnout has been okay, the group over the last month and a half has averaged between 2-7 participants
- Monument logos
 - New River place logo's were installed on the Moss rose place and hammock creek monuments on feb 13th



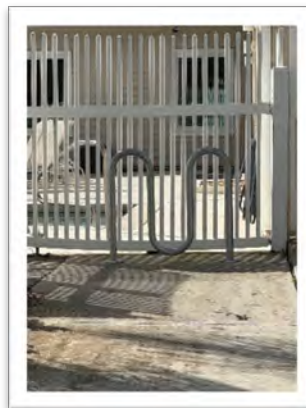
- Clubhouse front porch staining
 - This project was completed feb 13th



- Little library
 - The little library was installed on the deck after the deck staining project was completed
 - The library has already been getting a ton of use



- Bike Rack
 - the new bike rack was installed feb 12th



- Roundabout landscape lights
 - Lights in the roundabouts of bluefish point and little mullet have been replaced

POOL

- Spa equipment leak
 - March 7th dynamic pools brought to management's attention multiple leaks in the spa equipment



- JD's pools was out on the following Monday march 9th to preform the emergency repairs
- This work is separate from the work preformed by red rhino back in October, the work they did in October did not cover any repairs to the filter equipment plumbing
- Pool deck resurfacing
 - Work is scheduled to begin on the pool deck Monday April 13th
 - The deck will have to remain closed until may 14th to allow enough time for the finish to cure
- Vac pak replacement
 - Work was scheduled to begin April 6th, due to the inclement weather the project was pushed back to the following week
 - Our new start date is April 16th, this project is only expected to take 3-5 days and will not interfere with our planned reopening date

LAKES & WETLANDS

- All lakes are currently in good condition with no algae growth observed.
- South Florida water management district inspection
 - SFWMD brought to our attention one of the area's we have been mowing for the past 25 years is actually part of the protected preserve
 - Going forward we have been directed to allow this area to grow back and fill in with native Florida plant life





FIELD SUPERVISOR REPORT
Matt Hans/ Andressa Hinz-Philippi
Mhans@gmssf.com/ahphilippi@gmssf.com
Phone# 954 512-9580/ 954 560-1858

CLUBHOUSE RENTALS

- Upcoming rentals
 - 5/24/26 – 629 Muskrat Run
 - 6/16/26 – out of community renter

River Place: Boat Storage Rentals					Outstanding 03/31/26			Prepayments
Sp#	Address - Name	Renter Name	contract commencement	TOTAL	30 days	60 days	90+ days	
1T	VACANT	VACANT	VACANT	\$0.00				
2T	641 NE Musrat Run	COURTNEY, BRIAN	12/4/2022	\$0.00				\$220.00
3T	673 Little Kayak	BERNHARDT, S & M	8/1/2021	\$55.00	\$55.00			
4T	674 Snooks Fin	SPERRY, RONALD	2/1/2007	\$55.00	\$55.00			
5T	464 NE Bluefish	ANTONY M ROMANO	4/1/2024	\$0.00				
6T	667 ne Turtle Back Trl	SERGIO CISNEROS	2/24/2024	\$0.00				
7T	443 Canoe Park	WILLIAMS, DON	4/1/2015	\$0.00				
8T	450 NE Canoe Park Circle	HODSON, JOHN	6/1/2025	\$0.00				
9T	656 NE Little Kayak Point	FUSS, RICHARD	8/14/2025	\$0.00				
10T	798 NE Trail Side Run	FREUNDT, ANTONY	7/1/2025	\$0.00				
11T	636 NE Muskrat Run	HILLES, PAMELA L	8/1/2022	\$0.00				
12T	441 NE Canoe Park Cir	STATEMA, DUANE K	9/1/2022	\$185.00	\$55.00	\$55.00	\$75.00	
13T	837 NE Whistling Duck Way	BURTON, KIMBERLY	7/1/2025	\$0.00				\$55.00
14T	VACANT	VACANT	VACANT	\$0.00				
15T	1001 NE Trailside Run	MCCLOYNE, KATHLEEN	7/1/2025	\$110.00	\$55.00	\$55.00		
16T	613 Turtlebank	ARGUELLES, MARIO	3/1/2021	\$175.00	\$55.00	\$55.00	\$65.00	
17T	462 NE BLUEFISH PT	BYRANT, NEAL	12/1/2025	\$0.00				
18T	680 NE Turtlebook Trail	SIDNEY & TOYA FLORENCE	3/1/2024	\$55.00	\$55.00			
19T	VACANT	VACANT	VACANT	\$0.00				
20T	443 NE Little Mullet Ct	PETER, PIZZARELLO	4/1/2023	\$55.00	\$55.00			
21T	VACANT	VACANT	VACANT	\$0.00				
22T	625 NE Moss Rose Pl	BRITTANY I BROWN/WILLIAM CHAPMAN	3/1/2024	\$330.00	\$55.00	\$55.00	\$220.00	
23T	875 NE Trailside Run	DRAKE, SOM	6/1/2025	\$0.00				
24T	483 ne Stillwater Cove	SKAGGS, JORDAN	7/1/2025	\$0.00				
25T	438 Leaping Frog Way	WORCESTER, ROBERT	3/15/2022	\$55.00	\$55.00			
26T	475 Stillwater Cove	STIDHAM, STEVE	5/1/2019	\$50.00			\$50.00	
27T	644 Muskrat - Vidal	VIDAL, STEVEN	3/1/2020	\$0.00				\$45.00
28T	614 NE Muskrat Run	ORSINI, HECTOR	4/1/2022	\$0.00				
29T	658 NE Little Kayak Point	LEDO, TONY AND JANET	7/1/2023	\$0.00				
30T	658 NE Little Kayak Point	LEDO, TONY AND JANET	11/1/2022	\$0.00				
31T	571 NE Canoe Park Circle -	SONNY CANADY	7/1/2021	\$0.00				\$6.00
32T	640 Muskrat Run - Calhoun	CALHOUN, ROBERT	11/1/2018	\$0.00				\$66.00
33T	649 NE Muskrat Run	MANNING, MICHAEL	4/1/2024	\$0.00				\$44.00
	Total Outstanding 3/31/25			\$1,125.00	\$495.00	\$220.00	\$410.00	\$436.00

GYM SURGEON , LLC
1429 SW Axtell Ave
Port St Lucie, FL 34953 USA
3059340201
gymsurgeon@gmail.com
Gym Surgeon, LLC



ADDRESS

Matthew Hans
River Place on the St Lucie
450 NE Lazy River Pkwy
Port St. Lucie, FL 34983
United States

Estimate 1158

DATE 02/23/2026

DIAGNOSTIC

New Installation

DATE	ACTIVITY	QTY	RATE	AMOUNT
	PARTS:Parts Matrix Elliptical Swing Arm ASSY /bearings Left Arm A	2	220.00	440.00
	PARTS:Parts Matrix Elliptical Pedal Arm right / bearings Arm B	1	260.58	260.58
	PARTS:Parts Matrix Elliptical Pedal Arm Left / bearings Arm B	1	260.58	260.58
	Shipping & handling Shipping & handling	1	48.69	48.69
	LABOR:LABOR TECHNICIAN Technician parts Installation	1	65.00	65.00

Thanks for your business, we Accept Cash , Check and zelle
954 639-2355 for payment.
Please note must parts for this machine are discontinued. The
bearings for these arms are no longer available, the arms
needs to be purchase.
If you have any question or concerns please let up know.

SUBTOTAL 1,074.85
TAX 0.00

TOTAL USD 1,074.85

Accepted By

Accepted Date

Spirit CE800 Light Commercial Elliptical Price: \$2800

7% Sales Tax: \$196

Total: \$2996

[Spirit CE800 Light Commercial Elliptical](#)

Warranty:

**US LIGHT COMMERCIAL WARRANTY
(NON-DUES PAYING FACILITIES)**

- 10 Years Frame
- 5 Years Brake
- 5 Years Parts
- 2 Years Labor
- 6 Months Wear Items

Spirit CE900 Full Commercial Elliptical Price: \$5000

7% Sales Tax: \$350

Total: \$5350

[Spirit CE900 Full Commercial Elliptical](#)

Warranty:

**US LIGHT COMMERCIAL WARRANTY
(NON-DUES PAYING FACILITIES)**

- 10 Years Frame
- 5 Years Brake

- 5 Years Parts
- 2 Years Labor
- 6 Months Wear Items

Pricing includes freight, delivery and setup.

INVOICE

Painting and Safety
1525 SW California Blvd
Port Saint Lucie, FL
34953

Sales Representatives
Rigo Ortiz Will Ortiz
772-359-6812 772-418-5395



River Place CDD
Port Saint Lucie, FL
34983

Invoice #	1119
Date	4/8/2026
Amount	\$1,300.00

Item	Description	Qty	Price
Painting	Provided, cleaned and painted materials; clean and painted stop signs	1	\$1,300.00

Sub Total	\$1,300.00
Total	
Amount	\$1,300.00

Special Instructions



PROPOSAL

Date:04/06/2026

Hugo's Lawn Care LLC.

Phone Number:(772-267-4433).

hugolawncare2020@gmail.com

TO;RIVER PLACE ON ST LUCIE COMMUNITY DEVELOPMENT
DISTRICT.
5385 N. Nob Hill Road Sunrise, FL 33351.

TO:Property Manager
Advantage Property Management
1111.S.E. Federal Highway,Suite 100
Stuart,FL 34994.

SALESPERSON	JOB	PAYMENT TERMS	DUE DATE
	plantation.		04/06/2026

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
2	Queen Ema Palm 25gal.	\$100.00 each	\$200.00
2	Crotton 7 gal.	\$30.00 each	\$60.00
1	Bougainvillea 25 gal Purple	\$320.00	\$320.00
45	Ixoras Dwarf. 3 gal.	\$12.00	\$540.00
25	jasmine plants 3 gal	\$14.00 each	\$350.00
mulch	1 pallet renovation of mulch.	\$3.50 per bag	\$262.50
	Labor: install the new plants and the new mulch.	\$910.00	\$910.00

ACCEPTED: _____ DATE: _____

SUBTOTAL	\$2,642.50
SALES TAX	
TOTAL	\$2,642.50

Thank you for your business!

River Place on the St. Lucie
COMMUNITY DEVELOPMENT DISTRICT

Check Register

<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
12/1 - 12/31/25	7239-7261	\$494,545.86
1/1 - 1/31/26	7262-7279	\$32,412.58
2/1 - 2/28/26	7280-7297	\$53,847.54
3/1- 3/31/26	7298-7314	\$68,176.86
TOTAL CHECKS		\$648,982.84

<i>Date</i>	<i>ACH</i>	<i>Amount</i>
12/1 - 12/31/25	80009-80010	\$2,859.61
1/1 - 1/31/26	80011-80014	\$3,273.94
2/1 - 2/28/26	80015-80017	\$3,652.60
3/1- 3/31/26	80018-80022	\$6,699.75
TOTAL ACH		\$16,485.90
TOTAL		\$665,468.74

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/04/25	00344	12/01/25	8890	202511	310	51300	31100			*	13,682.00		
				2025					ENGINEERING REPORT				
		12/01/25	8891	202511	310	51300	31100			*	1,481.25		
				NOV 25					ENGINEERING SVC				
ALVAREZ ENGINEERS, INC.											15,163.25	007239	
12/04/25	00295	12/03/25	28	202510	320	57200	45350			*	1,560.00		
				OCT 25					JANITORIAL SVC				
		12/03/25	28	202510	320	57200	45300			*	120.00		
				OCT 25					HANDYMAN SVC				
		12/03/25	29	202511	320	57200	45350			*	945.00		
				NOV 25					JANITORIAL SVC				
		12/03/25	29	202511	320	57200	45300			*	75.00		
				NOV 25					HANDYMAN SVC				
DON WILLIAMS CLEANING											2,700.00	007240	
12/04/25	00001	12/01/25	279	202512	320	53800	34000			*	2,410.25		
				DEC 25					FIELD SERVICES				
		12/01/25	279	202512	320	53800	46000			*	54.89		
				HOME DEPOT									
		12/01/25	280	202512	310	51300	34000			*	3,868.25		
				DEC 25					MGMT FEES				
		12/01/25	280	202512	310	51300	44000			*	200.00		
				DEC 25					RENT				
		12/01/25	280	202512	310	51300	31600			*	223.25		
				DEC 25					DISSEMINATION				
		12/01/25	280	202512	310	51300	35101			*	89.25		
				DEC 25					WEBSITE ADMIN				
		12/01/25	280	202512	310	51300	42000			*	106.81		
				DEC 25					POSTAGE				
		12/01/25	280	202512	310	51300	42500			*	1.95		
				DEC 25					COPIES				
GMS-SF, LLC											6,954.65	007241	
12/04/25	00228	11/24/25	24701129	202511	320	53800	46200			*	7,100.00		
				NOV 25					LANDSCAPE MAINT				
		11/24/25	24701129	202511	320	53800	46400			*	900.00		
				NOV 25					IRRIG MAINT				
HUGO'S LAWN CARE, LLC											8,000.00	007242	
12/04/25	00245	11/19/25	835030	202511	320	53800	46000			*	50.00		
				COMPLIANCE RPT FIRE INSP									
PYE BARKER FIRE & SAFETY LLC											50.00	007243	
12/04/25	00306	12/05/25	9073548	202512	320	53800	46500			*	99.00		
				DEC 25					PEST CONTROL				
ROCKET PEST											99.00	007244	

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/04/25	00025	11/25/25 16040	202511 320-53800-46600		QUARTERLY MAINT PRESERVES WETLANDS MANAGEMENT SF, LLC	*	5,000.00	5,000.00 007245
12/08/25	00020	12/08/25 12082025	202512 300-20700-10000		TXFER TAX COLLECTION RIVERPLACE ON THE ST. LUCIE CDD	*	124,812.48	124,812.48 007246
12/08/25	00048	12/08/25 12082025	202512 300-15100-10000		TXFER EXCESS FUNDS TO SBA RIVER PLACE ON THE ST. LUCIE CDD	*	300,000.00	300,000.00 007247
12/08/25	00030	11/25/25 11252025	202511 320-53800-46000		BATHROOM REMODEL CASEY LIBERTO	*	248.47	248.47 007248
12/08/25	00352	11/25/25 11252025	202511 320-53800-46000		BATHROOM REMODEL SUPPLIES LYNCH CHUCK	*	223.45	223.45 007249
12/08/25	00349	9/23/25 11358	202510 320-53800-46000		BIOREMEDIATION SOLUTION OPG PLUS LLC	*	587.00	587.00 007250
12/08/25	00350	9/19/25 8954	202510 320-53800-46000		ADD EXT RING TO OUTLET COLLIS ELECTRIC AND AIR LLC	*	827.80	827.80 007251
12/09/25	00353	12/09/25 507735D	202512 320-57200-45250		DEP POOL LEAK RED RHINO OF FL INC	*	1,660.00	1,660.00 007252
12/12/25	00354	12/12/25 9981	202512 320-53800-46000		PRESSURE WASH SIDEWALKS PRESSURE PERFECTION LLC	*	3,000.00	3,000.00 007253
12/16/25	00326	12/01/25 33699290	202512 320-57200-41000		INTERNET 12/2-1/1 AT&T	*	74.90	74.90 007254
12/16/25	00293	11/30/25 196367	202511 310-51300-31500		NOV 25 - ATTORNEY FEES BILLING COCHRAN, P.A.	*	7,170.20	7,170.20 007255
12/16/25	00227	12/11/25 4	202511 310-51300-31600		AMORT SERIES 2001A 11/1 DISCLOSURE SERVICES LLC	*	100.00	100.00 007256

RPLC RIVER PLACE TCESSNA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/16/25	00311	12/15/25 2557 DEC 25 - POOL SERVICE	202512 320-57200-45200	DYNAMIC POOL PROS CORP	*	1,400.00	1,400.00 007257
12/16/25	00025	12/08/25 016050 DEC 25- AQUATIC MAINT	202512 320-53800-46300	WETLANDS MANAGEMENT SF, LLC	*	910.00	910.00 007258
12/16/25	00011	11/25/25 9-079-18 DELIVERIES THRU 11/14/25	202511 310-51300-42000	FEDEX	*	33.10	75.07 007259
		12/16/25 9-104-18 DELIVERIES THRU 12/09/25	202512 310-51300-42000		*	41.97	
12/17/25	00292	11/04/25 1331-1 BALANCE GYM EQUIPMENTS	202512 320-57200-45300	GYM SURGEON, LLC	*	916.80	916.80 007260
12/17/25	00020	12/17/25 12172025 TXFER TAX COLLECTIONS	202512 300-20700-10000	RIVERPLACE ON THE ST. LUCIE CDD	*	14,572.79	14,572.79 007261
TOTAL FOR BANK A						494,545.86	

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/04/25	00008	11/10/25	OCTOBER 202510 320-57200-43100		*	68.36		
			WATER 9/25-10/27/25					
11/10/25		OCTOBER 202510 320-57200-43100			*	117.47		
			SEWER 9/25-10/27/25					
11/10/25		OCTOBER 202510 320-53800-43100			*	12.65		
			IRRIG 9/25-10/27/25					
11/10/25		OCTOBER 202510 320-53800-43100			*	211.80		
			IRRIG 9/25-10/27/25					
							CITY OF PORT ST. LUCIE (AUTO PAY)	410.28 080009

12/04/25	00014	11/14/25	NOV 25 202511 320-57200-43000		*	1,532.67		
			LAZY RV PKWY 10/16-11/14					
11/14/25		NOV 25 202511 320-53800-43000			*	286.92		
			IRRIGIATION 10/16-11/14					
11/14/25		NOV 25 202511 320-53800-43000			*	193.99		
			IRRIGIATION 10/16-11/14					
11/14/25		NOV 25 202511 320-53800-43000			*	167.76		
			IRRIGIATION 10/16-11/14					
11/14/25		NOV 25 202511 320-53800-43000			*	161.72		
			IRRIGIATION 10/16-11/14					
11/14/25		NOV 25 202511 320-53800-43000			*	28.75		
			PUMP 10/16-11/14					
11/14/25		NOV 25 202511 320-53800-43000			*	77.52		
			IRRIGIATION 10/16-11/14					
							FPL (AUTO PAY)	2,449.33 080010

TOTAL FOR BANK Z						2,859.61		
TOTAL FOR REGISTER						497,405.47		

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/02/26	00030	11/25/25 11252025	202511 320-53800-46000	BATHROOM REMODEL CASEY LIBERTO	*	248.47	248.47 007262	

1/05/26	00001	1/01/26 281	202601 320-53800-34000	JAN 26 - FIELD SERVICES	*	2,410.25		
		1/01/26 281	202601 320-57200-45250	AMAZON-PHOTOCELL SENSOR	*	20.37		
		1/01/26 281	202601 320-57200-45250	TRUDOOR-DOOR HANDLES	*	280.35		
		1/01/26 281	202601 320-53800-46400	AMAZON-IRRIG BOX COVER	*	72.59		
		1/01/26 281	202601 320-57200-45250	HD-BATHROOM REMODEL SUPP	*	861.70		
		1/01/26 281	202601 320-57200-45250	HD-WIRE CLIPS	*	4.23		
		1/01/26 281	202601 320-57200-45250	TRUDOOR-KEY MATCHING LOCK	*	20.70		
		1/01/26 281	202601 320-57200-45250	TRUDOOR-LOCKS/DOOR CLOSER	*	414.00		
		1/01/26 281	202601 320-57200-45250	HD-PAINT BR REMODEL	*	43.02		
		1/01/26 282	202601 310-51300-34000	JAN 26 - MGMT FEES	*	3,868.25		
		1/01/26 282	202601 310-51300-44000	JAN 26 - RENT	*	200.00		
		1/01/26 282	202601 310-51300-31600	JAN 26 - DISSEMINATION	*	223.25		
		1/01/26 282	202601 310-51300-35101	JAN 26 - WEBSITE ADMIN	*	89.25		
		1/01/26 282	202601 310-51300-42000	JAN 26 - POSTAGE	*	61.30		
		1/01/26 282	202601 310-51300-42500	JAN 26 - COPIES	*	.45		
							GMS-SF, LLC	8,569.71 007263

1/05/26	00228	12/19/25 24701130	202512 320-53800-46200	DEC 25- LANDSCAPE MAINT	*	7,100.00		
		12/19/25 24701130	202512 320-53800-46400	DEC 25- IRRIG MAINT	*	900.00		
							HUGO'S LAWN CARE, LLC	8,000.00 007264

1/05/26	00346	12/09/25 001	202512 320-57200-45250	POOL BR PAINT ADDT'L WORK	*	250.00		
							PAINTING AND SAFETY LLC	250.00 007265

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/05/26	00353	12/12/25	507735	202512	320-57200-45250		RED RHINO OF FL INC	*	1,660.00	1,660.00	007266
			BALANCE			POOL LEAK					
1/05/26	00306	1/05/25	9172334	202601	320-53800-46500		ROCKET PEST	*	99.00	99.00	007267
			JAN 26			- PEST CONTROL					
1/15/26	00344	1/07/26	8949	202512	310-51300-31100		ALVAREZ ENGINEERS, INC.	*	902.50	902.50	007268
			DEC 25			- ENGINEERING SVC					
1/15/26	00326	1/01/26	33699290	202601	320-57200-41000		AT&T	*	74.90	74.90	007269
			INTERNET			1/2-2/1					
1/15/26	00178	1/07/26	20365	202601	320-53800-47000		DESIGN A SIGN	*	1,393.00	1,393.00	007270
			50% DEP			- MAXMETAL LOGOS					
1/15/26	00354	12/23/25	9216	202512	320-53800-46000		PRESSURE PERFECTION LLC	*	3,000.00	3,000.00	007271
			PRESSURE WASH			SIDEWALKS					
1/15/26	00245	11/12/25	825156	202512	320-57200-34500		PYE BARKER FIRE & SAFETY LLC	*	165.00	165.00	007272
			FRE ALM			QRT INS 12/1-2/28					
		11/12/25	825156	202512	320-57200-34500			*	180.00	180.00	
			FRE ALM			MON 12/1-2/28/26					
1/15/26	00353	12/05/25	506449	202512	320-57200-45250		RED RHINO OF FL INC	*	650.00	650.00	007273
			REP LEAK			SPA					
1/26/26	00345	12/31/25	315	202512	320-57200-45300		CUSTOM SURFACE SOLUTIONS FL LL	*	1,700.00	1,700.00	007274
			BALANCE			CLUBH BATHROOM					
1/26/26	00295	1/20/25	030	202512	320-57200-45350		DON WILLIAMS CLEANING	*	1,455.00	1,455.00	007275
			DEC 25			- JANITORIAL SVC					
		1/20/25	030	202512	320-57200-45300			*	30.00	30.00	
			DEC 25			- HANDYMAN SVC					
1/26/26	00311	1/15/26	2708	202601	320-57200-45200		DYNAMIC POOL PROS CORP	*	1,400.00	1,400.00	007276
			JAN 26			- POOL SERVICE					

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/26/26	00322	11/25/25 453-1	202511 320-53800-46000	CONV WITH HOA K.G. CONCRETE & DEVELOPMENT	*	650.00	650.00 007277
1/26/26	00255	1/23/26 REFUND D REF DEP L RACE	202601 300-22000-10500	LOIS RACE	*	500.00	500.00 007278
1/26/26	00025	1/19/26 016069 JAN 26- AQUATIC MAINT	202601 320-53800-46300	WETLANDS MANAGEMENT SF, LLC	*	1,485.00	1,485.00 007279
TOTAL FOR BANK A						32,412.58	
TOTAL FOR REGISTER						32,412.58	

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/15/26	00284	10/01/25	FCCFL/25 202510 320-53800-46000 OCT 25 - RECYCLING		*	80.44		
		11/01/25	FCCFL/25 202511 320-53800-46000 NOV 25 - RECYCLING		*	80.44		
		12/01/25	FCCFL/25 202512 320-53800-46000 DEC 25 - RECYCLING		*	80.44		
FCC ENVIRONMENTAL SERVICES							241.32	080011
1/15/26	00014	12/13/25	DEC 25 202512 320-57200-43000 LAZY RV PKWY 11/14-12/13		*	1,496.53		
		12/13/25	DEC 25 202512 320-53800-43000 IRRIGATION 11/14-12/13		*	299.84		
		12/13/25	DEC 25 202512 320-53800-43000 IRRIGATION 11/14-12/13		*	122.16		
		12/13/25	DEC 25 202512 320-53800-43000 IRRIGATION 11/14-12/13		*	165.22		
		12/13/25	DEC 25 202512 320-53800-43000 IRRIGATION 11/14-12/13		*	224.11		
		12/13/25	DEC 25 202512 320-53800-43000 PUMP 11/14-12/13		*	28.86		
		12/13/25	DEC 25 202512 320-53800-43000 IRRIGATION 11/14-12/13		*	78.73		
FPL (AUTO PAY)							2,415.45	080012
1/15/26	00008	12/09/25	NOVEMBER 202511 320-57200-43100 WATER 10/27-11/27/25		*	107.36		
		12/09/25	NOVEMBER 202511 320-57200-43100 SEWER 10/27-11/27/25		*	175.43		
		12/09/25	NOVEMBER 202511 320-53800-43100 WATER 10/27-11/27/25		*	13.09		
		12/09/25	NOVEMBER 202511 320-53800-43100 IRRIG 10/27-11/27/25		*	229.53		
		12/09/25	NOVEMBER 202511 320-53800-43100 LAZY RIVER IRRG AJD		*	10.00		
CITY OF PORT ST. LUCIE (AUTO PAY)							535.41	080013
1/26/26	00284	1/01/26	1006872 202601 320-53800-49500 96 GAL CART 1/1-1/31/26		*	81.76		
FCC ENVIRONMENTAL SERVICES							81.76	080014
TOTAL FOR BANK Z						3,273.94		
TOTAL FOR REGISTER						3,273.94		

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
2/03/26	00346	10/30/25 1111	202510 320-57200-45250	POOL BATHROOM PAINT	*	2,108.00	
							2,108.00 007280
PAINTING AND SAFETY LLC							
2/04/26	00001	2/01/26 283	202602 320-53800-34000	FEB 26 - FIELD SERVICES	*	2,410.25	
		2/01/26 283	202602 320-57200-45300	HD-SUPPLIES BR REMODEL	*	108.09	
		2/01/26 283	202602 320-57200-45300	HD-BATHROOM DOORS	*	588.18	
		2/01/26 283	202602 320-57200-45300	HD-MOVING BLANKET	*	19.67	
		2/01/26 283	202602 320-57200-45300	HD-RETURNED 2 BR DOORS	*	549.70	
		2/01/26 283	202602 320-57200-45250	AMAZON-SPA TIMER	*	129.72	
		2/01/26 283	202602 320-57200-45300	HD-PAINT BR REMODEL	*	71.35	
		2/01/26 283	202602 320-53800-49100	LOWES-CHRISTMAS LIGHTS	*	246.09	
		2/01/26 283	202602 320-57200-45300	HD-FAUCETS BR REMODEL	*	194.42	
		2/01/26 283	202602 320-57200-45300	HD-2 TOILETS	*	457.70	
		2/01/26 283	202602 320-57200-45300	HD-TOILET RING W/BOLTS	*	27.03	
		2/01/26 284	202602 310-51300-34000	FEB 26 - MGMT FEES	*	3,868.25	
		2/01/26 284	202602 310-51300-44000	FEB 26 - RENT	*	200.00	
		2/01/26 284	202602 310-51300-31600	FEB 26 - DISSEMINATION	*	223.25	
		2/01/26 284	202602 310-51300-35101	FEB 26 - WEBSITE ADMIN	*	89.25	
		2/01/26 284	202602 310-51300-42000	FEB 26 - POSTAGE	*	23.76	
		2/01/26 284	202602 310-51300-42500	FEB 26 - COPIES	*	2.25	
							8,109.56 007281
GMS-SF, LLC							
2/04/26	00228	1/28/26 24701131	202601 320-53800-46200	JAN 26- LANDSCAPE MAINT	*	7,100.00	
		1/28/26 24701131	202601 320-53800-46400	JAN 26- IRRIG MAINT	*	900.00	
		1/28/26 24701132	202601 320-53800-49100	MATTRESS REMOVAL	*	100.00	
							8,100.00 007282
HUGO'S LAWN CARE, LLC							
				RPLC RIVER PLACE	TCESSNA		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/04/26	00352	11/11/25	REFUND	202512	320	57200	45300		REFUND PAINT	*	48.46		
									LYNCH CHUCK			48.46	007283
2/04/26	00020	2/04/26	02042026	202602	300	20700	10000		TXFER TAX COLLECTIONS	*	11,112.46		
									RIVERPLACE ON THE ST. LUCIE CDD			11,112.46	007284
2/04/26	00190	2/01/26	7032	202602	320	53800	46400		JAN 26 FOUNTAIN CLEANING	*	160.00		
									TREASURE COAST AQUATICS, LLC			160.00	007285
2/16/26	88888	2/16/26	00001901	202602	300	20700	10000		100001901 CARLYNNE MAYNER	*	100.00		
									MAYNOR, DORLYNNE (ADVANCEDWATER			100.00	007286
2/18/26	00344	2/04/26	9000	202601	310	51300	31100		JAN 26 - ENGINEERING SVC	*	7,369.25		
									ALVAREZ ENGINEERS, INC.			7,369.25	007287
2/18/26	00326	2/01/26	33699290	202602	320	57200	41000		INTERNET 2/2-3/1	*	74.90		
									AT&T			74.90	007288
2/18/26	00189	2/09/26	374463	202602	310	51300	32200		AUDIT FYE 9/30/2025	*	4,000.00		
									BERGER TOOMBS ELAM GAINES & FRANK			4,000.00	007289
2/18/26	00355	2/12/26	BOAT LAU	202602	300	36200	10200		BOAT LAUNCH KEY S CANADY	*	75.00		
									SENNY CANADY			75.00	007290
2/18/26	00178	2/13/26	20393	202602	320	53800	47000		50% 2 LOGOS	*	1,392.00		
									DESIGN A SIGN			1,392.00	007291
2/18/26	00311	2/15/26	2868	202602	320	57200	45200		FEB 26 - POOL SERVICE	*	1,400.00		
									DYNAMIC POOL PROS CORP			1,400.00	007292
2/18/26	00346	12/23/25	1115	202512	320	57200	45300		PRSS WSH/PNT FRNT PORCH	*	2,000.00		
		2/11/26	02112026	202602	320	57200	45300		INST BIKE RACK/BOOKCASE	*	235.00		
									PAINTING AND SAFETY LLC			2,235.00	007293

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/18/26	00306	2/05/26 9275430	202602 320-53800-46500	FEB 26 - PEST CONTROL	*	99.00	
				ROCKET PEST			99.00 007294
2/26/26	00295	2/17/26 031	202601 320-57200-45350	JAN 26 - JANITORIAL SVC	*	1,470.00	
		2/17/26 031	202601 320-57200-45300	JAN 26 - HANDYMAN SVC	*	30.00	
		2/17/26 031	202601 320-57200-45300	REIMBURSEMENT	*	20.05	
				DON WILLIAMS CLEANING			1,520.05 007295
2/26/26	00011	2/10/26 9-171-89	202602 310-51300-42000	DELIVERIES THRU 2/3/26	*	33.86	
				FEDEX			33.86 007296
2/26/26	00025	2/19/26 016083	202602 320-53800-46600	QUARTERLY MAINT PRESERVES	*	5,000.00	
		2/23/26 016086	202602 320-53800-46300	FEB 26- AQUATIC MAINT	*	910.00	
				WETLANDS MANAGEMENT SF, LLC			5,910.00 007297
TOTAL FOR BANK A						53,847.54	
TOTAL FOR REGISTER						53,847.54	

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
2/18/26	00008	1/13/26	DECEMBER 202512 320-57200-43100	WATER 11/25-12/27/25	*	91.67		
1/13/26		DECEMBER 202512 320-57200-43100	SEWER 11/25-12/27/25		*	150.62		
1/13/26		DECEMBER 202512 320-53800-43100	WATER 11/25-12/27/25		*	18.32		
1/13/26		DECEMBER 202512 320-53800-43100	IRRIG 11/25-12/27/25		*	229.53		
CITY OF PORT ST. LUCIE (AUTO PAY)							490.14	080015
2/18/26	00014	1/14/26	JANUARY 202601 320-57200-43000	CLUBH 12/13-1/14/26	*	1,902.98		
1/14/26		JANUARY 202601 320-53800-43000	IRR 12/13-1/14/26		*	346.88		
1/14/26		JANUARY 202601 320-53800-43000	IRR 12/13-1/14/26		*	251.56		
1/14/26		JANUARY 202601 320-53800-43000	IRR 12/13-1/14/26		*	205.98		
1/14/26		JANUARY 202601 320-53800-43000	IRR 12/13-1/14/26		*	249.76		
1/14/26		JANUARY 202601 320-53800-43000	PUMP 12/13-1/14/26		*	34.41		
1/14/26		JANUARY 202601 320-53800-43000	IRR 12/13-1/14/26		*	88.85		
FPL (AUTO PAY)							3,080.42	080016
2/25/26	00284	2/01/26	1009914 202602 320-53800-49500	96 GALLON CART 2/1-2/28	*	82.04		
FCC ENVIRONMENTAL SERVICES							82.04	080017
TOTAL FOR BANK Z						3,652.60		
TOTAL FOR REGISTER						3,652.60		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/10/26	00001	3/01/26	285	202603 320-53800-34000		*	2,410.25		
			MAR 26 - FIELD SERVICES						
3/01/26		286	202603 310-51300-34000			*	3,868.25		
			MAR 26 - MGMT FEES						
3/01/26		286	202603 310-51300-44000			*	200.00		
			MAR 26 - RENT						
3/01/26		286	202603 310-51300-31600			*	223.25		
			MAR 26 - DISSEMINATION						
3/01/26		286	202603 310-51300-35101			*	89.25		
			MAR 26 - WEBSITE ADMIN						
3/01/26		286	202603 310-51300-42000			*	38.80		
			MAR 26 - POSTAGE						
3/01/26		286	202603 310-51300-42500			*	6.45		
			MAR 26 - COPIES						
3/01/26		286	202603 320-53800-46000			*	401.43		
			CHRISTMAS LIGHTS						
3/01/26		286	202603 320-57200-45300			*	135.26		
			AIR FILTERS						
3/01/26		286	202603 320-57200-45300			*	427.18		
			GYM TV/JANITORIAL SUPP						
3/01/26		286	202603 320-53800-46000			*	86.12		
			CHRISTMAS LIGHT CONVERTER						
3/01/26		286	202603 320-53800-46000			*	181.70		
			CIRCUIT BREAKER						
3/01/26		286	202603 320-53800-46000			*	95.58		
			ELEC CONTR POND FOUNTAIN						
3/01/26		286	202603 320-57200-45300			*	339.57		
			BATHROOM REMODEL SUPPLIES						
3/01/26		286	202603 320-57200-45300			*	113.55		
			FLOOR DRAINS						
3/01/26		286	202603 320-53800-46000			*	29.52		
			SIGNAL BOOSTER GROOVE LGT						
3/01/26		286	202603 320-57200-45300			*	7.37		
			PICTURE FRAMES CLUBHOUSE						
3/01/26		286	202603 320-53800-46000			*	593.89		
			BIKE RACK						
3/01/26		286	202603 320-57200-45300			*	9.40		
			GYM SIGN						
3/01/26		286	202603 320-57200-45300			*	6.88		
			SUCTION CUP HANGERS						
3/01/26		286	202603 320-57200-45300			*	158.73		
			LITTLE LIBRARY						
								9,422.43	007298
3/10/26	00228	2/26/26	24701135	202602 320-53800-46200		*	7,100.00		
			FEB 26-	LANDSCAPE MAINT					

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/26/26		24701135		202602	320	53800	46400			*	900.00		
			FEB 26-	IRRIG MAINT					HUGO'S LAWN CARE, LLC			8,000.00	007299
3/10/26	00207	12/01/25	1396	202512	310	51300	31400			*	12,097.39		
				TRIM NOTICE 2025									
		12/01/25	1396	202512	300	20700	10000			*	4,222.14		
				TRIM NOTICE 2025									
		12/01/25	1396	202512	700	13100	10000			*	4,222.14		
				TRIM NOTICE 2025									
		12/01/25	1396	202512	700	51700	55000			*	4,222.14		
				TRIM NOTICE 2025									
									MICHELLE FRANKLIN, CFA			16,319.53	007300
3/10/26	00245	2/23/26	IV977635	202603	320	57200	34500			*	180.00		
				FRE ALM MON 3/1-5/31/26									
		2/23/26	IV977635	202603	320	57200	34500			*	165.00		
				FRE ALM QRT INS 3/1-5/31									
									PYE BARKER FIRE & SAFETY LLC			345.00	007301
3/10/26	00306	3/05/26	9710395	202603	320	53800	46500			*	99.00		
				MAR 26 - PEST CONTROL									
									ROCKET PEST			99.00	007302
3/10/26	00293	12/31/25	196722	202512	310	51300	31500			*	3,067.50		
				DEC 25 - ATTORNEY FEES									
		1/31/26	197033	202601	310	51300	31500			*	5,102.50		
				JAN 26 - ATTORNEY FEES									
		2/28/26	197422	202602	310	51300	31500			*	1,185.00		
				FEB 26 - ATTORNEY FEES									
									BILLING COCHRAN, P.A.			9,355.00	007303
3/18/26	00344	3/03/26	9079	202602	310	51300	31100			*	1,937.00		
				FEB 26 - ENGINEERING SVC									
									ALVAREZ ENGINEERS, INC.			1,937.00	007304
3/18/26	00326	3/01/26	33699290	202603	320	57200	41000			*	74.90		
				INTERNET 3/2-4/1									
									AT&T			74.90	007305
3/18/26	00245	2/27/26	IV009903	202602	320	57200	45300			*	700.00		
				SMOKE DETECTORS									
		2/27/26	IV009903	202602	320	57200	34500			*	215.00		
				SYSTEM ALARM									
									PYE BARKER FIRE & SAFETY LLC			915.00	007306

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/25/26	00295	3/19/26	032	FEB 26	202602	320-57200-45350			DON WILLIAMS CLEANING	*	1,050.00		
		3/19/26	032	FEB 26	202602	320-57200-45300			DON WILLIAMS CLEANING	*	75.00		
											1,125.00	007307	
3/25/26	00311	3/15/26	3030	MAR 26	202603	320-57200-45200			DYNAMIC POOL PROS CORP	*	1,400.00		
											1,400.00	007308	
3/25/26	00228	3/11/26	24701136		202603	320-53800-46000			HUGO'S LAWN CARE, LLC	*	280.00		
											280.00	007309	
3/25/26	00356	11/03/25	0233475-		202511	320-57200-45300			MEEKS PLUMBING, INC.	*	125.00		
											125.00	007310	
3/25/26	00245	2/27/26	990339		202602	320-57200-34500			PYE BARKER FIRE & SAFETY LLC	*	215.00		
		2/27/26	990339		202602	320-57200-34500			PYE BARKER FIRE & SAFETY LLC	*	465.00		
											680.00	007311	
3/25/26	00025	3/16/26	016096	MAR 26	202603	320-53800-46300			WETLANDS MANAGEMENT SF, LLC	*	910.00		
											910.00	007312	
3/27/26	00228	3/26/26	24701137	MAR 26	202603	320-53800-46200			HUGO'S LAWN CARE, LLC	*	7,100.00		
		3/26/26	24701137	MAR 26	202603	320-53800-46400			HUGO'S LAWN CARE, LLC	*	900.00		
											8,000.00	007313	
3/27/26	00137	1/29/26	20250020		202603	320-57200-45250			SUNDEK BY TREASURE COAST SURFACES	*	9,189.00		
											9,189.00	007314	
TOTAL FOR BANK A											68,176.86		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/10/26	00008	2/10/26	JANUARY	202601	320-57200-43100		LAZY RIVER PKWY12/27-1/28	*	96.90		
		2/10/26	JANUARY	202601	320-57200-43100		LAZY RIVER PKWY12/27-1/28	*	158.89		
		2/10/26	JANUARY	202601	320-53800-43100		CANOE PARK 12/27-1/28/26	*	13.09		
		2/10/26	JANUARY	202601	320-53800-43100		LAZY RIVER PKWY12/27-1/28	*	229.53		
										498.41	080018

3/10/26	00014	2/16/26	FEBRUARY	202602	320-57200-43000		CLUBHOUSE 1/14-2/16/26	*	1,825.14		
		2/16/26	FEBRUARY	202602	320-53800-43000		IRRIG 1/14-2/16/26	*	344.93		
		2/16/26	FEBRUARY	202602	320-53800-43000		IRRIG 1/14-2/16/26	*	238.59		
		2/16/26	FEBRUARY	202602	320-53800-43000		IRRIG 1/14-2/16/26	*	211.23		
		2/16/26	FEBRUARY	202602	320-53800-43000		IRRIG 1/14-2/16/26	*	226.15		
		2/16/26	FEBRUARY	202602	320-53800-43000		PUMP 1/14-2/16/26	*	34.36		
		2/16/26	FEBRUARY	202602	320-53800-43000		IRRIG 1/14-2/16/26	*	92.71		
										2,973.11	080019

3/25/26	00008	3/10/26	17290023	202602	320-57200-43100		LAZY RIVER PKWY 1/28-3/2	*	164.89		
		3/10/26	17290023	202602	320-57200-43100		LAZY RIVER PKWY 1/28-3/2	*	266.40		
		3/10/26	17290023	202602	320-53800-43100		CANOE PARK 1/28-3/2	*	13.09		
		3/10/26	17290023	202602	320-53800-43100		LAZY RIVER PKWY 1/28-3/2	*	229.53		
										673.91	080020

3/25/26	00284	3/01/26	FCCFL/26	202603	320-53800-49500		96 GALLON CART 3/1-3/31	*	82.04		
										82.04	080021

3/25/26	00014	3/17/26	MAR 26	202603	320-57200-43000		CLUBHOUSE 2/16-3/17/26	*	1,467.39		
		3/17/26	MAR 26	202603	320-53800-43000		IRRIG 2/16-3/17/26	*	300.17		
		3/17/26	MAR 26	202603	320-53800-43000		IRRIG 2/16-3/17/26	*	210.63		

RPLC RIVER PLACE TCESSNA

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
3/17/26	MAR 26	202603 320-53800-43000			*	186.06	
		IRRIG 2/16-3/17/26					
3/17/26	MAR 26	202603 320-53800-43000			*	192.53	
		IRRIG 2/16-3/17/26					
3/17/26	MAR 26	202603 320-53800-43000			*	34.05	
		PUMP 2/16-3/17/26					
3/17/26	MAR 26	202603 320-53800-43000			*	81.45	
		IRRIG 2/16-3/17/26					
FPL (AUTO PAY)							2,472.28 080022

TOTAL FOR BANK Z						6,699.75	
TOTAL FOR REGISTER						74,876.61	

River Place on the St. Lucie
Community Development District

Unaudited Financial Reporting
March 31, 2026



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River Place on the St. Lucie
Community Development District
Combined Balance Sheet
March 31, 2026

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Reserve Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
<u>Cash:</u>				
Operating Account	\$ 83,302	\$ -	\$ -	\$ 83,302
Due from RV/Boat Rental	1,125	-	-	1,125
Due from General Fund	-	5,041	-	5,041
<u>Investments:</u>				
State Board of Administration (SBA)	392,736	-	384,559	777,295
<u>Series 2001AB</u>				
Revenue A	-	214,956	-	214,956
Revenue B	-	1	-	1
Interest B	-	1	-	1
Redemption A	-	19	-	19
Total Assets	\$ 477,163	\$ 220,018	\$ 384,559	\$ 1,081,741
Liabilities:				
Accrued Expenses	\$ 1,690	\$ -	\$ -	\$ 1,690
Due to Debt Service	5,041	-	-	5,041
Prepaid-Boat/RV Rents	436	-	-	436
Deposits-Boat/RV Storage	2,900	-	-	2,900
Deposits-Launch Key	225	-	-	225
Due to Residents Rent Deposits	500	-	-	500
Matured Bonds Payable - 2001B	-	35,000	-	35,000
Total Liabilities	\$ 10,792	\$ 35,000	\$ -	\$ 45,792
Fund Balance:				
Restricted for:				
Debt Service	\$ -	\$ 185,018	\$ -	\$ 185,018
Assigned for:				
Capital Reserve Fund	-	-	384,559	384,559
Unassigned	466,371	-	-	466,371
Total Fund Balances	\$ 466,371	\$ 185,018	\$ 384,559	\$ 1,035,948
Total Liabilities & Fund Balance	\$ 477,163	\$ 220,018	\$ 384,559	\$ 1,081,741

River Place on the St. Lucie

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/26	Thru 03/31/26	Variance
<u>Revenues:</u>				
Special Assessments - Tax Roll	\$ 517,267	\$ 517,267	\$ 457,901	\$ (59,366)
Stormwater Fees	69,656	69,656	56,422	(13,233)
Rental Fees - Boat Storage	16,368	8,184	10,010	1,826
Rental Fees - Clubhouse	4,800	2,400	600	(1,800)
Revenue Fobs	-	-	175	175
Interest Income	10,020	5,010	6,779	1,769
Other Income	-	-	14,145	14,145
Total Revenues	\$ 618,111	\$ 602,517	\$ 546,033	\$ (56,484)
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 5,000	\$ 2,000	\$ 2,000	\$ -
PR-FICA	383	153	153	-
Engineering	15,000	7,500	25,372	(17,872)
Attorney	28,000	14,000	19,113	(5,113)
Annual Audit	4,000	4,000	4,000	-
Arbitrage Rebate	600	-	-	-
Dissemination Agent	2,679	1,339	1,440	(100)
Trustee Fees	4,180	-	-	-
Management Fees	46,419	23,209	23,210	(0)
Property Appraiser	11,006	11,006	12,097	(1,092)
Website Maintenance	1,071	536	536	0
Telephone	100	50	-	50
Postage & Delivery	1,000	500	386	114
Insurance General Liability	11,028	11,028	11,201	(173)
Rentals & Leases	2,400	1,200	1,200	-
Printing & Binding	200	100	13	87
Legal Advertising	1,000	500	-	500
Other Current Charges	1,090	545	620	(75)
Office Supplies	100	50	-	50
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 135,430	\$ 77,891	\$ 101,515	\$ (23,624)

River Place on the St. Lucie

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/26	Thru 03/31/26	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Field Management	\$ 28,923	\$ 14,462	\$ 14,462	\$ 0
Utility - Electric Irrigation	13,200	6,600	6,008	592
Water/Wastewater	3,000	1,500	1,450	50
Preserve Maintenance	20,000	10,000	10,000	-
Aquatic Maintenance	13,220	6,610	6,610	-
Landscape Maintenance	85,200	42,600	42,600	-
Other Landscape Maintenance	12,800	6,400	480	5,920
Fertilization/Weed and Pest Control	1,688	844	594	250
Irrigation Maintenance	10,800	5,400	5,793	(393)
Fountain Maintenance	1,800	900	-	900
Repairs & Maintenance	13,000	6,500	11,837	(5,337)
Signage Maintenance	5,000	2,500	2,785	(285)
Operating Supplies	1,000	500	-	500
PSL Interlocal Agreement	25,000	12,500	-	12,500
Contingency	11,860	5,930	346	5,584
Subtotal Field Expenditures	\$ 246,491	\$ 123,246	\$ 102,965	\$ 20,281
Clubhouse Expenditures				
Security Monitoring	\$ 4,000	\$ 2,000	\$ 1,585	\$ 415
Utility - Electric	22,000	11,000	9,458	1,542
Water/Wastewater	4,500	2,250	1,815	435
Telephone	1,440	720	449	271
Property Insurance/Workers Comp	25,542	25,542	23,606	1,936
Clubhouse Cleaning	18,000	9,000	7,530	1,470
Clubhouse Maintenance and Repairs	20,000	10,000	11,223	(1,223)
Pool & Spa Maintenance	16,800	8,400	8,400	-
Pool & Spa Repairs	10,000	5,000	12,970	(7,970)
Trash	300	150	487	(337)
Capital Outlay	19,168	9,584	-	9,584
Subtotal Clubhouse Expenditures	\$ 141,750	\$ 83,646	\$ 77,524	\$ 6,122
Total Operations & Maintenance	\$ 388,241	\$ 206,892	\$ 180,488	\$ 26,403
Total Expenditures	\$ 523,671	\$ 284,782	\$ 282,003	\$ 2,779
Excess (Deficiency) of Revenues over Expenditures	\$ 94,440	\$ 317,734	\$ 264,029	\$ (53,705)
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ (100,000)	\$ (100,000)	\$ (100,000)	\$ -
Total Other Financing Sources/(Uses)	\$ (100,000)	\$ (100,000)	\$ (100,000)	\$ -
Net Change in Fund Balance	\$ (5,560)	\$ 217,734	\$ 164,029	\$ (53,705)
Fund Balance - Beginning	\$ 5,560		\$ 302,342	
Fund Balance - Ending	\$ -		\$ 466,371	

River Place on the St. Lucie

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
<u>Revenues</u>				
Interest	\$ 5,000	\$ 2,500	\$ 7,049	\$ 4,549
Total Revenues	\$ 5,000	\$ 2,500	\$ 7,049	\$ 4,549
<u>Expenditures:</u>				
Capital Outlay	\$ 100,000	\$ 50,000	\$ -	\$ 50,000
Pool Equipment	-	-	31,915	(31,915)
Pool Deck Resurfacing	-	-	9,189	(9,189)
Total Expenditures	\$ 100,000	\$ 50,000	\$ 41,104	\$ 8,896
Excess (Deficiency) of Revenues over Expenditures	\$ (95,000)	\$ (47,500)	\$ (34,055)	\$ 13,445
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out)	\$ 100,000	\$ 100,000	\$ 100,000	\$ -
Total Other Financing Sources (Uses)	\$ 100,000	\$ 100,000	\$ 100,000	\$ -
Net Change in Fund Balance	\$ 5,000.00	\$ 52,500	\$ 65,945	\$ 13,445
Fund Balance - Beginning	\$ 319,195		\$ 318,614	
Fund Balance - Ending	\$ 324,195		\$ 384,559	

River Place on the St. Lucie

Community Development District

Debt Service Fund Series 2001 A & B

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/26	Thru 03/31/26	Variance
Revenues:				
Special Assessments - Tax Roll A	\$ 181,947	\$ 181,947	\$ 159,761	\$ (22,186)
Special Assessments - Tax Roll B	72,607	72,607	-	(72,607)
Interest Income	3,500	1,750	2,442	692
Total Revenues	\$ 258,055	\$ 256,305	\$ 162,203	\$ (94,101)
Expenditures:				
Series 2001 A				
Interest - 11/1	\$ 26,497	\$ 26,497	\$ 26,497	\$ -
Special Call - 11/1	-	-	5,000	(5,000)
Interest - 5/1	26,497	-	-	-
Principal - 5/1	120,000	-	-	-
Series 2001 B				
Interest - 5/1	37,607	-	-	-
Principal - 5/1	35,000	-	-	-
Property Appraiser	3,871	3,871	4,222	(351)
Total Expenditures	\$ 249,472	\$ 30,368	\$ 35,719	\$ (5,351)
Excess (Deficiency) of Revenues over Expenditures	\$ 8,583	\$ 225,936	\$ 126,484	\$ (99,452)
Net Change in Fund Balance	\$ 8,583	\$ 225,936	\$ 126,484	\$ (99,452)
Fund Balance - Beginning	\$ 56,869		\$ 58,534	
Fund Balance - Ending	\$ 65,452		\$ 185,018	

River Place on the St. Lucie
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ -	\$ 47,332	\$ 375,372	\$ 20,753	\$ 4,677	\$ 9,767	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 457,901
Stormwater Fees	-	-	-	-	-	56,422	-	-	-	-	-	-	56,422
Rental Fees - Boat Storage	1,705	1,851	1,504	1,705	1,595	1,650	-	-	-	-	-	-	10,010
Rental Fees - Clubhouse	150	-	300	-	-	150	-	-	-	-	-	-	600
Revenue Fobs	50	-	-	75	-	50	-	-	-	-	-	-	175
Interest Income	911	753	1,209	1,384	1,239	1,283	-	-	-	-	-	-	6,779
Other Income	-	-	-	-	-	14,145	-	-	-	-	-	-	14,145
Total Revenues	\$ 2,816	\$ 49,937	\$ 378,385	\$ 23,917	\$ 7,510	\$ 83,467	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 546,033
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000
PR-FICA	-	-	77	77	-	-	-	-	-	-	-	-	153
Engineering	-	15,163	903	7,369	1,937	-	-	-	-	-	-	-	25,372
Attorney	2,588	7,170	3,068	5,103	1,185	-	-	-	-	-	-	-	19,113
Annual Audit	-	-	-	-	4,000	-	-	-	-	-	-	-	4,000
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	223	223	323	223	223	223	-	-	-	-	-	-	1,440
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	3,868	3,868	3,868	3,868	3,868	3,868	-	-	-	-	-	-	23,210
Property Appraiser	-	-	12,097	-	-	-	-	-	-	-	-	-	12,097
Website Maintenance	89	89	89	89	89	89	-	-	-	-	-	-	536
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	37	9	182	61	58	39	-	-	-	-	-	-	386
Insurance General Liability	11,201	-	-	-	-	-	-	-	-	-	-	-	11,201
Rentals & Leases	200	200	200	200	200	200	-	-	-	-	-	-	1,200
Printing & Binding	-	2	2	0	2	6	-	-	-	-	-	-	13
Legal Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Current Charges	119	112	92	110	70	116	-	-	-	-	-	-	620
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 18,501	\$ 26,837	\$ 21,901	\$ 18,101	\$ 11,632	\$ 4,542	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 101,515

River Place on the St. Lucie
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>													
Field Expenditures													
Field Management	\$ 2,410	\$ 2,410	\$ 2,410	\$ 2,410	\$ 2,410	\$ 2,410	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,462
Utility - Electric Irrigation	842	917	919	1,177	1,148	1,005	-	-	-	-	-	-	6,008
Water/Wastewater	224	253	248	243	243	240	-	-	-	-	-	-	1,450
Preserve Maintenance	-	5,000	-	-	5,000	-	-	-	-	-	-	-	10,000
Aquatic Maintenance	1,485	910	910	1,485	910	910	-	-	-	-	-	-	6,610
Landscape Maintenance	7,100	7,100	7,100	7,100	7,100	7,100	-	-	-	-	-	-	42,600
Other Landscape Maintenance	480	-	-	-	-	-	-	-	-	-	-	-	480
Fertilization/Weed and Pest Control	99	99	99	99	99	99	-	-	-	-	-	-	594
Irrigation Maintenance	900	1,060	900	973	1,060	900	-	-	-	-	-	-	5,793
Fountain Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Repairs & Maintenance	215	3,899	6,055	-	-	1,668	-	-	-	-	-	-	11,837
Signage Maintenance	-	-	-	1,393	1,392	-	-	-	-	-	-	-	2,785
Operating Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
PSL Interlocal Agreement	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingency	-	-	-	100	246	-	-	-	-	-	-	-	346
Capital Outlay	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Field Expenditures	\$ 13,756	\$ 21,648	\$ 18,641	\$ 14,980	\$ 19,608	\$ 14,332	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 102,965
Clubhouse Expenditures													
Security Monitoring	\$ -	\$ -	\$ 345	\$ -	\$ 895	\$ 345	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,585
Utility - Electric	1,233	1,533	1,497	1,903	1,825	1,467	-	-	-	-	-	-	9,458
Water/Wastewater	189	286	245	261	434	400	-	-	-	-	-	-	1,815
Telephone	75	75	75	75	75	75	-	-	-	-	-	-	449
Property Insurance/Workers Comp	23,606	-	-	-	-	-	-	-	-	-	-	-	23,606
Clubhouse Cleaning	1,560	945	1,455	1,470	1,050	1,050	-	-	-	-	-	-	7,530
Clubhouse Maintenance and Repairs	3,376	1,277	3,395	50	1,927	1,198	-	-	-	-	-	-	11,223
Pool & Spa Maintenance	1,400	1,400	1,400	1,400	1,400	1,400	-	-	-	-	-	-	8,400
Pool & Spa Repairs	6,976	-	4,220	1,644	130	-	-	-	-	-	-	-	12,970
Trash	80	80	80	82	82	82	-	-	-	-	-	-	487
Capital Outlay	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Amenity Expenditures	\$ 38,495	\$ 5,595	\$ 12,712	\$ 6,886	\$ 7,818	\$ 6,017	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 77,524
Total Operations & Maintenance	\$ 52,251	\$ 27,243	\$ 31,353	\$ 21,865	\$ 27,426	\$ 20,350	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 180,488
Total Expenditures	\$ 70,752	\$ 54,081	\$ 53,254	\$ 39,967	\$ 39,058	\$ 24,892	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 282,003
Excess (Deficiency) of Revenues over Expenditures	\$ (67,936)	\$ (4,144)	\$ 325,131	\$ (16,049)	\$ (31,548)	\$ 58,575	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 264,029
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ (100,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (100,000)
Total Other Financing Sources/Uses	\$ -	\$ -	\$ (100,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (100,000)
Net Change in Fund Balance	\$ (67,936)	\$ (4,144)	\$ 225,131	\$ (16,049)	\$ (31,548)	\$ 58,575	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 164,029

River Place on the St. Lucie

Community Development District

Long Term Debt Report

Series 2001A, Special Assessment Bonds (Restructured)		
Interest Rate:	7.625%	
Maturity Date:	5/1/2030	
Reserve Fund Definition	n/a	
Reserve Fund Requirement	\$0	
Reserve Fund Balance	\$0	
Bonds Outstanding - 9/10/20		\$1,190,000
Less: Principal Payment - 5/1/21		(\$85,000)
Less: Principal Payment - 5/1/22		(\$100,000)
Less: Principal Payment - 5/1/23		(\$95,000)
Less: Principal Payment - 5/1/24		(\$100,000)
Less: Principal Payment - 5/1/25		(\$110,000)
Less: Special Call - 5/1/25		(\$5,000)
Less: Special Call - 11/1/25		(\$5,000)
Current Bonds Outstanding		\$690,000

Series 2001B, Special Assessment Bonds (Restructured)		
Interest Rate:	7.250%	
Maturity Date:	n/a	
Reserve Fund Definition	n/a	
Reserve Fund Requirement	\$0	
Reserve Fund Balance	\$0	
Bonds Outstanding - 9/10/20		\$35,000
Current Bonds Outstanding		\$35,000

River Place on the St. Lucie
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts - St. Lucie County
Fiscal Year 2026

Gross Assessments \$ 550,287.54 \$ 193,082.07 \$ 72,607.00 \$ 815,976.61
 Net Assessments \$ 517,270.29 \$ 181,497.15 \$ 68,250.58 \$ 767,018.01

ON ROLL ASSESSMENTS

allocation in % 67.44% 23.66% 8.90% 100.00%

Date	Distribution	Gross Amount	Discount/ (Penalty)	Commission	Interest	Net Receipts	O&M Portion	2001A Debt Service	2001B Debt Service	Total
11/07/25	11/07-02/28/25	\$ 3,671.30	\$ 192.75	\$ 69.57	\$ -	\$ 3,408.98	\$ 2,523.53	\$ 885.45	\$ -	\$ 3,408.98
11/17/25	11/01-11/06/25	23,008.93	920.35	441.78	-	21,646.80	16,024.28	5,622.52	-	21,646.80
11/24/25	11/07-11/13/25	41,330.86	1,653.17	793.55	-	38,884.14	28,784.41	10,099.73	-	38,884.14
12/03/25	11/14-11/20/25	44,640.62	1,785.60	857.10	-	41,997.92	31,132.35	10,865.57	-	41,997.92
12/09/25	11/21-11/27/25	417,259.39	16,689.97	8,011.39	-	392,558.03	290,996.68	101,561.35	-	392,558.03
12/15/25	11/28-12/04/25	59,837.44	2,360.71	1,149.52	-	56,327.21	41,754.42	14,572.79	-	56,327.21
12/18/25	12/05-12/11/25	3,245.72	113.44	62.65	-	3,069.63	2,275.47	794.16	-	3,069.63
12/31/25	12/12-12/18/25	13,074.38	392.22	253.65	-	12,428.51	9,213.05	3,215.46	-	12,428.51
01/06/26	12/19-12/25/25	4,947.87	148.43	95.99	-	4,703.45	3,486.59	1,216.86	-	4,703.45
01/09/26	11/2-12/31/25	1,930.14	57.90	37.44	-	1,834.80	1,360.11	474.69	-	1,834.80
01/09/26	INTEREST	-	-	-	401.65	401.65	401.65	-	-	401.65
01/09/26	12/26-01/01/226	13,394.49	401.82	259.86	-	12,732.81	9,438.62	3,294.19	-	12,732.81
01/16/26	01/02-01/08/26	1,159.11	51.16	22.15	-	1,085.80	804.89	280.91	-	1,085.80
01/26/26	01/09-01/15/26	5,751.47	114.66	112.74	-	5,524.07	4,094.90	1,429.17	-	5,524.07
01/30/26	01/16-01/22/26	1,638.11	32.76	32.11	-	1,573.24	1,166.22	407.02	-	1,573.24
02/10/26	01/23-01/29/26	1,638.11	32.76	32.10	-	1,573.25	1,166.22	407.03	-	1,573.25
02/13/26	01/30-05/05/26	1,638.11	32.76	32.11	-	1,573.24	1,166.22	407.02	-	1,573.24
02/23/26	02/26-02/12/26	1,638.11	32.76	32.11	-	1,573.24	1,166.22	407.02	-	1,573.24
02/27/26	02/13-02/19/26	1,638.11	16.38	32.43	-	1,589.30	1,178.12	411.18	-	1,589.30
03/06/26	02/20-02/26/26	1,638.11	16.38	32.44	-	1,589.29	1,178.11	411.18	-	1,589.29
03/13/26	02/27-03/05/26	4,077.19	16.38	81.21	-	3,979.60	2,950.01	1,029.59	-	3,979.60
03/20/26	03/06-03/12/26	1,159.11	-	23.18	-	1,135.93	842.05	293.88	-	1,135.93
03/27/26	03/13-03/19/26	6,603.31	-	132.06	-	6,471.25	4,797.03	1,674.22	-	6,471.25
TOTAL		\$ 654,919.99	\$ 25,062.36	\$ 12,597.14	\$ 401.65	\$ 617,662.14	\$ 457,901.15	\$ 159,760.99		\$ 617,662.14

80.26%	Percent Collected
\$ 161,056.62	Balance Remaining to Collect