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

August 20, 2026

GMS
Governmental
Management Services

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
August 20, 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 June 18, 2026 Meeting **– Page 4**

3. Consideration of the Wetlands Management SF, LLC Proposal for Hydrilla Treatment in the Lake North of Leaping Frog Way **– Page 45**

4. **Audit Selection Committee Meeting: – Page 48**
   Opening Audit Selection Committee Meeting
   A. **Roll Call**

   B. **Ranking of Respondents to RFP**

   C. **Adjournment**

   D. **Selection of Audit Firms**

5. Consideration of:
   A. Proposals for Concrete Pads
      1) Atlantix Structural, LLC **– Page 106**

      2) Venice Commercial Services, Inc. **– Page 107**

   B. Proposals for Umbrella
      1) Belson Outdoors Quote# WQ 398413 **– Page 108**

      2) Park Warehouse, LLC Quote# Q334156 for Umbrella **– Page 110**

   C. Nicks Handyman Services Estimate for Light Poles **– Page 116**

   D. Justin Time Painting LLC Proposal for Street Light Painting **– Page 117**

6. Ratification of the Pool Pump Gate Lock Replacement Proposal with All County Lock & Key, Inc. **– Page 125**

7. Discussion:
   A. Items Requested by Chair
      1) Hawks Ridge Uniformity of Signs to Match the Rest of the Community

      2) Boat/RV Storage to Have Solar Lights

3) Gravel Instead of Mulch Around the Pool Deck

4) Labor Day Event – CDD

5) Little Kayak Barrier

6) Sterile Carp Possibility for Lakes

B. Acoustic Panels for the Main Room

8. Staff Reports
   A. Attorney

   B. Engineer
      1) District Engineer's Report for Fiscal Year 2026 – 2027 – **Page 126**

      2) BMAP Study Update **– Page 132**

      3) Alvarez Engineers Proposal for Engineering Services Related to the Pool Overflow Drainage Modification for River Place on the St. Lucie CDD **– Page 133**

      4) Catch Basin Proposal

   C. Manager
      1) Consideration of the Updated Proposed Fiscal Year 2026 – 2027 Regular and Workshop Meeting Schedule **– Page 135**

      2) Final Approval of the FY2025 – FY2026 Report Performance Measures and Standards **– Page 136**

      3) Consideration of FY2026 – FY2027 Performance Measures and Standards as Required by Florida Statute 189.069 **– Page 141**

   D. Clubhouse/Field Manager Report
      1) Monthly Report **– Page 146**

      2) Boat Storage Rentals **– Page 149**

      3) Discussion of Pressure Washer

9. Financial Reports
   A. Approval of Check Register **– Page 150**

   B. Approval of Unaudited Financials **– Page 160**

10. Supervisors Requests and Audience Comments

11. 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, June 18, 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
Charles Lynch	Assistant Secretary
Steve Vidal	Assistant Secretary

Also presents were:

Andressa Hinz-Philippi	District Manager
Michael Pawelczyk	District Counsel
Matt Hans	GMS
Monique Lesnansky	GMS
Several Residents	

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 April 16, 2026 Meeting

Ms. Hinz Philippi: The next item is the approval of the minutes of the April 16, 2026 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. Lynch with all in favor, the Minutes of the April 16, 2026 Meeting were approved.

THIRD ORDER OF BUSINESS — Consideration of Authorization for District Counsel to Prepare Correspondence Stating that the District Has No Objection to the Release of the Remainder of the Letter of Credit held by Seacoast Bank for River Place Builders, LLC

Ms. Hinz Philippi: We are going to jump over this item because Michael wants to talk about it, so we are going to the public hearing.

FOURTH ORDER OF BUSINESS — Public Hearing to Adopt the Fiscal Year 2027 Budget

A. Motion to Open the Public Hearing

Ms. Hinz Philippi: I need a motion to open the public hearing.

> On MOTION by Ms. Lynch seconded by Mr. Lynch with all in favor, the public hearing was opened.

B. Public Comments and Discussion

Ms. Hinz Philippi: The next item is the discussion. Does the Board have any discussion on the budget that was approved? Does the public have any comments on the budget that was approved?

Ms. Michele Ganetz: 677 N.E Little Kayak Point. The budget that was passed it seems that we are having some issues with things being paid for so when the budget is passed were those things taken into account, things that need to be done.

Ms. Hinz Philippi: What do you mean?

Ms. Ganetz: Some of the things, this is what I am hearing is that the landscaping at the front of the entrance cost $12,000 which seems a little excessive, the pool has had this ongoing problem with the pool. There is other problems that need to be taken care of in here so are all of these problems like the drainage are these things included in the budget? Are these considered budget items or do we have a reserve for these items? How does that work because we are coming to end of the our bond very soon?

Ms. Hinz Philippi: The conversations that you hear are not really what happens. If you were here at the last meeting the $12,000 was to make improvements in all the monuments throughout the neighborhood, so it was not just that one. It was all the monuments. The other item you said the pool. The pool had a problem for years and we started taking care of the pool piece by piece. The last one was very complicated. We did everything that we had to do with that. We had a problem with the vendor. He had a supplier, the supplier was late. We had mechanisms in our agreement to go against him; however we were not going to be able to have somebody to finish that. Everything that we had around to help us to make that happen, we scheduled right. We scheduled it in January to have it, but it didn't because he was delayed a lot. When we were able to get that delivered here then we started the process. Then we had other problems. We had to get our District engineer here. Fixed it. Now it is going to open. I think next week we are going to be able to give you the date.

Mr. Hans: We are waiting on the electrician. He is going to be out tomorrow. It is a one day project for the electrician.

Ms. Ganetz: Does it show a breakdown of what is covered in the budget?

Ms. Hinz Philippi: Everything that we are talking about was covered in the budget. There is nothing that is going to increase our budget. If it was we would have already sent a letter to you saying this budget is going to be increased.

Ms. Lynch: Rumors is going around that we are in a predicament because we don't have the money to pay for the projects that we are doing.

Ms. Hinz Philippi: That is not true.

Ms. Lynch: I think that is where that is coming from.

Mr. Vidal: We can't spend it unless it is in the budget unless we special assess for a project.

Ms. Ganetz: Are you paying the city what they owe for the fees for the RV storage?

Ms. Hinz Philippi: That is the problem when people don't have the knowledge. I am talking about the people that make statements on Facebook or other social media that we cannot control. The people that are here the residents that come they know that we made a decision on this Board to stop paying the fees for the city on that park.

Ms. Lynch: But the storage is ours.

Ms. Hinz Philippi: The storage is ours. The park is what we paid $25,000 a year for a public park that is not ours. It is city property. That was when this was established. The developer made that agreement. What our attorney reviewed, and we went to the city and talked to them. They saw, I think, one other occasion that the person that made that agreement didn't put a time frame like ten years or five years. For us it looked like she was going to work on trying to resolve that for us. We couldn't get a hold of her anymore, so this Board made the decision to stop payment. They don't even have an argument in asking us for that money. The agreement that was signed was never approved by a Board. That money that we were paying in good faith, they decided to stop that payment because if they want to discuss it they have to come to us and give some benefit for this community to be paying for that. That was the decision. The attorney knows and we are very aware of this. This budget has even $100,000 on projects per year so for this new year we have $100,000 that this Board is going to work on improving the community like they did last year. They are going to continue improving. They are going to tackle some things that the community needs or wants to improve the life of this community.

Ms. Ganetz: Can you tell us what those things are?

Ms. Hinz Philippi: They are going to decide. They haven't decided yet. This budget is approved for 2027, so our budget starts October 1st and ends September 30th. Any other questions on the budget?

Ms. Kelly Statema: 441 Canoe Park Circle. Within two years the roads will be falling in, the grates are caving in, the roads are failing, what money do we have set aside for that? This is happening in the community. I just really would like to know.

Mr. Hans: We have had our engineer look at the roads. They have estimated a seven year timeline for when they will need to be repaired based off their current condition. We have that $100,000 that we are putting away every year. We can start saving some of it so we can afford it in seven years from now when we need to Canoe Park. Little Kayak would be the next one after that. Our engineers have been on top of that, and they are letting us know what steps are needed.

Ms. Statema: The city engineer has a little different idea so I would like to make sure we have the money to repair the roads.

Ms. Hinz Philippi: The other thing that we can save here is because this is the CDD you don't need to, you can have money set aside. We have some money set aside for road improvements. If you have a pothole or things like that we do have some money for that for repairs. We have this $100,000 that we are using for other projects but besides that the District can take a bond imagine if you have to do the whole community you can take a bond for that. Your APR and what you are going to pay for a bond is much less than if you were going to take a loan because it is a CDD. That is something that most of the Districts do when they hit the 20 year mark and they have to do the whole community instead of just fixing parts. The other part if they don't do this, they do projects, and they break it apart like we did Little Turtle. We did the parking lot. You break apart some pieces of the District and improve those pieces and then the next fiscal year you improve other parts.

Mr. Hans: Our roads were all paved at separate times, so they are not going to come due at the same time. Where we are standing it is Canoe Park and Little Kayak are the two oldest roads and those are the areas that the engineer suggested that we focus on first.

Ms. Hinz Philippi: Anything else for the budget?

C. Consideration of Resolution #2026-03 Annual Appropriation Resolution

Ms. Hinz Philippi: Consideration of Resolution #2026-03 Annual Appropriation Resolution. I need a motion to approve.

> On MOTION by Mr. Lynch seconded by Mr. Vidal with all in favor, Resolution #2026-03 Annual Appropriation Resolution was approved.

D. Consideration of Resolution #2026-04 Levy of Non Ad Valorem Assessments

Ms. Hinz Philippi: Consideration of Resolution #2026-04 Levy of Non Ad Valorem Assessments. Again you know that this is the resolution that gives the authority for the tax collector to work with us on assessments and collecting that Non Ad Valorem. I need a motion to approve.

> On MOTION by Mr. Vidal seconded by Mr. Lynch with all in favor, Resolution #2026-04 Levy of Non Ad Valorem Assessments was approved.

E. Motion to Close the Public Hearing

Ms. Hinz Philippi: I need a motion to close the public hearing

> On MOTION Ms. Lynch seconded by Mr. Lynch with all in favor, the public hearing was closed.

FIFTH ORDER OF BUSINESS Audit Selection Committee Meeting:

Ms. Hinz Philippi: The next item is the audit selection committee meeting.

A. Opening Audit Selection Committee Meeting

Ms. Hinz Philippi: I need a motion to open the audit selection committee meeting.

> On MOTION by Ms. Lynch seconded by Mr. Lynch with all in favor, the Audit Selection Committee meeting was opened.

B. Roll Call

Ms. Hinz Philippi: The roll call is going to be the same as we have, Christina Lynch, Charles Lynch, and Steven Vidal.

C. Selection of Criteria for Evaluation

Ms. Hinz Philippi: If you guys want take a look at the criteria for the audit. It should be page 75. The criteria is experience, price, ability of the personnel, understanding of the scope of work, and ability to furnish required services. Each one of them is 20 points. If you guys are good with the criteria of evaluation, I need a motion to approve.

Mr. Lynch: This is just the procedures for going out to bid for an auditor.

Ms. Hinz Philippi: Yes.

Mr. Lynch: Just so the folks understand.

Ms. Hinz Philippi: I need a motion.

Ms. Lynch: Ability, experience, scope, ability to furnish required services and the price. It is pretty standard.

> On MOTION by Ms. Lynch seconded by Mr. Lynch with all in favor, the Selection of Criteria for Evaluation to select an auditor was approved.

D. Authorizing RFP

Ms. Hinz Philippi: Now I need a motion to authorize the RFP.

> On MOTION by Ms. Lynch seconded by Mr. Vidal with all in favor, Authorization for an RFP to select an auditor was approved.

E. Adjournment

Ms. Hinz Philippi: I need a motion to close the audit selection committee meeting.

> On MOTION by Mr. Lynch seconded by Ms. Lynch with all in favor, the Audit Selection Committee meeting was closed.

SIXTH ORDER OF BUSINESS Consideration of:

A. Proposals for Benches

1) **Barco Product Quote #QBP200085114**
2) **Belson Outdoor Quote #WQ 398413**
3) **Park Warehouse Quote #Q334153**

Mr. Hans: We have three different proposals for the benches from different suppliers. All of them are with surface mounting brackets for the benches for them to be mounted to the concrete pads. The cheapest one for the benches ended up being Barco Company. The first one that is proposed. Park Warehouse and Belson Outdoor came at about $400 more expensive for identical benches. All of the benches that were looked at are 4 foot backless recyclable plastic with a black base and fake cedar planks. Standard park benches essentially. Any questions on the at item?

Mr. Vidal: I have some. These bids are going to come out to be about $10,000 for five benches.

Mr. Hans: That is not correct. You were looking at $7,000 with the pads and the benches.

Mr. Vidal: Now we need an installer to put the benches in.

Mr. Hans: Correct.

Mr. Vidal: Backless benches, number one I am not sure that meets ADA. The concrete work for these things we don't even have a sketch of where these things are going to get installed.

Mr. Hans: I forgot to include on the meeting agenda, but I did provide the contractor a rough area of where we would be looking to put them in. I can share that right now with you guys as well.

Mr. Vidal: In other words, if you have the concrete work and the concrete work probably should be up against the sidewalk. We don't have any specifications for that concrete work. It probably should be pinned to the sidewalk, which means you have to drill and put rebar into that sidewalk. I looked around and I found pads in the neighborhood we can't use them because they belong to FPL. There is a couple of pads along Lazy River Parkway that look like you could affix a bench for a couple thousand dollars. I would like to look into it a little bit more because the locations you can't put a slab of concrete out in the grass and put a bench on it.

Mr. Hans: Correct.

Mr. Vidal: You don't know if there is an ADA requirement that needs to be met. If so then you are talking about it being attached to the sidewalks so there is no transition and do all the benches need to be ADA. I don't have enough information.

Mr. Hans: We can ask Michael about the ADA question when he comes back in.

Ms. Hinz Philippi: We can just table this and you guys can work on it.

Mr. Vidal: I think so. I don't think we need benches along there immediately.

Ms. Hinz Philippi: Let's table this.

Mr. Vidal: I went out there and tried to look along Lazy River and see where benches could go but the thought that I had was if it is overlooking the lake or something that might be an ok location. If the bench fences into somebody's house that is not a good location.

Ms. Lynch: Just to make this clear why we are even talking about benches that we do not have is there are elderly people that are walking in our community, and they have asked for places to stop while they are walking and rest because they are walking with grandchildren, etc. That is why this is even a thought. I just wanted people to understand that is wasn't just dreamed up to put benches up all over the community. It is what is brought forward and are asking for. We are looking into the options of trying to provide that for people in the community that have requested it. It doesn't mean it is going to happen. It doesn't mean it is going to be spent but we are looking at options. Is it feasible and I think that is a reasonable thing to bring forth and take a look at.

Mr. Vidal: We just need to research it a little bit more so we can finalize a price. ADA requirements are going to might mandate a back on a bench. I looked up ADA requirement for park benches. If you are placing them along the parkway and you have five benches out there do all five benches need to have ADA requirements. There is a little bit more involved.

Mr. Hans: I just want to say all the bench locations were along the sidewalk already and it was facing Lazy River Parkway. I don't know why I can't pull up the map I put together for it.

Ms. Lynch: But that is why the open back so that.

Mr. Vidal: You can sit either way.

Ms. Lynch: For example there is a concrete bench right there at Hawks Ridge Pond and there is lots of times people will sit there and face the water and there is people that sit there and face the road.

Mr. Lynch: Ok we are going to table that.

B. Proposals for Concrete Pads
   1) Atlantix Structural, LLC
   2) Venice Commercial Services, Inc.

C. Proposals for Umbrellas
   1) Belson Outdoor Quote # WQ 398413
   2) Park Warehouse, LLC Quote #Q334156

Ms. Hinz Philippi: The next item is proposals for umbrellas.

Mr. Hans: There is two separate options for the umbrellas. One is from the Park Warehouse and the other is from Belson Outdoor. The Park Warehouse was much more reasonable for the umbrella than Belson Outdoor. If we do want to move forward with one of these Park Warehouse is roughly $600 cheaper for the identical product.

Ms. Lynch: What is the turnaround time? If we order it tomorrow.

Mr. Vidal: Again, we don't have enough information to go ahead and order these.

Ms. Lynch: I understand. Is it going to take three months?

Mr. Hans: Roughly three to six weeks is what is on their website.

Mr. Vidal: I was dealing with Rose at Park Warehouse before you got this and she said as long as they are in stock. What is on their website is what is normally stocked. It shouldn't be that long. Again, we need more information.

A resident: Can you just give us the two quotes?

Ms. Lynch: The first one was $6,742.40 that is for the sunshade going out on the pool. The second quote was $7,498.02. That is for the shade.

Mr. Hans: Both quotes do have tax on them at the moment because we did not upload our tax-exempt certificate. They are motorized. They are fixed. It is a fixed cantilever umbrella. They are rated for tropical storm winds and if we were to have a serious hurricane coming you would remove the canopy.

A resident: What are the sizes?

Mr. Hans: It is a 10 x 10 structure.

Mr. Vidal: We do have specs on it, but we don't have a bid on installation, right?

Mr. Hans: We are going to form a three foot by three foot footer, six inches below grade.

Mr. Vidal: There is two different methods of installation.

Mr. Hans: The material is the same as a sunshade material in a park.

Mr. Vidal: We need for find out what the permitting requirements are. We need to find out if the city is going to require engineering drawings for this. You can't just stick a structure up that can blow away in a hurricane without it being engineered and inspected. If the city says no you don't need anything then that is something different. We still need to have an installer. If the city requires engineering drawings Park Warehouse said they could provide engineering drawings but it is an additional expense.

Ms. Hinz Philippi: So we are tabling that.

D. Barco Products Proposal for Swivel Grill Quote # QBP200085117

Ms. Hinz Philippi: The next item will be for a grill.

Mr. Hans: Park Warehouse had also provided a quote for the grill. Park Warehouse was the same price as the grill and shipping.

Mr. Lynch: Where would this grill go?

Mr. Hans: This is a requested item. I believe putting it in the side lot outside of the pool area.

Mr. Vidal: We had grills at one point and they were taken out.

Ms. Lynch: Why would it go in the pool area when you are not allowed to eat in there.

Mr. Hans: It is for outside of the pool area.

Multiple people speaking at once at this time.

Mr. Hans: We can table it and move on.

Ms. Lynch: Just table it.

E. Hugo's Lawn Service, LLC Proposal for Removal and Installation of New Plants

Ms. Hinz Philippi: The next one is just a ratification for the removal And installation. I need a motion to ratify.

> On MOTION by Ms. Lynch seconded by Mr. Lynch with all in favor, Ratification of Hugo's Lawn Service, LLC Proposal for removal and installation of new plants was approved.

SEVENTH ORDER OF BUSINESS Ratification of:

A. Small Project Agreements

1) Rolfsmeyer Ventures, LLC for Clubhouse Blinds

2) Treasure Coast Surfaces Corp. for Pool Deck Resurfacing.

Ms. Hinz Philippi: The next item is ratification of the small project agreement with Rolfsmeyer Ventures for clubhouse blinds and then the second one is Treasure Coast Surfaces Corp for the pool deck resurfacing.

Mr. Lynch: These are things that were already approved.

Ms. Hinz Philippi: Yes it was approved we just bring it back to part of the record.

Mr. Lynch: The blinds will be going in tomorrow afternoon..

> On MOTION by Mr. Lynch seconded by Ms. Lynch with all in favor, Small Project Agreements with Rolfsmeyer Ventures, LLC for clubhouse blinds and Treasure Coast Surfaces Corp. for pool deck resurfacing was approved.

B. Platinum Fitness Equipment, LLC Purchase Order #003 for Fitness Equipment

Ms. Hinz Philippi: This is Platinum Fitness purchase order for the equipment. I need a motion to ratify.

Mr. Hans: It will be here tomorrow at 11:00 a.m. I will be here.

. On MOTION by Ms. Lynch seconded by Mr. Lynch with all in favor, Platinum Fitness Equipment, LLC Purchase Order #003 for Fitness Equipment was approved.

EIGHTH ORDER OF BUSINESS Discussion of:

A. Clubhouse Manager Personnel
B. Board Meetings/Workshops
C. Maintenance Schedule (to be developed in conjunction with Engineer)

Ms. Hinz Philippi: The next item was requested by Christina to be on the agenda. The first item is personnel for the clubhouse. We have Monique who just started to train with Matt. She is going to be taking the set hours here. Matt is not going to go away he is still with us, but she is going to be more present here for the day-to-day operations, supply the transponders, get the agreements in place, and take care of the daily needs.

Mr. Hans: Clubhouse rentals, vendors, etc.

Ms. Lynch: So what I would like to do is blast out her contact information for residents so that they have the email to reach her. We can send that message out through the POA. That way the community knows.

Ms. Hinz Philippi: I think it is also good that we can establish at least a routine of setting up every two weeks or maybe once a month a note to the community with the things that are happening, even to help to understand things that are happening so everybody is on the same page.

Ms. Lynch: So the idea is to keep track of projects that we have approved, where they are in the process and make sure everybody understands if there is a delay why there is a delay, getting the information out accurately. Since I have been on this Board I have preached it and screamed it communication, communication and communication. We have gotten better but I think we have a little more work.

Mr. Lynch: Another thing also probably on a weekly basis because of the sunshine laws I can't talk to him, talk to her, talk to another Board member about what is going on. I had a guy ask me Tony over here about a simple little drainage thing. I wasn't aware of what was going on, what was being done. We need to be informed as Board members at least weekly of stuff that is going on. I looked at this thing, and I said we have an ongoing requirement for cleaning of storm drains. It is a huge project. Was this a part of that? Was this something that needed to be fixed? It turned out it was something, a remedy, someone tried to fix something.

A resident: The reason why I approached you I hadn't seen anybody there for over 45 days. Well over a month. My other question was did you guys research where the water was coming from?

Mr. Lynch: I didn't even know about it.

A resident: You are a Board member so that is upsetting to a community person.

Mr. Lynch: We need communication.

Ms. Hinz Philippi: The next time is workshops. We talked with Christina. She wanted to maybe in-between meetings have a workshop schedule for you guys to talk. You guys can then talk and deliberate. One person takes notes. The notes don't need to be like we do the minutes. It is like we spoke about this topic. This person said this and that. That takes care of the minutes. If you guys wanted to do that I can schedule every other meeting in between. You guys can tell what the best date is, and I can schedule that so you have time to meet and talk about what you guys want to talk about. Then just send me the paper and we are good.

Ms. Lynch: Initially I had requested for it to be meetings so the question is if we do workshops can we make decisions during those workshops.

Ms. Hinz Philippi: No. One thing that needs to be brought up and people don't understand we have ten hours per week. In two month he had ten total days of work to get all the projects that were approved done. You are dealing with vendors, you are dealing with agreements. You know how the CDD works. This is not an HOA. You can't have anyone off the street do a job you have to have insurance, the license, all those things have to get approved.

Mr. Vidal: What does that have to do with meetings?

Ms. Hinz Philippi: You are going to spend $2,000 of the budget to meet to just talk about things. You can't approve them because you don't have enough time between meetings to accomplish things between meetings.

Mr. Hans: It takes almost a full day of those ten days that we had to put everything together for the meeting as well between the manager's reports, getting all of the proposals together and everything.

Ms. Lynch: With respect Matt I have said this to Andressa too, if I believe the time we are paying for is spent efficiently, I have no problem if time needs to be added. I need to know that time is being spent efficiently. You are a nice guy, I love you to death, but we have projects that take months and it shouldn't be. This pool is a whole other beast. Anybody who has been at meetings before will know that I have said that pool is the last thing that should be shut down. That is the last amenity that should have any closure and here we are. That is the last thing. We have got to get a whole of the projects that we are working on and make sure that we are assisting and following through and making sure this community is successful. It is no smack to you, but I have asked for her to keep track of all of her time so that we can take a very close look at this is exactly what time she has spent. We may need some more hours, we may not. We don't have residents going in shooting shit with our manager when they should be working. That happens too. Somebody just wants to look at paint samples and now Matt is stuck with paint samples and small talk, and he needs to be out in the field doing what we need him to do. Hopefully, with the increase in communication that will help decrease the small chats.

Ms. Hinz Philippi: We have to be able to, and I spoke with Monique about this, if you are here and you have three hours of work and somebody comes and stays for 30 minutes talking to you that is 30 minutes of your work time. That is also something we need help. I told her you can chat with people, say Hi and be pleasant and say hey if you have questions here is my card please send an email and I will address all the answers. People want to talk too. They come, they want to chat.

Mr. Lynch: I guess we can make an attempt to try to hold workshops. Workshops still have to be advertised. We have to record minutes. It doesn't have to be verbatim. Just so everybody knows you can't conduct any official business. No decisions and voting can be done.

Ms. Hinz Philippi: The Chairperson has the authority to approve anything that is urgent. We spoke about that. She can approve things that are urgent between meetings and small things that need to be approved like less than $500.

Ms. Lynch: Let's try the workshops because at least that allows us to get in a room and have open communication because you have some pieces, you have some pieces and I have some pieces. Because of the Sunshine laws we are not allowed Steve what do you know about this. Let's try the workshops and see if we can get that communication where we are moving in a more positive direction with getting these projects under control.

Mr. Lynch: Do we need a motion for that?

Ms. Hinz Philippi: We should do a motion for advertising the workshops.

Mr. Lynch: I move that we approve the workshops.

On MOTION by Mr. Lynch seconded by Ms. Lynch with all in favor, the Board authorizes staff to advertise for workshops held between meetings was approved.

Ms. Hinz Philippi: Then the other item is the maintenance schedule. We received maintenance schedule that Michael shared with us from another property. I already sent it to Matt and Monique, so they are going to work on that. Matt is already working on putting this together. We are going to need the engineer to work on that with us too because of things like the drains and all of that. We need his input there too. Once we complete that we are going to add it to the agenda so you guys can review it.

Ms. Lynch: How long do you think it will take to put together such a request? When I talked to Michael a little bit ago he sent me a sample, an Excel sheet of what another community does. Some of our issues is maintenance has not been taken care of in years, but we can break it down to this is getting done this year by month, so it is on a cycle. Once you get done with that cycle you circle back to storm drains. You clean so many storm drains then you move on. When you are done with all the storm drains you come back to the beginning.

Mr. Pawelczyk: The community is pretty similar to yours. They have public roadways, multiple lakes, benches, and park areas. They actually maintain a city park. They maintain the streetlighting in the streets, the decorative street lights. They do a Christmas light program for instance. Talking with Christina about a month ago I said maybe that would work for here just to have something not just for staff, but it is a working document. I know they change this thing all the time. We have to add that to April and put that on the list. There is about 20 things each month some of which are just check-the-box. At least it is on there to look at.

Mr. Vidal: Another thing is there a job description for him or her.

Ms. Hinz Philippi: There is.

Mr. Hans: It is spelled out in the contract for us.

Ms. Hinz Philippi: Maybe what we can do in two weeks, if we have that, we can send it to the Board to review and to Juan.

NINTH ORDER OF BUSINESS Staff Reports

A. Attorney

1) Memorandum – 2026 Legislative Update

Ms. Hinz Philippi: Michael do you want to do that item for the authorization?

Mr. Pawelczyk: Item #3 on the agenda as you know we meaning the District submitted two claims and were paid from that letter of credit retained by River Place Builders. Right after we got the money the last time the city is ready to close this matter out and wants to release the letter of credit. They are asking us to confirm that is ok.

Mr. Vidal: That we received the letter?

Mr. Pawelczyk: That the city you can go ahead and release the letter of credit.

Ms. Lynch: We have no more claims to it..

Mr. Pawelczyk: I know management has looked through it. We have discussed a little bit with the Chair who is intimately familiar with the problems the developers in this community has caused including this one. As far as staff goes there are no claims available so we would just simply if authorized, I can send a letter or Andressa can saying that the Board authorizes at the meeting of June 18th that we have no objection to the city releasing the letter of credit.

Ms. Lynch: The only reason they kept it is because we needed the additional $14,000 to finish. We have gotten paid the $14,000 from the bond. There is nothing else we can stake claim on that bond, so they are going to do what they want to do with it. There is no reason to close that out.

Mr. Pawelczyk: The way a letter of credit work is you get a letter of credit from the bank let's say it is $100,000. Basically that means if I go get a letter of credit as a contractor from the bank I have at least $100,000 in that bank. I have to maintain that.

So basically my $100,000 in that bank is tied up. You can't use it for anything. Obviously the developer wants to untie the money. To be perfectly honest with you at the last meeting we could have made this motion, but staff wanted to go back and make sure that we didn't have anymore claims. We wanted to verify that. We told the city attorney's office that and she replied back just have it considered at the next meeting so that is where we are at.

Ms. Lynch: I make a motion to authorize District counsel to do your letter writing thing to the city attorney and tell them.

Mr. Pawelczyk: If I can restate your motion, a motion to authorize District counsel to send a letter of no objection to the release of the remainder of the letter of credit held by Seacoast Bank for River Place Builders.

> On MOTION by Ms. Lynch seconded by Mr. Lynch with all in favor, a motion to authorize District counsel to send a letter of no objection to the release of the remainder of the letter of credit held by Seacoast Bank for River Place Builders was approved.

Mr. Pawelczyk: First, I am going to apologize that I couldn't be here at 2:00 p.m. The District that I was covering frankly has more problems than you right now so be thankful for that. I apologize for that. The next thing I do have is a legislative update. I can spend more or less time on this. I know you have had an opportunity to review it in your agenda package. I will go over it very quickly. If you have any questions I will try to answer them. We can always answer these afterwards. I can provide you with copies of the legislation or you can google it yourself if you are interested in reading about it. We do this every year as you know we report on legislation that is pending that could impact local governments, local government boards, and special districts like CDDs that we represent. The first item listed here is the sovereign immunity caps. As you know we are a political subdivision and we benefit from sovereign immunity which means we have lower insurance rates than the HOA has because liability is limited to $200,000 per incident. The cap has now increased to $350,000 or will increase. The Governor hasn't signed this bill yet. It was presented to him this week. It is likely that he is going to sign it or it will become legislation because he won't sign it in the fifteen days he has to do so. Thereafter in a few years it is going to increase to $500,000. They are increasing the cap in my opinion rather substantially. How is that going to affect the CDD? Well your insurance rates go up every year. They are going to go up for sure next year. How much that remains to be seen.

Mr. Lynch: I have a question in that regard; it may or may not retain. We have all these preserves with very tall trees. These trees can fall into people's property; what is our liability?

Mr. Pawelczyk: They are preserves; we are not allowed to touch the trees.

Mr. Lynch: What is our responsibility if one of those trees falls into a house?

Mr. Pawelczyk: I don't know the answer to that question. Any time you have a liability question it is a fact. It is a question of fact. The general rule for negligence is the District is liable if it is negligent. The only way we are negligent is if we have a duty and the question is do we have a duty to maintain trees in a preserve? We are not allowed to touch the trees. That is a question of fact. I don't know the answer to that question. Then did we breach the duty, which is did you know or should have known that the tree was in a dangerous condition? Shift that over to a sidewalk. If there is a sidewalk and it has a lift like this and two months ago they told Matt there is sidewalk on Little Turtle that has this giant lift, and we didn't do something about it. The CDD does nothing. Some lady comes by and trips on it because we didn't fix it and she incurs damages we are probably going to be liable for some damages on it because we knew or should have known it was a dangerous condition and didn't fix it. That doesn't mean that every sidewalk is a dangerous condition. There is certain standards. I am just using that as an example.

Mr. Lynch: What I am saying is.

Mr. Pawelczyk: I think it is a question for your insurance company and ask them what they want us to do. What do you want us to do with the preserve if there are trees out there that are in a dangerous condition? We don't know if they are or not. I doubt we have hired an arborist to look at that.

A resident: We have liability in the landscape buffer though right?

Mr. Pawelczyk: We do not have liability unless damages occurred. You have a duty to maintain the trees in the landscape buffer, yes.

A resident: The pine tree over there and falls on someone that is walking on a sidewalk and kills them you guys have a liability, we have a liability because we know it is dead over there.

Mr. Pawelczyk: This isn't for resident comment. This is still the legislative update. There are opportunities for shade sessions as you know if there is litigation pending. We can have a shade session which is a closed door meeting. You have to keep records. You are familiar with that. Now there is an opportunity to do that if there is Bert J. Bert J Harris Private Property Rights Protection Act claim against the District, unlikely because everything is developed but if there is one you can have a shade session. It require that litigation be pending. There has been legislation that is proposed and adopted now for cyber security services for local governments. There is options out there for cyber security grants. Again that is probably not going to affect the CDD. It does probably affect the utility. One of the items of legislation that is probably the most impactful to CDDs and I will leave it there is there is a recall process that will be in place if the Governor signs the bill where it becomes law in the next 15 days to recall Supervisors. There was no such provision before. The only way you could get somebody removed as a Supervisor during their term was if they did some egregious act and the Governor removed you. Now this is more in line with what is applicable with counties. There is a recall process that if someone wants to recall one of you for malfeasance, misfeasance, negligence to duty, incompetence, drunkenness, permanent inability to perform duties, or conviction of certain felonies they have to go through this multi-step process to have a recall election to remove you. The CDD doesn't fund the election. At least that process is out there if there is a problem for special districts if there is someone on the Board who shouldn't be there. Let me put it that way. Then there is an option for the public or another member of the Board to go through this recall process to have them recalled. If that ever comes up and you have any questions about it you can ask me. That is all I have on the legislation. If there is anything else you want to talk about let me know. The last item from my report is the question of the easement for entrance features.

2) Proposed First Amendment to the Easement for Entrance Features

a. Option 1

b. Option 2

Mr. Pawelczyk: One of the residents pointed out correctly that the easement that we entered into initially for the monument's signs. There are I think four monument signs where we did an easement because we wanted to make sure our monument signs looked alike. The easement was limited to essentially the monuments. Now the question comes up and now we have said as a Board that we want all the landscaping to look similar and that we as a CDD would install the landscaping around those monuments including the four where we have an easement. This amendment expands that easement to provide for landscape maintenance not for sod it applies to bushes, flowers, shrubbery, basically in the vicinity of the monument itself to allow us to install and maintain those which makes sense. I think there were two options. One was what I think was appropriate not from a legal standpoint, but a policy standpoint is the District would then maintain a landscaping around all those easements which makes sense because you are already maintaining all the other landscaping around the monuments. You would want to have that on a regular basis. What the extra cost is to that I can't imagine it is going to be that much. The cost is going to come in when you have to replace it.

Mr. Vidal: The only thing I saw in the difference one was saying that is was granted by the grantor and the other was that is was maintained by the CDD.

Mr. Pawelczyk: Correct. That is the question who maintains it.

Mr. Vidal: So that hasn't been decided yet.

Mr. Pawelczyk: We didn't have clear direction on this. The only direction we had from the last meeting I believe was Mike, look at this and tell us what we need to do. We did and we do need to amend the easement because we are undertaking this landscape project or have undertaken it essentially so we want to make sure we can maintain that. The question is who are we asking to maintain it.

Ms. Lynch: So lets talk logistically. If Hugo doesn't maintain it then it falls on Wolf to maintain. Wolf can say oh Hugo messed up, Hugo can say Wolf messed up. There is no consistency in who is maintaining that area. If we say Hugo is going to take care of all the monuments then there is no question.

Mr. Pawelczyk: What is going to happen is someone is going to call and say this monument is not being maintained. The first thing we have to do is if it was me if someone asked me I would be like I don't know who is maintaining that monument. I assume the

CDD is maintaining it because we are maintaining all the other ones. The other thing is I think Hugo did the install work so really as soon as you let somebody else maintain that landscaping you lose the very limited warranty you are getting on the landscaping.

Mr. Vidal: Hugo is already maintaining what the CDD owns.

Ms. Lynch: And even some that the CDD didn't own.

Mr. Vidal: That is what we are trying to straighten out now. Just make it where it is consistent for what was in place for the properties that the CDD owned and carry it over to the four new ones that we just got the easement for.

Ms. Hinz Philippi: So the Board selects the one that the CDD maintains the easement.

Mr. Pawelczyk: Is that a motion?

Mr. Vidal: Yes.

On MOTION by Mr. Vidal seconded by Mr. Lynch with all in favor, the First Amendment to the Easement for Entrance Features where the CDD maintains all entrance monuments was approved.

B. Engineer

Ms. Hinz Philippi: The next item is the engineer.

Mr. Vidal: On this category with the engineer I would like to remind them directly whatever needs to be done we need a lot more information on these projects that he presented that are upcoming and need to be done.

Ms. Hinz Philippi: For the record I followed up a couple of times and I did get items.

Ms. Lynch: And now he is not here.

Mr. Vidal: The ones with the environmental concerns that we had last time. He projecting a cost of $1.3 million dollars over the next two and half years. He discussed credits that we could get. We still have no idea what those credits are. We have no idea about anything.

Ms. Lynch: I have concerns. I want to be straight up. It doesn't sound like a Juan situation. If he is not responding to you about those questions and he is not on here maybe we need to keep open with a different engineer. Maybe we need to consider that moving forward. That is just not acceptable. We are trying to get all these things cleared up and get things moving in the right direction and just be a no show that is a problem.

Ms. Hinz Philippi: Ok.

C. Manager

1)Consideration of Proposed Fiscal Year 2027 Meeting Schedule
2) Form 1 Financial Disclosure Due July 1, 2026
3) Reminder to Complete Annual Ethics Training by December 31, 2206
4) Number of Registered Voters in the District – 736

Ms. Hinz Philippi: The next item is consideration of the proposed fiscal year 2027 meeting schedule. I need to a motion to approve the dates. It is the same that we do usually.

> On MOTION by Ms. Lynch seconded by Mr. Lynch with all in favor, the Proposed Fiscal Year 2027 Meeting Schedule was approved.

Ms. Hinz Philippi: The next item will be the Form 1 Financial Disclosure. Bruce, Jeff and Christina did you file yours?

Ms. Lynch: Yes I did. It is filed.

Ms. Hinz Philippi: Alright. She may have pulled this before you filed. Bruce and Jeff still didn't file. I will call them or text them. If not they can be fined if they don't. Also a reminder to do your ethics training. You have until December 31st. I just want to put that in your minds. You can put it on your Form 1 the next year saying that you completed. We can resend the links.

Mr. Pawelczyk: I haven't heard of any new free ones. The are the same boring old ones. Christina you are confirmed.

Ms. Hinz Philippi: The other item is confirming that we have 736 registered voters. It is just for your information.

D. Clubhouse/ Field Manager Report

1) Monthly Report
2) Boat Storage Rentals

Mr. Hans: On the manager's report side I do have two items that did not make it onto here that were discussed afterwards. To piggyback on what Chuck saying earlier with the trees we have at least four more pine trees that are located near or around people's homes that are dead. Is there something we want to consider how we handles this moving forward? I know Michael said we should check with our insurance agent. Previously what we had directed was I can provide with permission to remove the tree at their own cost. I have been providing those options. At our last meeting we had approved to remove someone else's tree that was behind their home,

so I just want to make sure we had a consistent plan for how we handle those moving forward.

Mr. Lynch: These trees are in the preserve.

Mr. Hans: These trees are entirely dead. It is something that could be considered a hazard that is why have brought it to our attention. In the past our stance was if you are concerned with the tree we could give you permission to remove it yourself, but we weren't removing them.

Mr. Vidal: That is the part I don't understand. South Florida Water Management has *Mr. Vidal was inaudible at this time.*

Mr. Hans: We had spoken with them on that matter. If the tree is entirely dead and it is a concern for falling on the home it can be removed. I just wanted to see what the Board's direction was on it going forward being that we have already paid for someone's tree to be removed while at the same time previously telling people they needed to remove it on their own. I have other people coming to me now because of that situation so I just want direction moving forward how we would like to handle those.

Mr. Pawelczyk: It is really just a question for South Florida is can you just push the tree over?

Mr. Hans: The tree is allowed to die in place correct, but we are talking about 75 foot tall pine trees.

Mr. Pawelczyk: I know. I am just asking the question because I know the removal cost is high.

Mr. Hans: The main removal cost on those trees is because they are dead. It is an added hazard to the workers more so. Disposal we can let it rot in place.

Mr. Vidal: We are looking at anywhere from $4,000 to $6,000 a tree.

Mr. Hans: Depending on the size between $2,000 to $6,000. That 75 foot tree we had last time was $4,600.

Ms. Hinz Philippi: I would ask for the consideration of the Board that we could provide authorization if they check with South Florida Water. We need something in writing from them that it is ok to remove them. We have that they can go ahead and spend their own money. If this Boards starts doing that there is a lot of trees be pointed out.

A resident was speaking and couldn't be understood.

Mr. Hans: We will take a look at the one on the sidewalk. That one is something we should look at. The other items that I wanted to discuss as well is in the park they have removed our nice line of shrubs that we had that was protecting the view from the storage lot. I was looking at pricing out a screen to put over there to protect the view. The screen itself is around $1,300 to cover that space and I do believe it is going to cost us around $500 to have someone put that up as well. It is going to be a multiple hour job. It is something we can consider for our next meeting or give a not to exceed if we want to have immediate action on that.

Mr. Vidal: What kind of screen?

Mr. Hans: It is like the tennis screen. This is the exact style. It is an open mesh. It obstructs 9% of the view but allow a lot more air flow to go through then the traditional privacy screening. It is roughly 170 feet of fence that we have there.

Mr. Vidal: I think I would check with the town there is some damage to that fence whether it was damaged whenever they were pulling the shrubs out or not, I don't know. Another thing to is they should probably provide a dust fence around that, people's cars are in there, boats and stuff. The contractor or whoever is working there probably should put up a dust fence to protect the area somewhat.

Mr. Hans: We can call the city and request a fence be put up and see if that is something they can do.

Mr. Vidal: How tall were the bushes that we along there?

Mr. Hans: The bushes were roughly seven feet tall.

Ms. Lynch: The problem is those bushes in my opinion helped give protection for the people in boats. It caused it for it to be not noticeable for somebody who wanted to roll in and do icky things.

Mr. Vidal: We have to come up with something decent to replace it with. We can work with the town on that. The people in the park don't want to look at a storage facility.

Mr. Hans: We can run it by the city and see what they say. We are going to reach out to them and request a silk fence as directed so we can definitely ask them about at the very least splitting the cost for some type of barrier covering for that area.

Ms. Lynch: The worst thing could happen is they say no. If we get these late fees in for boat storage we have the money.

Mr. Hans: On those as well the new late fees letters have been sent. Our friend the Browns we are also in contact with and working out a payment plan. They were supposed to drop off their first payment today for that plan. It was not in the drop box today.

Ms. Lynch: We have someone in 16T as well that is getting up there.

Mr. Hans: Letters have been sent to everybody that is behind. Once they hit their second month behind our accounting office is automatically sending letters immediately.

Ms. Hinz Philippi: Anything else?

Mr. Hans: One last one we do have a resident request as well. We have a dead tree on the corner of Whistling Duck and Lazy River Parkway. We are requesting a not to exceed $500 to replace the tree. It is roughly $400 to purchase and replace a new oak plus $100 for Hugo to remove the existing one. It is not something we have to approve but it is a request, and tree has been dead for some time.

Ms. Lynch: Whistling Duck and Lazy River?

Mr. Hans: Yes. Right by where the canal is, right on that corner.

Ms. Lynch: I think I know. I wouldn't put an oak tree in. They tear our sidewalks up.

Mr. Hans: It is so far away from anything. An oak tree is the right tree for that spot. It is not going to die on us. We are ok with the $500 not to exceed.

Mr. Lynch: The tree is dead.

Mr. Hans: Yes. It is roughly a ten foot tall tree.

On MOTION by Ms. Lynch seconded by Mr. Lynch with all in favor, a not to exceed amount of $500 to remove dead tree at the corner of Whistling Duck and Lazy River Parkway was approved.

Mr. Hans: That was all of my main items and just to summarize the electrician as well will be out for the pool tomorrow. After we have power Ken our pool guy has stated it is going to take roughly a week to get the pool back into balance. After that we will be having the health department come out and inspect to make sure everything is up to their standard. Hopefully we should be good to open up after that as long as everything continues along that timeline.

Ms. Lynch: What I want to know is once we get that electric in who is communicating to Ken quickly to come over here quickly and start chemicals.

Mr. Hans: He has already started chemicals in the pool. I will here tomorrow when the electrician is here. We also tomorrow have the blinds being installed in the main clubhouse room. We have the elliptical being delivered as well so I will be here most of the day tomorrow. If anybody has any complaints or questions I will here during that time as well.

Ms. Lynch: Be careful what you ask for.

Mr. Lynch: How about their final inspections?

Mr. Hans: The final inspection after we have the electrical done we will be good for final inspections.

Mr. Lynch: You can't open till their done.

Ms. Lynch: We can start the chemicals and get it in balance.

Mr. Lynch: How long for the inspections?

Mr. Hans: On the city's end it shouldn't be that long. We are going to call them immediately the second the electrician leaves as well.

A resident: What inspections is the city going to do?

Mr. Hans: The city is performing inspections on the building permit and the electrical permit. That is all the city is requiring for. We went through the full process with them.

A resident: I understand that, but don't you think that the plumbing is a very important issue especially when it buried, nobody knows and the history.

Ms. Hinz Philippi: The engineer reviewed everything.

A resident: The engineer I want to ask him personally. I didn't want you to respond because I wanted his respond personally. Did he personally see the foundation being poured? Did he see it dry before the equipment was put down?

Mr. Vidal: It is not a foundation.

Mr. Hans: It was a leveling pad is what it was.

A resident: Either way it had to be set.

Mr. Vidal: It is temporary. That unit is placed in there on whatever you want to call them, the legs. Those things are going to rust. There is no structural support on that slab. It is to level the unit. The dirt is compacted in around it. It is supported by the ground. It is not structural.

A resident: Wasn't there a drawing for footings on it. Who did the drawings?

Mr. Hans: The drawings were done by VacPax the manufacturer, what is required for installation of their product. That is what was submitted and that is what is used.

A resident: It settles and the plumbing is all tied together what is going to happen when it settles and cracks.

Mr. Lynch: Then you need to fix it.

A resident: Why wasn't the plumbing inspected?

Mr. Hans: Because the city did not require an inspection for the permit.

A resident was inaudible at this time.

Mr. Hans: That is all I have.

Ms. Hinz Philippi: Just to be clear what was the direction the trees that they can remove them at their own cost if they have authorization from South Florida.

Mr. Hans: We will get authorization from South Florida Water Management District that we can continue with our previous practice of giving residents permission to remove trees.

Ms. Hinz Philippi: Ok, just wanted to make that clear.

Mr. Vidal: While we are on the pool finishing up the ground where they are backfilling everything is not completely done. I don't know how they are going to compact underneath. It is going to be situation where it will naturally compact with water, rain, as it draws down but then you are going to have a settlement problem. The issue which I would like to address is doing something with the entire surface of that area. It is all dirt.

I have seen a number of times, and it is not his fault, but people go in there to service or work on the equipment, it is wet, they come back and there is mud tracked all over the pool deck. We need to have some type of material put in there. I had to even suggest gravel but that might.

Ms. Lynch: We don't want mulch back there. That is a problem.

A resident speaking who could not be understood.

Mr. Vidal: Anyway we need to come with something. I want to investigate what would be the most cost effective but also the most efficient.

Ms. Lynch: Can we get an estimate on gravel?

Mr. Vidal: Gravel is not the best either unless you put a barrier down.

Ms. Lynch: We will have to do something.

A resident: Do you have service gate, so they don't have access the pool deck?

Mr. Hans: There is a side service gate.

A resident: To the equipment area?

Mr. Hans: Yes.

TENTH ORDER OF BUSINESS Financial Reports

A. Approval of Check Register
B. Approval of Unaudited Financials

Ms. Hinz Philippi: The next item is financial reports. Tab A is approval of the check register and tab B is approval of the unaudited financials. Is there any questions if not a motion to approve items A and B.

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

ELEVENTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Ms. Hinz Philippi: Supervisor requests. I think I hear from Steve that he wants us to look the service deck and options what to do. We can also request the pool guy to please us the side gate and not get everything dirty.

Mr. Hans: For the time being until we get that sorted out.

Mr. Lynch: Acoustic panels for this main hall. I called three acoustic contractors local. I had asked for the bid that was submitted a couple of years ago from some company across the state but didn't get it. I wanted a meeting with these people to talk to them about what we want to do. However, I got three bids. In fact I have a meeting with a company tomorrow morning. I already met with a company from Fort Pierce, A-1 Acoustics. They did a survey. I didn't get anything back yet. It wasn't a scientific survey with an engineer coming. This is a guy that does acoustic panels. I have Martin Acoustics coming in. They are going to call me Monday and Sound Acoustics tomorrow morning.

Mr. Vidal: We will have three bids.

Mr. Lynch: We will have three bids. I do not have field drawings. I do not have a sketch of any of this stuff. Steve and I did this room.

Ms. Lynch: You did a great job, thank you.

Mr. Lynch: Everybody wants a super guarantee. The one guy told me he said he recommended some cloud panels. It wasn't that expensive. He said this will work. You will notice a noticeable improvement and if that improvement is not enough you can go to more panels. It seems logical to me because it was kind of like in here. People didn't want to do this thing basically because they wanted a hard guarantee that it would work. We are not acoustic guys. We put it up and it didn't work.

Ms. Hinz Philippi: Do you have the numbers?

Mr. Lynch: The guy sent me somewhat of a budget and I want to get his whole spial before giving that to anybody. In fact the guy called me back and he says I can work up what your budget should be. I don't know what shipping is and stuff like this. The guy is an installer. He does commercial acoustics. Basically these acoustics guys do hang ceilings. They do suspended ceilings. Three or four of them do acoustic panels.

Ms. Hinz Philippi: Do you want to a vote for a not to exceed?

Mr. Lynch: No. This is just information. For the folks in the audience something is being done. There is more than getting things done. We are not just full of wind. Some of us have been here since the beginning. I came in a couple years later. You had an administration here that didn't do anything. No maintenance. Now we have this ball of wax to deal with, and we are dealing with it. We are dealing with it. That is my request. When we rent the clubhouse is there any reason that this room is accessible.

Mr. Hans was inaudible at this time.

Mr. Lynch: And we found a couple of panels down. I don't see the reason why they would need a conference room if they are renting the main clubhouse for whatever it is they are renting it for.

Ms. Lynch: There have been times that they have used the main area for a dance off area, and this is the dining.

Mr. Lynch: Don sent me a couple of pictures. Those panels behind those folks over there were down.

Ms. Lynch: Was that Sunday?

Mr. Lynch: There was three rentals this weekend.

Mr. Hans: Two rentals and a community event on Friday.

Mr. Lynch: If it is an option to close off this room when the clubhouse is rented or has it always been this way.

Mr. Hans: We can provide direction, essentially if we don't want this room added, including rental.

Mr. Lynch: If somebody needed the conference room for whatever then we could make an adjustment. Many years ago Melissa Albrin handled the rental of the clubhouse. She has passed away since passed away. This room was separate to be rented separately from the main structure.

Ms. Hinz Philippi: Ok so we have direction from the Board.

Mr. Lynch: Another thing I would like the field managers to do is go around or call these people, I will try to help you with it if I can. In fact I tried to interest my wife in going out and looking like somebody was getting married and get prices. I think we are way under in price.

Mr. Vidal: The other thing is we don't advertise this either.

Mr. Lynch: It is advertised.

Ms. Lynch: No it is not.

Mr. Lynch: There is one place I found it.

Mr. Hans: It is still on their website. We don't pay to advertise. It was previously set up there by Michael Modica and they won't take us off.

Mr. Lynch: In other words some of these things that we are doing in this clubhouse, and this clubhouse could pay for itself.

Ms. Lynch: We don't have a manager to inspect it immediately after.

A resident: It should be for River Place residents only. The way it used to be is this room here some people would rent it for smaller kids' parties and then the big room was where we had a lot of social events. We went to a 50^{th} birthday party here. That is pretty much how it has been. How all these people who are outside of River Place, those doors go out to the pool. We may have people using the pool. Why do we have to have outsiders using what we pay to maintain? This is our clubhouse. Not a public clubhouse.

Ms. Hinz Philippi: Do we have any other Supervisors requests?

Mr. Vidal: Just one more thing I want to bring up, and I hate to do it, but we have some decisions that we are going to have to be faced with coming up with all these projects that need to be done and required to be done by the state. We are talking a lot of money. This environmental project that the state is mandating we don't even know what that is going to cost yet. Juan has said $1.3 million dollars. We have $250,000 for cleaning the drainage pipes. There is $60,000 something for fixing sidewalks. We estimated needing a reserve of $80,000 to $90,000 a year to be put away for roads. I don't know where this money is going to come from without major assessments which this place would go insane when you start having to raise the assessment by $400 to $600.

Ms. Hinz Philippi: Steve would like to bring another engineer's opinion.

Mr. Vidal: That is why I said before we need to get more information.

Ms. Hinz Philippi: I have other Districts in Port St. Lucie that are handling this in a totally different manner.

Mr. Vidal: But we don't know what those other Districts have for reserves. Nothing has been put away here for 20 years.

A resident: Do you even have a reserve? By law you should.

Mr. Hans: Not for a CDD.

Mr. Vidal: There is a lot. The drainage has to be done. The cleaning of the drains.

Ms. Hinz Philippi: That we have discussed before. That one you do in phases like we do in all our other Districts. You do the ones that are in immediate need and then you go from the list down and you make a five year plan to go around.

Mr. Vidal: I understand how it is done. I want to know how it is going to be paid for. Money has to come from the community. Some way shape or form or it has to come from being borrowed. Michael you brought this up slightly at one meeting about the ability of borrowing money that the CDD can. I don't know what the cutoff is on what makes it a feasible amounts to go ahead with borrowing versus loan type of financing of a bond.

Mr. Pawelczyk: That is for a financial advisor.

A resident: Borrowing you still have to add.

Mr. Vidal: I am not saying we have to assess money for it now. I just saying that these are a lot of things that are coming up that are big budget items that are going to have to be addressed.

Ms. Hinz Philippi: I think we first have to address the engineer part because what I have seen in other Districts it is being handled totally differently then what I saw here. I want somebody else to give us a different perspective.

Mr. Lynch: Maybe we can look at this in this workshop.

Ms. Hinz Philippi: Do you want us to bring another look for these projects?

Mr. Vidal: What I would like is for Juan to finish his assessment and come up with recommendations that he said he would with the credits that we might meet. I was going back over the numbers and the items. I don't know what he included and what he didn't include. It is not complete. The street cleaning now they want us to do street cleaning at how many thousands of dollars a year. He included doing Lazy River Parkway with that. Is that our responsibility or the city's responsibility?

Mr. Hans: The drainage from Lazy River Parkway goes to our lakes though.

Ms. Hinz Philippi: This is all floating around these ideas, and he didn't even tell us how much credit. I see other properties that are using credits from other things. They don't even have to do anything. That is where I think we need to look at other options and people that are doing this in other Districts. I will try to work on that and bring it to this Board. I don't know if that is the route that we need to go. That is why we need to explore other options on that.

Ms. Lynch: Not for nothing we learned about this at the last CDD meeting and months have gone by and we don't have anything.

Mr. Hans: Juan is trying to speak. For whatever reason my computer speakers are not working. I do have one item that we did skip over. We do have a proposal for painting the streetlights. I forgot to go over it during my manager's report. It is $5,400 to paint all 33 streetlights. I did get a competitive bid from Hanna Painting as well just for pricing. They came in at about $1,000 cheaper but we do not want to go with them because they came in cheaper for a reason.

Mr. Vidal: Is there other painting companies around to get bids from other than Hanna Painting?

Mr. Hans: There are but Hanna Painting usually comes in at a very competitive rate that is why I wanted to see where they were at on this to see how far off KC was based off of what they were proposing.

Mr. Vidal: Hanna Painting comes in at a competitive bid because they don't do good work.

Mr. Hans: Correct. That is what I saying to see where KC was in terms of pricing. KC's pricing is $5,400 for the project but it is based off of using a scissor lift and doing it properly whereas Hanna Painting was going to be with ladders. It is not the same quality.

Mr. Vidal: We still need to get other pricing.

Mr. Hans: We can get a third price for it.

Mr. Vidal: I am pretty comfortable with what KC does for us so far. His track record is pretty good. We still need other pricing.

Mr. Hans: I can get a third.

Mr. Vidal: While you are on the streetlight, the streetlight that is at end of the parking lot over here why cannot that be fixed? Why can't it be stood up straight?

Mr. Hans: The fiberglass inside of it is actually snapped. It is stood up straight. We did a mend on the fiberglass and that is where the bend in that light is.

Mr. Vidal: What about replacing the pole?

Mr. Hans: We can get numbers for replacing that pole as well.

Mr. Vidal: I heard from somebody that I don't give too much credence to that is in the works to be removed.

Mr. Hans: No. We did have a number for temporarily removing it and capping it while KC's is doing the project for painting them. He was only going to charge us $200 to remove and cap. It would be capped in a way that you could tie back into it with a fresh pole.

Mr. Vidal: If we can replace the pole is the light fixture itself transferable to the new pole?

Mr. Hans: We can definitely get the light fixture off the top as well.

Mr. Vidal: It stays the same as it is.

Mr. Hans: Yes.

Mr. Vidal: I would like to get a price on that. You can't not have lighting at the end of the parking lot with people coming in at nighttime using the gym.

Mr. Hans: Next meeting we will bring back more numbers for that.

Ms. Hinz Philippi: I am going to open the meeting to public audience comments. Please state your name if you have a comment.

Ms. Vicky Walters: Leaping Frog. First thing back in November sidewalks and the posts around the bridge on Lazy River, it has been discussed several times, Jeff even brought it up. I thought that was handled. I thought that was done. I didn't hear anything about it today. It is washing out by the bridge.

Mr. Hans: That was an engineer item. They brought us back a quote for it previously. It is tied into a lot of other sidewalk replacement quotes as well. There has been an option proposed by the engineer for replacing and repairing it, but it was tied into a $60,000 quote fixing all of the sidewalks in the community.

Ms. Walters: Ok. As far as clubhouse rentals who inspects after it is rented.

Mr. Hans: Don is the first person onsite after it is rented. He is here to clean. He will let us know if there is something out of place, damaged or left a mess.

Ms. Walters: Except we have had damage because one of the Board members brought it up and you said that happened awhile back.

Mr. Hans: Are we talking about to the cabinet?

Ms. Walters: In the kitchen. So the deposit was given back, and we are now on the hook for replacement of what?

Mr. Hans: Mistakes do happen. We are not 100% perfect. It did get missed at the time. We have already addressed that though.

Ms. Walters: Everyone who is here today, Don is the person who does the cleaning. When and where did he get appointed to now look at the facility to check it out.

Mr. Hans: He is the first person to clean up after the party. If he doesn't tell us there is a mess where are not going to know there is a mess because he will have already cleaned it up. That is what our cleaning person does at every place. They report if someone has left the place a mess or trashed. Again respectfully he is coming in immediately afterwards. We do come in and check afterwards when we are here on Tuesday we do come in and check but Don is our first set of eyes on the property and again on the weekend when we do have a double back to back booking Don is coming in between those to clean the clubhouse. We are not contracted to come up here on a Saturday to check in between clubhouse rentals.

Ms. Walters: Well see that is the problem. Well now we are pushing for this is a money maker. This is not a money maker. One it is not open to the people who pay for it and two we don't have someone who can monitor it for damages. Folks think about that.

Mr. Lynch: I am not saying it a money maker.

Ms. Walters: I know. In my book it is not.

Mr. Lynch: I didn't say it was a money maker.

Multiple people speaking at this time.

Ms. Walters: My last and final I did speak to Matt about this, and I do want to say it again. I think first and foremost where the big failure happen is we have at our disposal an engineer. When and before anything every took place an engineer should have been asked and good Lord I come from a background in construction. Plumbing, electrical, anything structural has to have a permit. You better take yourself personally into the city and talk to somebody you darn well knows what they are talking about. This is not a swap out. This is not your personal backyard. This is a community pool. Everything under that umbrella always has a permit. That was the number one failure and from there it has been downhill. I have been here through two of them now. It is not acceptable.

A resident: I had a friend that was visiting the weekend before the pool closed and he was surprised no drinking fountain. Has that been discussed about putting in a drinking fountain?

Mr. Hans: There is a drinking fountain out there. It is right next to the shower.

Ms. Hinz Philippi: Anyone else?

A resident: I intended to bring up probably a ten to fifteen minute speech about the parking situation here. We had a visitor not at my house but one of my neighbors that their vehicle was disabled. They couldn't move it. They left a note in it stating that they were going to have it towed away in the morning. It was towed that night with Tri-County. Between somebody that is either one of the residents here or Tri-county somebody is going around pretty much every weekend 2:00 or 3:00 in the morning looking for illegally parked cars. There is a thing on Facebook community page with 82 comments. There is several comments stating exactly that which is illegal. The tow company can't do it. The HOA, the CDD, the POA they can't do that. That is against the law to have somebody going around trying to find illegally parked cars. Their car got towed. There were a couple of felonies that actually occurred which could involve the CDD, the HOA and the tow company. The first one is I alerted the family that their car was being towed. It happened to be a guest. The car was disabled. They left on the window stating a tow truck was coming in the morning to pick it up. The tow truck driver said he was going to take it anyway. The person that belonged to the car asked for what is called drop fee. By Florida Law they have to oblige you. The tow truck driver refused to do that. He said the owner has to go by that. The law simply states no the person that is authorized in possession of that vehicle. There is the first felony. The husband came out. He was a little upset. This has happened several times on our street. He went up and he was excited. He asked the tow truck driver I need your business card, your name, you can't tow that car. We put a sign in it. The tow truck ran to his truck, jumped in, closed the door, put the window down and said if you come any closer I have a gun and I am going to shoot you. Do we need that in this neighborhood? Again there is another problem with the whole thing. Whoever is in charge and I would think it is the CDD here of marking sure that you are in compliance with all the laws there we no tow away signs on either entrance to Little Kayak Point which is also required by law. This whole towing thing was illegal to begin with.

The person that had their car towed can press charges to the tow company, the CDD, the HOA, and the POA. Michael you are the attorney you have a copy of the statutes there in my little presentation I was going to give. I wouldn't mind if you would take a look over that. If I am wrong in any of this please give me a call and let me know where I am wrong. We don't need this here. I understand that the parking regulations were put in when they building the townhouses because the working were using the clubhouse. There were other people that were using the clubhouse parking lot for extended. They had too many vehicles. They would leave them here for days or weeks. There are solutions. Because the townhouses were built everybody else in here is getting punished. I think it was Saturday night a lady posted my son came home from college, his friend came over how do I get a parking permit for the clubhouse.

Speaker: And she got one.

A resident: The rule is two days prior. I another said so if I had some people over and one of them drank too much where are they supposed to park the car? Another person their kid grew up in this neighborhood, used to ride his bike around the neighborhood, came home from college the next morning his car was missing. The rules were set up because of what happened with the townhouses and they were built wrong. I can see that. They have room for a car or if it a two car driveway two cars. They can't have visitors. You are disallowing people to visit and stay here over the weekends.

Ms. Hins Philippi: Ok thank you sir.

Ms. Lynch: Can I correct this though? I moved into the townhouses in 2023. I was told that there was no street parking and that I could use the clubhouse. That was stopped but the no parking on the street was part of my HOA documents that I knew about before I moved in. It is in the documents. It is inconvenient for me because I had to postpone my child's driving career because I didn't have but one driveway. I resolved that situation.

A resident: The problem is that people who have reached out to get parking passes to Matt Hans does not get a response.

Ms. Lynch: We are working on resolving that.

Mr. Hans: If you are reaching out on a Saturday night to get the parking pass you are not going to get a response. We don't' work on the weekends.

A resident: Here is a very simple solution. You have a website let the people use the website. If you want to get a parking pass you go on there, you apply for it. It is instantaneous. You print it out. It has a date. You can say you can't park more than 24 hours. Here is the time and the date that you acquired this. You put it on their dashboard, and they have a place to park over here.

A resident: If they don't print it out and put it on the dash it is their responsibility. There has to be some other resolution other than going to Stuart and picking up a parking pass or wherever they have to go.

Mr. Hans: The clubhouse right here.

A resident: The people were involved in this over here when it has happened to them before because when their daughter came home from college they reached out to you on a Tuesday and they never got a response.

Mr. Hans: There is no way.

A resident: They work otherwise they would be here today.

A resident: Another thing is if you guys are going to have these rules you also have to make sure that you are complying with the law. Like I said there were no tow signs. By the way I have photographs of right after that day that they towed. You know when they put them up probably last Friday if not Friday last Thursday and they are still aren't in compliance because under state code it tells you they have to be placed so many feet from the street. They aren't. One of them is stuffed way in the corner. Secondly they didn't get permits. HOA didn't approve a permit, CDD didn't approve a permit. St. Lucie County Public Works and I forget the other department they said they don't handle that, so the signs were put up without a permit which is also illegal. Essentially they need to come down and if any other cars are parked

Ms. Hinz Philippi: Ok you had your three minutes. Now you are over six minutes. We have other people. We need to give everybody an opportunity.

Multiple people speaking at this time.

Mr. Pawelczyk: Guys there is a three minute public comment. That is all she is trying to do is enforce that. You have three minutes to make your comments. The Board listens to them. If they want to address your comments they can. If they don't want to address your comments they don't have to.

A resident: I am new here I don't know everything that is going on but I will defend them on the permitting, getting an application. I moved here from Sagamore right around the corner and I am putting pavers in my driveway, and they told me I had to stop when I got to the drainage ditch. I started a new job. I had four months before I could get time off to apply for that permit. I brought the permit down. I brought the check, engineering goes you need a permit for that. You get different answers down there. It is not all bad from what I can see. Maybe not all good, I can see with the parking stuff, but it is not all bad.

Ms. Hinz Philippi: So for the parking towing everything was reviewed by District counsel. Our agreement has the rules that they to follow. The signs were posted. If people remove them we have to see where they were removed but they were posted. Before they started everything was done by the rules and the codes. Everything was ready. If people are removing the signs then we have to see what is happening. If the company runs that are not authorized or if they are taking on other matters and doing things that they were not supposed to do that is where you come, you already made your statement. We have to investigate now what is going on. If they are doing those things that are illegal that you just described what we are going to do is we are going it to the Board. We will cancel their agreement, and we will look into another company that does a better job. That we are not saying we are not looking into the matter. I am just saying to you that today I made a statement that we had to go because of Christina's situation. That is why I am just helping to track the time. We have a three minutes rule. Everybody that comes to the meeting knows that we have to get that going. You made your statement. We are going to investigate that. I assure you we are going to investigate what is happening. I just want you to know that. We are not here just looking and saying we are not going to take care of that. We are going to investigate what is happening and we are going to have a statement sent out to the community. What you are bringing we are going to take a look. Thank you.

Mr. Todd Dugmore: With all due respect you guys are selected and the rules that you guys follow. You choose not to follow the PUD government docs, the signage for that should be in compliance with the look of the community. White posting like that you are guys are removing trees that should be approved to be removed. You guys are choosing which way you want to go about it just like towing the vehicles. There is two options listed. What are the two options for vehicles being towed. What are the options if somebody is parked on the road? What satisfies that? It doesn't have to be towed. There is another aspect that you guys can be pursuing. Do you know what that is?

A resident: I know exactly what that is.

Mr. Dugmore: I am asking them. Do you know what it is?

Mr. Lynch: What was your question?

Mr. Dugmore: Two options, towing or for any vehicle that is not in compliance that is parked in the road that is in violation. You don't have to tow them. You guys approved two different methodologies what is the other one?

Mr. Hans: We approved to boot them as well.

Mr. Dugmore: What is wrong with that? At least the car is sitting there. The person has done wrong, it is booted, it is less money to take the boot off your vehicle then it is to pay and inconvenience. You are affecting people work like. If I had my way we wouldn't be towing anybody. There would be a different system set up to where anybody can use this and there has to be a way to figure it out to where we are not putting these families at risk for somebody driving around wants to tow a vehicle. Now it is costing them $400 or $500 to get it out of tow. That is insane. We are all residents here with the exception of a fee. I don't know why we are not working for the best interest of the residents and getting their feedback. That is just my thought process. I think there is better ways to go about it.

A resident: There is a standard written agreement that the CDD gave to the towing company, so what that allows to happen the towing company as I mentioned earlier it is illegal for them to have scouts out. They can do it. They can hire some other company just to go through the places that they monitor. It is revenue building for the business. The second thing is it allows a resident, there is somebody in here running around doing the same thing. If you eliminate the written approval that if a tow company wants to tow they need to call somebody from the CDD to get approval by phone. They have a standard written agreement. You guys are allowing this to happen. You are allowing the tow truck company to break the law, and you are allowing whoever lives in here to do the same thing. I am pointing it all out. You guys have documentation and statute, I went down everyone of them and explained what I could in regard to that. There is things that can be fixed.

Ms. Hinz Philippi: Alright. The next item will be adjournment.

TWELFTH ORDER OF BUSINESS Adjournment

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

________________________________ ________________________________

Assistant Secretary/Secretary Chairman/ Vice Chairman

July 27, 2026

River Place Community
Matt Hans mhans@gmssf.com
Monique Lesnansky mlesnansky@calmfla.com

Governmental Management Services, South Florida

Re: Proposed Hydrilla Treatment in the Lake North of Leaping Frog Way

Wetlands Management, SF, LLC, as Contractor, proposes to perform the following services for you, as Client, in the Lake north of NE Leaping Frog Way of the River Place Community off St. James RD in Port St. Lucie, Florida.

SCOPE OF SERVICES

ITEM 1:
-Wetlands Management SF LLC has observed and quoted the **Onetime treatment** of the **entire** lake margin for hydrilla verticellata. The plant has established just outside the littoral plantings and is approximately 15' in width and surrounds the entire lake which is approximately 2,000 linear feet.
-Exotic and nuisance vegetation will be sprayed chemically via a foliar application with a surfactant which enables the herbicide to reach the rootzone of the plant.
-Work will be accomplished as a *onetime application*
ANY ADDITIONAL SERVICES OUTSIDE THIS SCOPE OF WORK WILL BE BILLED AS AN ADDED EXPENSE.

ITEM 2:
-Wetlands Management SF LLC has observed and quoted the **Onetime treatment** of **half** or "**Spot Treatments**" of the lake margin for hydrilla verticellata, but not to exceed 1,000 linear feet. The contractor will consult with GMS staff to determine where the "spot treatment" or which area the application(s) will occur.
-Exotic and nuisance vegetation will be sprayed chemically via a foliar application with a surfactant which enables the herbicide to reach the rootzone of the plant.
-Work will be accomplished as a *onetime application*

ANY ADDITIONAL SERVICES OUTSIDE THIS SCOPE OF WORK WILL BE BILLED AS AN ADDED EXPENSE.

Fees
Contractor's fee for above services shall be as follows**:** Please circle all that apply.

Item 1: Entire Lake Margin Treatment = $2,995.00 Accept…………… Circle YES or NO

Item 2: Half of Lake Margin Treatment = $2,000.00 Accept…………… Circle YES or NO

Payment
Payment is due within thirty (30) days of receipt of invoice. A simple 12% annual interest will be charged on payments after ninety days. In the event of legal action arising out of this agreement, the prevailing party will be entitled to all court costs, attorney fees and expenses of litigation.

Access Warranty
Client acknowledges that performance of this work will require access by vehicles or turf tractors to proximity of planting sites. By signature of this document, Client hereby warrants that Contractor shall not be denied reasonable ingress or egress to these areas.

Disclaimer Clause
The Client does not hold the Contractor liable and responsible now and in the future for situations which may arise on site which are outside of the Contractor's control. Such situations of nature and/or man for which the Contractor is not liable include, but are not limited to vegetation die-off due to freeze, erosion, drought, fire, storm , hurricane and other Acts of God, vandalism and/or chemical poison introduced accidentally or intentionally by agents other than the Contractor. Further, Contractor is not responsible for the appearance of nuisance or exotic plants which may self-colonize subject areas.

Expiration
This proposal shall be null and void if not executed by Client within 30 days of salutation date.

SIGNATURE TO CONTRACT

If the above is acceptable, please sign, date and return one copy to Wetlands Management SF LLC.

ACCEPTED BY: **Matt Hans**

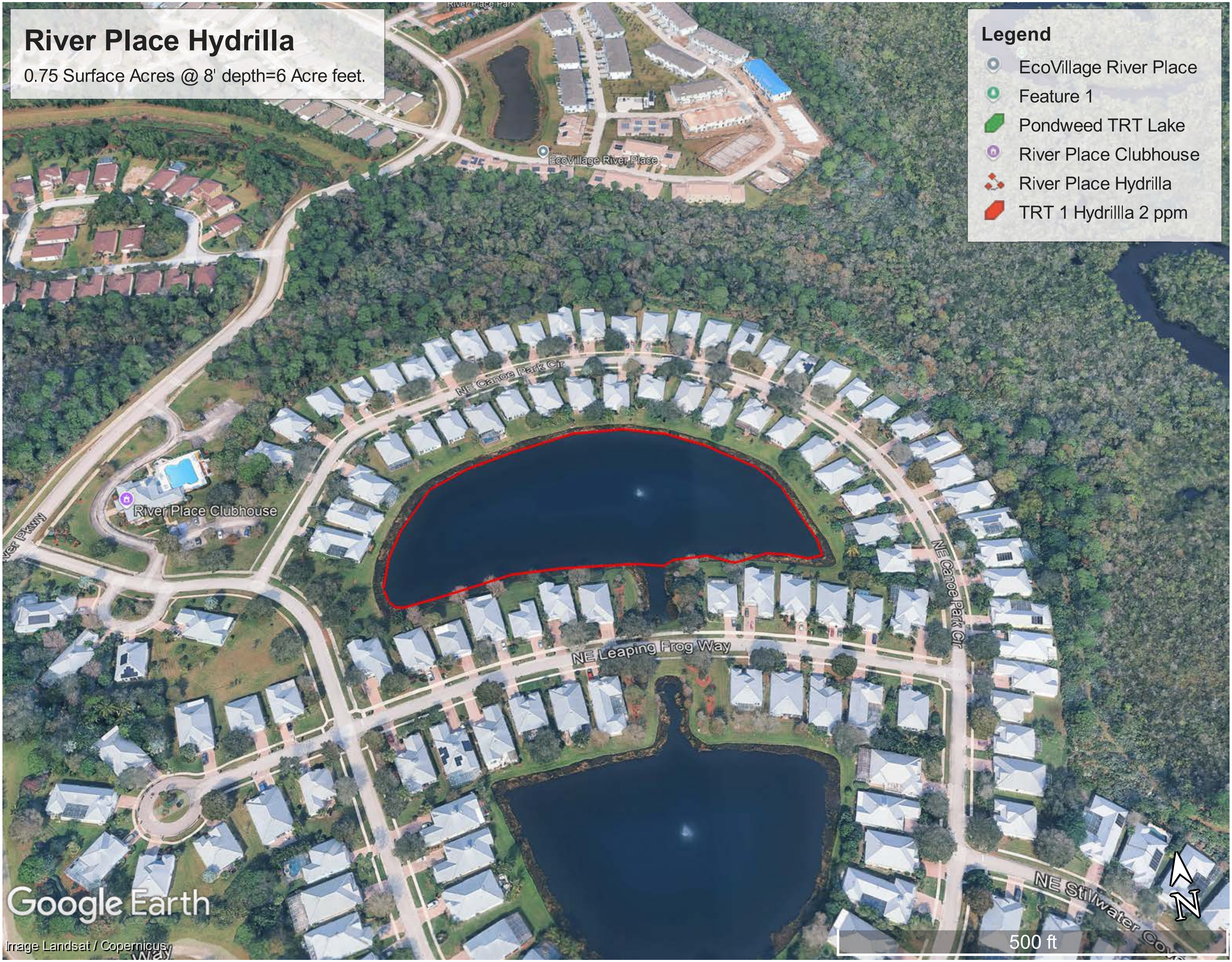
____

By: Title: Date

ACCEPTED BY: **WETLANDS MANAGEMENT SF LLC**

____

By: David Johnson Date
Biologist/Manager


River Place Hydrilla
0.75 Surface Acres @ 8' depth=6 Acre feet.
Legend
EcoVillage River Place
Feature 1
Pondweed TRT Lake
River Place Clubhouse
River Place Hydrilla
TRT 1 Hydrillla 2 ppm
EcoVillage River Place
River Place Clubhouse
NE Canoe Park Cir
NE Leaping Frog Way
NE Canoe Park Cir
NE Stilwater Cove
N
500 ft
Google Earth
Image Landsat / Copernicus

River Place on the St. Lucie
COMMUNITY DEVELOPMENT DISTRICT
Audit Proposals - Fiscal Years 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035

Ranking Scale	FEE	Ability of Personnel	Proposer's Experience	Understanding Scope of Work	Ability to Furnish the Require Services	Price	TOTAL
Maximum Points		20	20	20	20	20	100
Berger, Toombs, Elam, Gaines, & Frank Fort Pierce							
2026	$4,000						
2027	$4,000						
2028	$4,200						
2029	$4,200						
2030	$4,410						
2031	$4,410						
2032	$4,630						
2033	$4,630						
2034	$4,860						
2035	$4,860						
$44,200							
Grau & Associates Boca Raton							
2026	$3,400						
2027	$3,500						
2028	$3,600						
2029	$3,700						
2030	$3,800						
2031	$3,900						
2032	$4,000						
2033	$4,100						
2034	$4,200						
2035	$4,300						
$38,500							

Auditor Selection Evaluation Criteria:

1. Ability of Personnel **20 Points**
E.g. geographic locations of firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing work load; proposed staffing levels, etc.

2. Proposer's Experience **20 Points**
E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other Community Development Districts in other contracts; character, integrity, reputation of respondent, etc.

3. Understanding of Scope of Work **20 Points**
Extent to which the proposal demonstrates an understanding of the Districts needs for the services requested.

4. Ability to Furnish the Required Services **20 Points**
Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required. E.g. the existence of any natural disaster plan for business operations.

5. Price **20 Points**
Points will be awarded based upon the price bid for the rendering of the services and reasonableness of the price to the services.

RIVER PLACE ON THE ST. LUCIE
COMMUNITY DEVELOPMENT DISTRICT

PROPOSAL FOR AUDIT SERVICES

PROPOSED BY:

Berger, Toombs, Elam, Gaines & Frank

CERTIFIED PUBLIC ACCOUNTANTS, PL

---

600 Citrus Avenue, Suite 200
Fort Pierce, Florida 34950

(772) 461-6120

CONTACT PERSON:

Maritza Stonebraker, CPA, Director

DATE OF PROPOSAL:

July 30, 2026

TABLE OF CONTENTS

Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

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

July 30, 2026

River Place on the St. Lucie Community Development District
Governmental Management Services-SF, LLC
5385 N. Nob Hill Road
Sunrise, FL 33351

Dear District Manager:

Thank you very much for the opportunity to present our professional credentials to provide audit services for River Place on the St. Lucie Community Development District.

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL has assembled a team of governmental and nonprofit specialists second to none to serve our clients. Our firm has the necessary qualifications and experience to serve as the independent auditors for River Place on the St. Lucie Community Development District. We will provide you with top quality, responsive service.

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL is a recognized leader in providing services to governmental and nonprofit agencies throughout Florida. We have been the independent auditors for a number of local governmental agencies and through our experience in performing their audits, we have been able to increase our audit efficiency and; therefore, reduce costs. We have continually passed this cost savings on to our clients and will continue to do so in the future. As a result of our experience and expertise, we have developed an effective and efficient audit approach designed to meet or exceed the performance specifications in accordance with auditing standards generally accepted in the United States of America, the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States, and the standards for financial and compliance audits.

We will conduct the audit in accordance with auditing standards generally accepted in the United States of America with minimal disruption to your operations. Our firm has frequent technical updates to keep our personnel informed and up-to-date on all changes that are occurring within the industry.

River Place on the St. Lucie Community Development District
July 30, 2026

Our firm is a member of the Government Audit Quality Center, an organization dedicated to improving government audit quality. We also utilize the audit program software of a nationally recognized CPA firm to assure us that we are up to date with all auditing standards and to assist us maintain maximum audit efficiencies.

To facilitate your evaluation of our qualifications and experience, we have arranged this proposal to include a resume of our firm, including our available staff, our extensive prior governmental and nonprofit auditing experience and clients to be contacted.

You need a firm that will provide an efficient, cost-effective, high-quality audit within critical time constraints. You need a firm with the prerequisite governmental and nonprofit experience to perform your audit according to stringent legal and regulatory requirements, a firm that understands the complex nature of community development districts and their unique compliance requirements. You need a firm with recognized governmental and nonprofit specialists within the finance and governmental communities. And, certainly, you need a firm that will provide you with valuable feedback to enhance your current and future operations. Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL is that firm. Maritza Stonebraker is the person authorized to make representations for the firm.

Thank you again for the opportunity to submit this proposal to River Place on the St. Lucie Community Development District.

Very truly yours,

Berger Toombs Elam Gaines + Frank

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

PROFILE OF THE PROPOSER

Description and History of Audit Firm

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL is a Treasure Coast public accounting firm, which qualifies as a small business firm, as established by the Small Business Administration (13 CFR 121.38), with offices in Fort Pierce and Stuart. We are a member of the Florida Institute of Certified Public Accountants and the American Institute of Certified Public Accountants. The firm was formed from the merger of Edwards, Berger, Harris & Company (originated in 1972) and McAlpin, Curtis & Associates (originated in 1949). J. W. Gaines and Associates (originated in 1979) merged with the firm in 2004. Our tremendous growth rate experienced over the last 70 years is directly attributable to the firm's unrelenting dedication to providing the highest quality, responsive professional services attainable to its clients.

We are a member of the Private Companies Practice Section (PCPS) of the American Institute of Certified Public Accountants (AICPA) to assure we meet the highest standards. Membership in this practice section requires that our firm meet more stringent standards than standard AICPA membership. These rigorous requirements include the requirement of a triennial peer review of our firm's auditing and accounting practice and annual Continuing Professional Education (CPE) for all accounting staff (whether CPA or non-CPA). For standard AICPA membership, only a quality review is required and only CPAs must meet CPE requirements.

We are also a member of the Government Audit Quality Center ("the Center") of the American Institute of Certified Public Accountants to assure the quality of our government audits. Membership in the Center, which is voluntary, requires our firm to comply with additional standards to promote the quality of government audits.

We have been extensively involved in serving local government entities with professional accounting, auditing and consulting services throughout the entire history of our firm. Our substantial experience over the years makes us uniquely qualified to provide accounting, auditing, and consulting services to these clients. We are a recognized leader in providing services to governmental and nonprofit agencies on the Treasure Coast and in Central and South Florida, with extensive experience in auditing community development districts and water control districts. We were the independent auditors of the City of Fort Pierce for over 37 years and for St. Lucie County for over 34 years. Additionally, we have performed audits of the City of Stuart, the City of Vero Beach, Indian River County and Martin County. We also presently audit over 100 Community Development Districts throughout Florida.

Our firm was founded on the belief that we are better able to respond to our clients needs through education, experience, independence, quality control, and personal service. Our firm's commitment to quality is reflected in our endeavor of professional excellence via continuing education, the use of the latest computer technology, professional membership in PCPS and peer review.

We believe our approach to audit engagements, intelligence and innovation teamed with sound professional judgment enables us to explore new concepts while remaining sensitive to the fundamental need for practical solutions. We take pride in giving you the assurance that the personal assistance you receive comes from years of advanced training, technical experience and financial acumen.

Professional Staff Resources

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL has a total of 32 professional and administrative staff (including 12 professional staff with extensive experience servicing government entities). The work will be performed out of our Fort Pierce office with a proposed staff of one senior accountant and one or two staff accountants supervised by an audit manager and audit partner. With the exception of the directors of the firm's offices, the professional staff is not specifically assigned to any of our individual offices. The professional and administrative staff resources available to you through Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL are as follows:

	Total
Partners/Directors (CPA's)	7
Managers (1 CPA)	2
Senior/Supervisor Accountants (1 CPA)	3
Staff Accountants	8
Paraprofessional	6
Administrative	6
Total – all personnel	32

Following is a brief description of each employee classification:

Staff Accountant – Staff accountants work directly under the constant supervision of the auditor-in-charge and, are responsible for the various testing of documents, account analysis and any other duties as his/her supervisor believes appropriate. Minimum qualification for a staff accountant is graduation from an accredited university or college with a degree in accounting or equivalent.

Senior Accountant – A senior accountant must possess all the qualifications of the staff accountant, in addition to being able to draft the necessary reports and financial statements, and supervise other staff accountants when necessary.

Managers – A manager must possess the qualifications of the senior accountant, plus be able to work without extensive supervision from the auditor-in-charge. The manager should be able to draft audit reports from start to finish and to supervise the audit team, if necessary.

Partner/Director – The director has extensive governmental auditing experience and acts as the auditor-in-charge. Directors have a financial interest in the firm.

Professional Staff Resources (Continued)

Independence – Independence of the public accounting firm, with respect to the audit client, is the foundation from which the public gains its trust in the opinion issued by the public accounting firm at the end of the audit process. This independence must be in appearance as well as in fact. The public must perceive that the accounting firm is independent of the audit entity to ensure that nothing would compromise the opinion issued by the public accounting firm. **Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL** is independent of River Place on the St. Lucie Community Development District, including its elected officials and related parties, at the date of this proposal, as defined by the following rules, regulations, and standards:

Au-C Section 220 – Statements on Auditing Standards issued by the American Institute of Certified Public Accountants;

ET Sections 101 and 102 – Code of Professional Conduct of the American Institute of Certified Public Accountants;

Chapter 21A-1, Florida Administrative Code;

Section 473.315, Florida Statutes; and,

Government Auditing Standards, issued by the Comptroller General of the United States.

On an annual basis, all members of the firm are required to confirm, in writing, that they have no personal or financial relationships or holding that would impair their independence with regard to the firm's clients.

Independence is a hallmark of our profession. We encourage our staff to use professional judgment in situations where our independence could be impaired or the perception of a conflict of interest might exist. In the governmental sector, public perception is as important as professional standards. Therefore, the utmost care must be exercised by independent auditors in the performance of their duties.

Ability to Furnish the Required Services

As previously noted in the Profile of the Proposer section of this document, our firm has been in existence for over 74 years. We have provided audit services to some clients for over 30 years continually. Our firm is insured against physical loss through commercial insurance and we also carry liability insurance. The majority of our audit documentation is stored electronically, both on our office network and on each employee laptop or computer assigned to each specific job. Our office computer network is backed up on tape, so in the event of a total equipment loss, we can restore all data as soon as replacement equipment is acquired. In addition, our field laptop computers carry the same data and can be used in the event of emergency with virtually no delay in completing the required services.

GOVERNMENTAL AUDITING EXPERIENCE

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL has been practicing public accounting in Florida for 70 years. Our success over the years has been the result of a strong commitment to providing personalized quality service to our clients.

The current members of our firm have performed audits of over 1,100 community development districts, and over 2,100 audits of municipalities, counties and other governmental entities such as the City of Fort Pierce and St. Lucie County.

Our firm provides a variety of accounting, auditing, tax litigation support, and consulting services. Some of the professional accounting, auditing and management consulting services that are provided by our firm are listed below:

- Performance of annual financial and compliance audits, including Single Audits of state and federal financial assistance programs, under the provisions of the Single Audit Act, Subpart F of Title 2 U.S. Code of Federal Regulations (CFR) Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance), with minimal disruptions to your operations;
- Performance of special compliance audits to ascertain compliance with the applicable local, state and federal laws and regulations;
- Issuance of comfort letters and consent letters in conjunction with the issuance of tax-exempt debt obligations, including compiling financial data and interim period financial statement reviews;
- Calculation of estimated and actual federal arbitrage rebates;
- Assistance in compiling historical financial data for first-time and supplemental submissions for GFOA Certificate of Achievement for Excellence in Financial Reporting;
- Preparation of indirect cost allocation systems in accordance with Federal and State regulatory requirements;
- Providing human resource and employee benefit consulting;
- Performance of automation feasibility studies and disaster recovery plans;
- Performance feasibility studies concerning major fixed asset acquisitions and utility plant expansion plans (including electric, water, pollution control, and sanitation utilities); and
- Assistance in litigation, including testimony in civil and criminal court.
- Assist clients who utilize QuickBooks software with their software needs. Our Certified QuickBooks Advisor has undergone extensive training through QuickBooks and has passed several exams to attain this Certification.

Continuing Professional Education

All members of the governmental audit staff of our firm, and audit team members assigned to this engagement, are in compliance with the Continuing Professional Education (CPE) requirements set forth in Government Auditing Standards issued by the Comptroller General of the United States. In addition, our firm is in compliance with the applicable provisions of the Florida Statutes that require CPA's to have met certain CPE requirements prior to proposing on governmental audit engagements.

GOVERNMENTAL AUDITING EXPERIENCE (CONTINUED)

The audit team has extensive experience in performing governmental audits and is exposed to intensive and continuing concentration on these types of audits. Due to the total number of governmental audits our team performs, each member of our governmental staff must understand and be able to perform several types of governmental audits. It is our objective to provide each professional employee fifty hours or more of comprehensive continuing professional education each year. This is accomplished through attending seminars throughout Florida and is reinforced through in-house training.

Our firm has made a steadfast commitment to professional education. Our active attendance and participation in continuing professional education is a major part of our objective to obtain the most recent knowledge on issues which are of importance to our clients. We are growing on the reputation for work that our firm is providing today.

Quality Control Program

Quality control requires continuing commitment to professional excellence. **Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL** is formally dedicated to that commitment.

To ensure maintaining the standards of working excellence required by our firm, we joined the Private Companies Practice Section (PCPS) of the American Institute of Certified Public Accountants (AICPA). To be a participating member firm of this practice section, a firm must obtain an independent Peer Review of its quality control policies and procedures to ascertain the firm's compliance with existing auditing standards on the applicable engagements.

The scope of the Peer Review is comprehensive in that it specifically reviews the following quality control policies and procedures of the participating firm:

- Professional, economic, and administrative independence;
- Assignment of professional personnel to engagements;
- Consultation on technical matters;
- Supervision of engagement personnel;
- Hiring and employment of personnel;
- Professional development;
- Advancement;
- Acceptance and continuation of clients; and,
- Inspection and review system.

We believe that our commitment to the program is rewarding not only to our firm, but primarily to our clients.

The external independent Peer Review of the elements of our quality control policies and procedures performed by an independent certified public accountant, approved by the PCPS of the AICPA, provides you with the assurance that we continue to conform to standards of the profession in the conduct of our accounting and auditing practice.

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Our firm is also a member of Governmental Audit Quality Center (GAQC), a voluntary membership center for CPA firms that perform governmental audits. This center promotes the quality of governmental audits.

Our firm has completed successive Peer Reviews. These reviews included a representative sample of our firm's local governmental auditing engagements. As a result of these reviews, our firm obtained an unqualified opinion on our quality control program and work procedures. On page 33 is a copy of our most recent Peer Review report. It should be noted that we received a pass rating.

Our firm has never had any disciplinary actions by state regulatory bodies or professional organizations.

As our firm performs approximately one hundred audits each year that are reviewed by federal, state or local entities, we are constantly dealing with questions from these entities about our audits. We are pleased to say that any questions that have been raised were minor issues and were easily resolved without re-issuing any reports.

Certificate of Achievement for Excellence in Financial Reporting (CAFR)
We are proud and honored to have been involved with the City of Fort Pierce and the Fort Pierce Utilities Authority when they received their first Certificates of Achievement for Excellence in Financial Reporting for the fiscal years ended September 30, 1988 and 1994, respectively. We were also instrumental in the City of Stuart receiving the award, in our first year of performing their audit, for the year ended September 30, 1999.

We also assisted St. Lucie County, Florida for the year ended September 30, 2003, in preparing their first Comprehensive Annual Financial Report, and St. Lucie County has received their Certificate of Achievement for Excellence in Financial Reporting every year since.

As continued commitment to insuring that we are providing the highest level of experience, we have had at least one employee of our firm serve on the GFOA – Special Review Committee since the mid-1980s. This committee is made up of selective Certified Public Accountants throughout the United States who have demonstrated their high level of knowledge and expertise in governmental accounting. Each committee member attends a special review meeting at the Annual GFOA Conference. At this meeting, the committee reports on the Certificate of Achievement Program's most recent results, future goals, and common reporting deficiencies.

We feel that our previous experience in assisting the City of Fort Pierce, the Fort Pierce Utilities Authority and St. Lucie County obtain their first CAFRs, and the City of Stuart in continuing to receive a CAFR and our firm's continued involvement with the GFOA, and the CAFR review committee make us a valued asset for any client in the field of governmental financial reporting.

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

References

Florida Green Finance Authority
Jeff Walker, Special District Services
(561) 630-4922

South Village Community Development District
Darrin Mossing, Governmental Management Services LLC
(407) 841-5524

Gateway Services Community Development District
Stephen Bloom, Inframark LLC
(954) 753-5841

Clearwater Cay Community Development District
Cal Teague, Premier District Management
(239) 690-7100 ext 101

In addition to the above, we have the following additional governmental audit experience:

Community Development Districts

Aberdeen Community Development District

Alta Lakes Community Development District

Amelia Concourse Community Development District

Amelia Walk Communnity Development District

Aqua One Community Development District

Arborwood Community Development District

Arlington Ridge Community Development District

Bartram Springs Community Development District

Baytree Community Development District

Beacon Lakes Community Development District

Beaumont Community Development District

Bella Collina Community Development District

Bonnet Creek Community Development District

Buckeye Park Community Development District

Candler Hills East Community Development District

Cedar Hammock Community Development District

Central Lake Community Development District

Channing Park Community Development District

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Cheval West Community Development District

Coconut Cay Community Development District

Colonial Country Club Community Development District

Connerton West Community Development District

Copperstone Community Development District

Creekside @ Twin Creeks Community Development District

Deer Run Community Development District

Dowden West Community Development District

DP1 Community Development District

Eagle Point Community Development District

East Nassau Stewardship District

Eastlake Oaks Community Development District

Easton Park Community Development District

Estancia @ Wiregrass Community Development District

Evergreen Community Development District

Forest Brooke Community Development District

Gateway Services Community Development District

Gramercy Farms Community Development District

Greenway Improvement District

Greyhawk Landing Community Development District

Griffin Lakes Community Development District

Habitat Community Development District

Harbor Bay Community Development District

Harbourage at Braden River Community Development District

Harmony Community Development District

Harmony West Community Development District

Harrison Ranch Community Development District

Hawkstone Community Development District

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Heritage Harbor Community Development District

Heritage Isles Community Development District

Heritage Lake Park Community Development District

Heritage Landing Community Development District

Heritage Palms Community Development District

Heron Isles Community Development District

Heron Isles Community Development District

Highland Meadows II Community Development District

Julington Creek Community Development District

Laguna Lakes Community Development District

Lake Bernadette Community Development District

Lakeside Plantation Community Development District

Landings at Miami Community Development District

Legends Bay Community Development District

Lexington Oaks Community Development District

Live Oak No. 2 Community Development District

Madeira Community Development District

Marhsall Creek Community Development District

Meadow Pointe IV Community Development District

Meadow View at Twin Creek Community Development District

Mediterra North Community Development District

Midtown Miami Community Development District

Mira Lago West Community Development District

Montecito Community Development District

Narcoossee Community Development District

Naturewalk Community Development District

New Port Tampa Bay Community Development District

Overoaks Community Development District

Panther Trace II Community Development District

Paseo Community Development District

Pine Ridge Plantation Community Development District

Piney Z Community Development District

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Poinciana Community Development District

Poinciana West Community Development District

Port of the Islands Community Development District

Portofino Isles Community Development District

Quarry Community Development District

Renaissance Commons Community Development District

Reserve Community Development District

Reserve #2 Community Development District

River Glen Community Development District

River Hall Community Development District

River Place on the St. Lucie Community Development District

Rivers Edge Community Development District

Riverwood Community Development District

Riverwood Estates Community Development District

Rolling Hills Community Development District

Rolling Oaks Community Development District

Sampson Creek Community Development District

San Simeon Community Development District

Six Mile Creek Community Development District

South Village Community Development District

Southern Hills Plantation I Community Development District

Southern Hills Plantation III Community Development District

South Fork Community Development District

St. John's Forest Community Development District

Stoneybrook South Community Development District

Stoneybrook South at ChampionsGate Community Development District

Stoneybrook West Community Development District

Tern Bay Community Development District

Terracina Community Development District

Tison's Landing Community Development District

TPOST Community Development District

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Triple Creek Community Development District

TSR Community Development District

Turnbull Creek Community Development District

Twin Creeks North Community Development District

Urban Orlando Community Development District

Verano #2 Community Development District

Viera East Community Development District

VillaMar Community Development District

Vizcaya in Kendall Development District

Waterset North Community Development District

Westside Community Development District

WildBlue Community Development District

Willow Creek Community Development District

Willow Hammock Community Development District

Winston Trails Community Development District

Zephyr Ridge Community Development District

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Other Governmental Organizations

City of Westlake

Florida Inland Navigation District

Fort Pierce Farms Water Control District

Indian River Regional Crime Laboratory, District 19, Florida

Viera Stewardship District

Office of the Medical Examiner, District 19

Rupert J. Smith Law Library of St. Lucie County

St. Lucie Education Foundation

Seminole Improvement District

Troup Indiantown Water Control District

Current or Recent Single Audits

St. Lucie County, Florida
Early Learning Coalition, Inc.
Gateway Services Community Development District
Healthy Start Coalition

Members of our audit team have acquired extensive experience from performing or participating in over 1,800 audits of governments, independent special taxing districts, school boards, and other agencies that receive public money and utilize fund accounting.

Much of our firm's auditing experience is with compliance auditing, which is required for publicly financed agencies. In this type of audit, we do a financial examination and also confirm compliance with various statutory and regulatory guidelines.

Following is a summary of our other experience, including Auditor General experience, as it pertains to other governmental and fund accounting audits.

Counties
(Includes elected constitutional officers, utilities and dependent taxing districts)

Indian River
Martin
Okeechobee
Palm Beach

Municipalities

City of Port St. Lucie
City of Vero Beach
Town of Orchid

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Special Districts

Bannon Lakes Community Development District
Boggy Creek Community Development District
Capron Trail Community Development District
Celebration Pointe Community Development District
Coquina Water Control District
Diamond Hill Community Development District
Dovera Community Development District
Durbin Crossing Community Development District
Golden Lakes Community Development District
Lakewood Ranch Community Development District
Martin Soil and Water Conservation District
Meadow Pointe III Community Development District
Myrtle Creek Community Development District
St. Lucie County – Fort Pierce Fire District
The Crossings at Fleming Island
St. Lucie West Services District
Indian River County Mosquito Control District
St. John's Water Control District
Westchase and Westchase East Community Development Districts
Pier Park Community Development District
Verandahs Community Development District
Magnolia Park Community Development District

Schools and Colleges

Federal Student Aid Programs – Indian River Community College
Indian River Community College
Okeechobee County District School Board
St. Lucie County District School Board
Indian River School District – Internal Accounts

State and County Agencies

Central Florida Foreign-Trade Zone, Inc. (a nonprofit organization affiliated with the St. Lucie County Board of County Commissioners)
Florida School for Boys at Okeechobee
Indian River Community College Crime Laboratory
Indian River Correctional Institution

FEE SCHEDULE

We propose the fee for our audit services described below to be $4,000 for the years ending September 30, 2026 and 2027, $4,200 for the years ending September 30, 2028 and 2029, $4,410 for the years ending September 30, 2030 and 2031, $4,630 for the years ending September 30, 2032 and 2033 and $4,860 for the years ending September 30, 2034 and 2035. In addition, if a bond issuance occurs there will be an additional fee for each additional bond. The fee is contingent upon the financial records and accounting systems of River Place on the St. Lucie Community Development District being "audit ready" and the financial activity for the District is not materially increased. If we discover that additional preparation work or subsidiary schedules are needed, we will consult with your authorized representative. We can assist with this additional work at our standard rates should you desire.

SCOPE OF WORK TO BE PERFORMED

If selected as the District's auditors, we will perform a financial and compliance audit in accordance with Section 11.45, Florida Statutes, in order to express an opinion on an annual basis on the financial statements of River Place on the St. Lucie Community Development District as of September 30, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034 and 2035. The audits will be performed to the extent necessary to express an opinion on the fairness in all material respects with which the financial statements present the financial position, results of operations and changes in financial position in conformity with generally accepted accounting principles and to determine whether, for selected transactions, operations are properly conducted in accordance with legal and regulatory requirements. Reportable conditions that are also material weaknesses shall be identified as such in the Auditors' Report on Internal Control over Financial Reporting and on Compliance and Other Matters. Other (non-reportable) conditions discovered during the course of the audit will be reported in a separate letter to management, which will be referred to in the Auditors' Report on Internal Control over Financial Reporting and on Compliance and Other Matters.

Our audit will be performed in accordance with standards for financial and compliance audits contained in *Government Auditing Standards*, as well as in compliance with rules and regulations of audits of special districts as set forth by the State Auditor General in Chapter 10.550, Local Governmental Entity Audits, and other relevant federal, state and county orders, statutes, ordinances, charter, resolutions, bond covenants, Administrative Code and procedures, or rules and regulations which may pertain to the work required in the engagement.

The primary purpose of our audit will be to express an opinion on the financial statements discussed above. It should be noted that such audits are subject to the inherent risk that errors or irregularities may not be detected. However, if conditions are discovered which lead to the belief that material errors, defalcations or other irregularities may exist or if other circumstances are encountered that require extended services, we will promptly notify the appropriate individual.

Commitment to Quality Service

Personnel Qualifications and Experience

David S. McGuire, CPA, CITP
Director – 31 years experience

Education
- University of Central Florida, B.A. – Accounting
- Barry University – Master of Professional Accountancy

Registrations
- Certified Public Accountant – State of Florida, State Board of Accountancy
- Certified Information Technology Professional (CITP) – American Institute of Certified Public Accountants
- Certified Not-For-Profit Core Concepts 2018

Professional Affiliations/Community Service
- Member of the American and Florida Institutes of Certified Public Accountants
- Associate Member, Florida Government Finance Office Associates
- Assistant Coach – St. Lucie County Youth Football Organization (1994 – 2005)
- Assistant Coach – Greater Port St. Lucie Football League, Inc. (2006 – 2010)
- Board Member – Greater Port St. Lucie Football League, Inc. (2011 – 2017)
- Treasurer, AIDS Research and Treatment Center of the Treasure Coast, Inc. (2000 – 2003)
- Board Member/Treasurer, North Treasure Coast Chapter, American Red Cross (2004 – 2010)
- Member/Board Member of Port St. Lucie Kiwanis (1994 – 2001)
- President (2014/15) of Sunrise Kiwanis of Fort Pierce (2004 – 2017)
- St. Lucie District School Board Superintendent Search Committee (2013 – present)
- Board Member – Phrozen Pharoes (2019-2021)

Professional Experience
- Twenty-eight years public accounting experience with an emphasis on nonprofit and governmental organizations.
- Audit Manager in-charge on a variety of audit and review engagements within several industries, including the following government and nonprofit organizations:
  - St. Lucie County, Florida
  - 19th Circuit Office of Medical Examiner
  - Troup Indiantown Water Control District
  - Exchange Club Center for the Prevention of Child Abuse, Inc.
  - Healthy Kids of St. Lucie County
  - Mustard Seed Ministries of Ft. Pierce, Inc.
  - Reaching Our Community Kids, Inc.
  - Reaching Our Community Kids - South
  - St. Lucie County Education Foundation, Inc.
  - Treasure Coast Food Bank, Inc.
  - North Springs Improvement District
- Four years of service in the United States Air Force in computer operations, with a top secret (SCI/SBI) security clearance.

Personnel Qualifications and Experience

David S. McGuire, CPA, CITP (Continued)
Director

Continuing Professional Education

- Mr. McGuire has attended numerous continuing professional education courses and seminars taught by nationally recognized sponsors in the accounting auditing and single audit compliance areas. He has attended courses over the last two years in those areas as follows:
  - Not-for-Profit Auditing Financial Results and Compliance Requirements
  - Update: Government Accounting Reporting and Auditing
  - Annual Update for Accountants and Auditors

Commitment to Quality Service

Personnel Qualifications and Experience

Matthew Gonano, CPA
Director – 14 years total experience

Education
- University of North Florida, B.B.A. – Accounting
- University of Alicante, Spain – International Business
- Florida Atlantic University – Masters of Accounting

Professional Affiliations/Community Service

- American Institute of Certified Public Accountants
- Florida Institute of Certified Public Accountants

Professional Experience

- Senior Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.
- Performed audits of nonprofit and governmental organizations in accordance with Governmental Accounting Auditing Standards (GAAS)
- Performed Single Audits of nonprofit organizations in accordance with OMB Circular A-133, Audits of State, Local Governments, and Non-Profit Organizations.

Continuing Professional Education
- Mr. Gonano has participated in numerous continuing professional education courses.

Commitment to Quality Service

Personnel Qualifications and Experience

Melissa Marlin, CPA
Director – 12 years

Education
- Indian River State College, A.A. – Accounting
- Florida Atlantic University, B.B.A. – Accounting

Registrations
- Certified Public Accountant – State of Florida, State Board of Accountancy

Professional Affiliations/Community Service

- Member of the American Institute of Certified Public Accountants
- Member of the Florida Institute of Certified Public Accountants
- Affiliate member of the Government Finance Officers Association

Professional Experience
- Accountant with over 10 years of experience providing professional services to nonprofit and governmental entities.
- Performed over 300 audits of nonprofit and governmental organizations in accordance with Governmental Accounting Auditing Standards (GAAS)
- Performed Single Audits of nonprofit organizations in accordance with 2 CFR Part 200 Subpart F, Uniform Guidance, Audits of State, Local Governments, and Non-Profit Organizations.

Continuing Professional Education
- Mrs. Marlin participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments in accounting and auditing such as:
    - Governmental Accounting Report and Audit Update
    - Analytical Procedures, FICPA
    - Annual Update for Accountants and Auditors
    - Single Audit Sampling and Other Considerations

Commitment to Quality Service

Personnel Qualifications and Experience

Maritza Stonebraker, CPA
Director – 10 years

Education
- Indian River State College, B.S. – Accounting

Registrations
- Certified Public Accountant – State of Florida, State Board of Accountancy

Professional Affiliations/Community Service

- Member of the American Institute of Certified Public Accountants
- Member of the Florida Institute of Certified Public Accountants
- Affiliate of the Government Finance Officers Association

Professional Experience
- Maritza launched her professional auditing career at Berger, Toombs, Elam, Gaines, & Frank, accumulating over 9 years of expertise in the field
- Performed over 300 audits of nonprofit and governmental organizations in accordance with Governmental Accounting Auditing Standards (GAAS)
- Performed Single Audits of nonprofit organizations in accordance with 2 CFR Part 200 Subpart F, Uniform Guidance, Audits of State, Local Governments, and Non-Profit Organizations.

Continuing Professional Education
- Mrs. Stonebraker participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments in accounting and auditing such as:
  - Governmental Accounting Report and Audit Update
  - Analytical Procedures, FICPA
  - Annual Update for Accountants and Auditors
  - Single Audit Sampling and Other Considerations

Commitment to Quality Service

Personnel Qualifications and Experience

Jonathan Herman, CPA
Director – 12 years

Education
- University of Central Florida, B.S. – Accounting
- Florida Atlantic University, MACC

Registrations
- Certified Public Accountant – State of Florida, State Board of Accountancy

Professional Affiliations/Community Service
- Member of the American and Florida Institutes of Certified Public Accountants
- Affiliate member Government Finance Officers Association

Professional Experience
- Over 10 years experience in all phases of public accounting and auditing experience, with a concentration in financial and compliance audits. Mr. Herman has been involved in all phases of the audits listed on the preceding pages.

Continuing Professional Education
- Has participated in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments. He has attended courses in those areas over the last two years such as:
  Governmental Accounting Report and Audit Update
  Annual Update: Government Accounting Reporting and Auditing
  Annual Update for Accountants and Auditors

Commitment to Quality Service

Personnel Qualifications and Experience

David F. Haughton, CPA
Accounting and Audit Manager – 34 years

Education
- Stetson University, B.B.A. – Accounting

Registrations
- Certified Public Accountant – State of Florida, State Board of Accountancy

Professional Affiliations/Community Service
- Member of the American and Florida Institutes of Certified Public Accountants
- Former Member of Florida Institute of Certified Public Accountants Committee on State and Local Government
- Affiliate Member Government Finance Officers Association (GFOA) for over 10 years
- Affiliate Member Florida Government Finance Officers Association (FGFOA) for over 10 years
- Technical Review – 1997 FICPA Course on State and Local Governments in Florida
- Board of Directors – Kiwanis of Ft. Pierce, Treasurer – 1994-1999; Vice President – 1999-2001

Professional Experience
- Twenty-seven years public accounting experience with an emphasis on governmental and nonprofit organizations.
- State Auditor General's Office – West Palm Beach, Staff Auditor, June 1985 to September 1985
- Accounting and Audit Manager of Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants PL, responsible for audit and accounting services including governmental and not-for-profit audits.
- Over 20 years of public accounting and governmental experience, specializing in governmental and nonprofit organizations with concentration in special districts, including Community Development Districts which provide services including water and sewer utilities. Governmental and non-profit entities served include the following:

  Counties:
  St. Lucie County

  Municipalities:
  City of Fort Pierce
  City of Stuart

Personnel Qualifications and Experience

David F. Haughton, CPA (Continued)
Accounting and Audit Manager

Professional Experience (Continued)

Special Districts:
Bluewaters Community Development District
Country Club of Mount Dora Community Development District
Fiddler's Creek Community Development District #1 and #2
Indigo Community Development District
North Springs Improvement District
Renaissance Commons Community Development District
St. Lucie West Services District
Stoneybrook Community Development District
Summerville Community Development District
Terracina Community Development District
Thousand Oaks Community Development District
Tree Island Estates Community Development District
Valencia Acres Community Development District

Non-Profits:
The Dunbar Center, Inc.
Hibiscus Children's Foundation, Inc.
Hope Rural School, Inc.
Maritime and Yachting Museum of Florida, Inc.
Tykes and Teens, Inc.
United Way of Martin County, Inc.
Workforce Development Board of the Treasure Coast, Inc.

- While with the Auditor General's Office he was on the staff for the state audits of the Martin County School District and Okeechobee County School District.
- During 1997 he performed a technical review of the Florida Institute of Certified Public Accountants state CPE course on Audits of State and Local Governments in Florida. His comments were well received by the author and were utilized in future updates to the course.

Continuing Professional Education

- During the past several years, he has participated in numerous professional development training programs sponsored by the AICPA and FICPA, including state conferences on special districts and governmental auditing in Florida. He averages in excess of 100 hours bi-annually of advanced training which exceeds the 80 hours required in accordance with the continuing professional education requirements of the Florida State Board of accountancy and the AICPA Private Companies Practice Section. He has over 75 hours of governmental CPE credit within the past two years.

Commitment to Quality Service

Personnel Qualifications and Experience

Paul Daly
Senior Accountant – 14 years

Education
- Florida Atlantic University, B.S. – Accounting

Professional Experience
- Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education
- Working to attain the requirements to take the Certified Public Accounting (CPA) exam.

Commitment to Quality Service

Personnel Qualifications and Experience

Bryan Snyder
Manager – 11 years

Education
- Florida Atlantic University, B.B.A. – Accounting

Professional Experience
- Accountant beginning his professional auditing career with Berger, Toombs, Elam, Gaines, & Frank.
- Mr. Snyder is gaining experience auditing governmental & nonprofit entities.

Continuing Professional Education
- Mr. Snyder participates in numerous continuing education courses and plans on working to acquire his CPA certificate.
- Mr. Snyder is currently studying to pass the CPA exam.

Commitment to Quality Service

Personnel Qualifications and Experience

Tifanee Terrell, CPA
Senior Accountant – 5 years

Education
- Florida Atlantic University, M.A.C.C. – Accounting

Professional Experience
- Senior Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education
- Ms. Terrell participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.

Commitment to Quality Service

Personnel Qualifications and Experience

Dylan Dixon
Senior Accountant – 4 years

Education
- Indian River State College, B.S. – Accounting
- Florida Gulf Coast University, M.S. – Accounting

Professional Experience
- Senior Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education
- Mr. Dixon participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.
- Mr. Dixon is currently studying to pass the CPA exam.

Commitment to Quality Service

Personnel Qualifications and Experience

Brennen Moore
Staff Accountant – 3 years

Education
- Indian River State College, B.S. – Accounting

Professional Experience
- Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education
- Mr. Moore participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.

Commitment to Quality Service

Personnel Qualifications and Experience

Katie Gifford
Staff Accountant – 2 years

Education
- Indian River State College, B.S. – Accounting

Professional Experience
- Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education
- Ms. Gifford participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.

Commitment to Quality Service

Personnel Qualifications and Experience

Rayna Zicari
Staff Accountant – 2 years

Education
- Stetson University, B.B.A. – Accounting

Professional Experience
- Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education
- Ms. Zicari participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.

6930 Gall Boulevard
Suite 200
Zephyrhills, FL 33542

813.788.2155
DGPerry.com

Report on the Firm's System of Quality Control

December 4, 2025

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

We have reviewed the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, in effect for the year ended May 31, 2025. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards). A summary of the nature, objectives, scope, limitations of, and the procedures performed in a system review as described in the Standards may be found at www.aicpa.org/prsummary. The summary also includes an explanation of how engagements identified as not performed or reported on in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

Firm's Responsibility

The firm is responsible for designing and complying with a system of quality control to provide the firm with reasonable assurance of performing and reporting in conformity with the requirements of applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported on in conformity with the requirements of applicable professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of and compliance with the firm's system of quality control based on our review.

Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards*, including a compliance audit under the Single Audit Act.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL , in effect for the year ended May 31, 2025 has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of pass, pass with deficiency(ies), or fail. Berger, Toombs, Elam, Gaines & Frank, CPAs, PL has received a peer review rating of pass.

DG Perry

DG Perry

DGPerry
CPAs + Advisors

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Proposal to Provide Financial Auditing Services:

RIVER PLACE ON THE ST. LUCIE

COMMUNITY DEVELOPMENT DISTRICT

Proposal Due: July 30, 2026
11:00AM

Submitted to:
River Place on the St. Lucie
Community Development District
c/o District Manager
5385 N Nob Hill Road
Sunrise, Florida 33351

Submitted by:
Antonio J. Grau, Partner
Grau & Associates
1001 Yamato Road, Suite 301
Boca Raton, Florida 33431
Tel (561) 994-9299
Fax (561) 994-5823
tgrau@graucpa.com
www.graucpa.com

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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July 30, 2026

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

Re: Request for Proposal for Professional Auditing Services for the fiscal year ended September 30, 2026, with an option for nine (9) additional annual renewals.

Grau & Associates (Grau) welcomes the opportunity to respond to the River Place on the St. Lucie Community Development District's (the "District") Request for Proposal (RFP), and we look forward to working with you on your audit. We are an energetic and robust team of knowledgeable professionals and are a recognized leader of providing services to Community Development Districts. As one of Florida's few firms to primarily focus on government, we are especially equipped to provide you with an effective and efficient audit.

Government audits are at the core of our practice: **95% of our work is performing audits for local governments and of that 98% are for special districts.** With our significant experience, we are able to increase efficiency, to provide immediate and continued savings, and to minimize disturbances to your operations.

Why Grau & Associates:

Knowledgeable Audit Team

Grau is proud that the personnel we assign to your audit are some of the most seasoned auditors in the field. Our staff performs governmental engagements year-round. When not working on your audit, your team is refining their audit approach for next year's audit. Our engagement partners have decades of experience and take a hands-on approach to our assignments, which all ensures a smoother process for you.

Servicing your Individual Needs

Our clients enjoy personalized service designed to satisfy their unique needs and requirements. Throughout the process of our audit, you will find that we welcome working with you to resolve any issues as swiftly and easily as possible. In addition, due to Grau's very low turnover rate for our industry, you also won't have to worry about retraining your auditors from year to year.

Developing Relationships

We strive to foster mutually beneficial relationships with our clients. We stay in touch year-round, updating, collaborating and assisting you in implementing new legislation, rules and standards that affect your organization. We are also available as a sounding board and assist with technical questions.

Maintaining an Impeccable Reputation

We have never been involved in any litigation, proceeding or received any disciplinary action. Additionally, we have never been charged with, or convicted of, a public entity crime of any sort. We are financially stable and have never been involved in any bankruptcy proceedings.

Complying With Standards

Our audit will follow the Auditing Standards of the AICPA, Generally Accepted Government Auditing Standards, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida, and any other applicable federal, state and local regulations. We will deliver our reports in accordance with your requirements.

This proposal is a firm and irrevocable offer for 90 days. We certify this proposal is made without previous understanding, agreement or connection either with any previous firms or corporations offering a proposal for the same items. We also certify our proposal is in all respects fair, without outside control, collusion, fraud, or otherwise illegal action, and was prepared in good faith. Only the person(s), company or parties interested in the project as principals are named in the proposal. Grau has no existing or potential conflicts and anticipates no conflicts during the engagement. Our Federal I.D. number is 20-2067322.

We would be happy to answer any questions or to provide any additional information. We are genuinely excited about the prospect of serving you and establishing a long-term relationship. Please do not hesitate to call or email either of our Partners, Antonio J. Grau, CPA (tgrau@graucpa.com) or Ben Steets, CPA (bsteets@graucpa.com) at 561.994.9299. We thank you for considering our firm's qualifications and experience.

Very truly yours,
Grau & Associates

Antonio J. Grau

Firm Qualifications

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

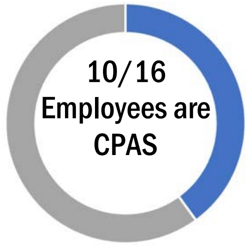
Grau's Focus and Experience

Our Team

3 Partners

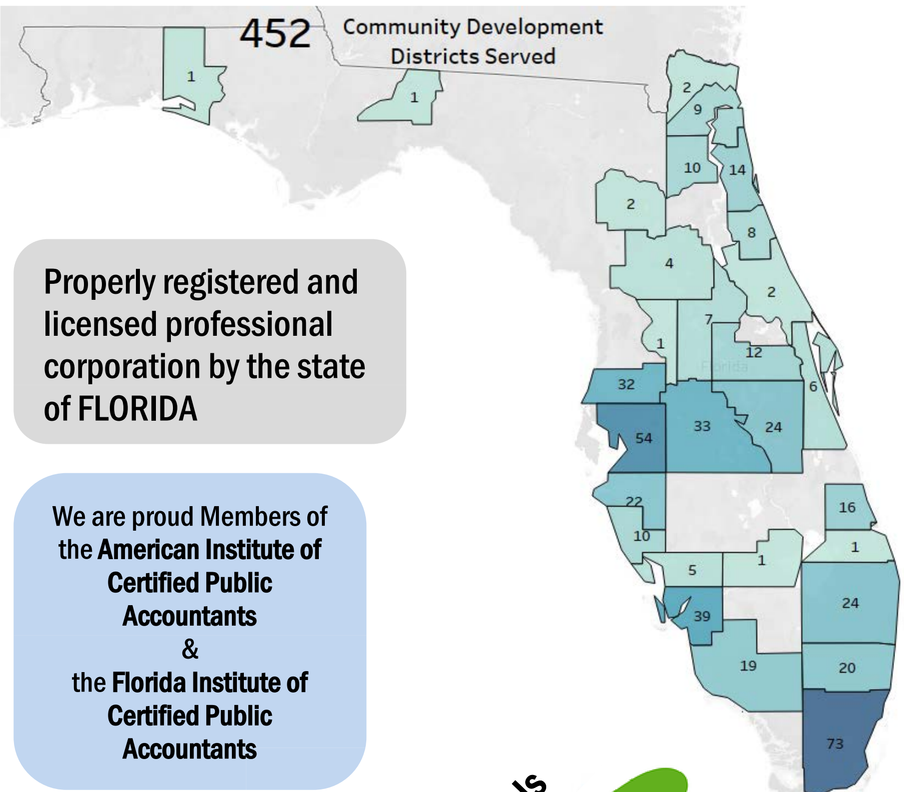
11 Professional Staff

2 Administrative Professionals



2005

Year founded



Properly registered and licensed professional corporation by the state of FLORIDA

We are proud Members of the **American Institute of Certified Public Accountants** & the **Florida Institute of Certified Public Accountants**

Services Provided

- Financial Auditing
- Compliance Auditing
- Accounting
- Attestation
- Arbitrage Services
- Management Consulting

Quality Controls

⇒ External quality review program: consistently receives a pass

⇒ Internal: ongoing monitoring to maintain quality

9 Professional Groups

AICPA | FICPA | GFOA | FASD | FGFOA

See next page for report and certificate

FICPA
Florida Institute of Certified Public Accountants

AICPA Peer Review Program

Administered in Florida by the Florida Institute of CPAs

November 18, 2025

Antonio Grau
Grau & Associates
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431-4403

Dear Antonio Grau:

It is my pleasure to notify you that on November 18, 2025, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2028. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
850.224.2727, x5957

cc: Daniel Hevia, David Caplivski

Firm Number: 900004390114 Review Number: 616829

119 S Monroe Street, Suite 121 | Tallahassee, FL 32301 | 850.224.2727, in Florida | www.ficpa.org

PGP
PRIDA, GUIDA & PEREZ, P.A.
CERTIFIED PUBLIC ACCOUNTANTS
2504 W. KATHLEEN STREET
TAMPA, FLORIDA 33607
TELEPHONE: (813) 226-6091
FAX: (813) 229-7754

Report on the Firm's System of Quality Control

October 3, 2025

To the Partners of Grau & Associates
And the Peer Review Committee of the
Florida Institute of Certified Public Accountants

We have reviewed the system of quality control for the accounting and auditing practice of Grau & Associates (the firm), in effect for the year ended June 30, 2025. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a system review as described in the Standards may be found at www.aicpa.org/prsummary. The summary also includes an explanation of how engagements identified as not performed or reported on conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

Firm's Responsibility

The firm is responsible for designing and complying with a system of quality control to provide the firm with reasonable assurance of performing and reporting in conformity with the requirements of applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported on conformity with the requirements of applicable professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of and compliance with the firm's system of quality control based on our review.

Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards*, including compliance audits under the Single Audit Act.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Grau & Associates in effect for the year ended June 30, 2025, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass, pass with deficiency(ies),* or *fail*. Grau & Associates has received a peer review rating of *pass*.

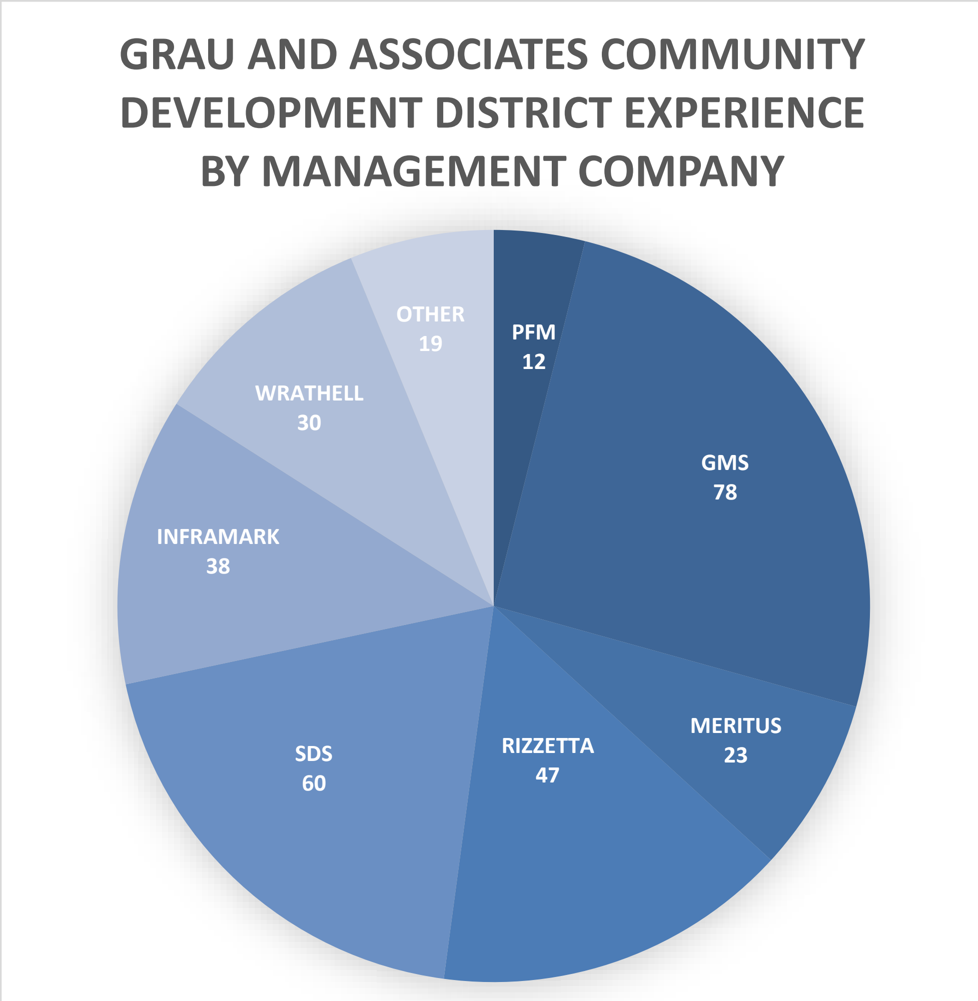
Prida Guida & Perez

Prida Guida & Perez, P.A.

MEMBER AMERICAN INSTITUTE OF CERTIFIED PUBLIC ACCOUNTANTS
MEMBER FLORIDA INSTITUTE OF CERTIFIED PUBLIC ACCOUNTANTS

Firm & Staff Experience

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS



Profile Briefs:

Antonio J GRAU, CPA (Partner)
Years Performing Audits: 35+
CPE (last 2 years): Government Accounting, Auditing: 24 hours; Accounting, Auditing and Other: 56 hours
Professional Memberships: AICPA, FICPA, FGFOA, GFOA

Ben Steets, CPA (Partner)
Years Performing Audits: 10+
CPE (last 2 years): Government Accounting, Auditing: 28 hours; Accounting, Auditing and Other: 88 hours
Professional Memberships: AICPA, FICPA, FGFOA, FASD

"Here at Grau & Associates, staying up to date with the current technological landscape is one of our top priorities. Not only does it provide a more positive experience for our clients, but it also allows us to perform a more effective and efficient audit. With the every changing technology available and utilized by our clients, we are constantly innovating our audit process."

- Tony Grau

"Quality audits and exceptional client service are at the heart of every decision we make. Our clients trust us to deliver a quality audit, adhering to high standards and assisting them with improvements for their organization."

\- Ben Steets

YOUR ENGAGEMENT TEAM

Grau's client-specific engagement team is meticulously organized in order to meet the unique needs of each client. Constant communication within our solution team allows for continuity of staff and audit team. The Certified Information Technology Professional (CITP) Partner will bring a unique blend of IT expertise and understanding of accounting principles to the financial statement audit of the District.

The assigned personnel will work closely with the partner and the District to ensure that the financial statements and all other reports are prepared in accordance with professional standards and firm policy. Responsibilities will include planning the audit; communicating with the client and the partners the progress of the audit; and determining that financial statements and all reports issued by the firm are accurate, complete and are prepared in accordance with professional standards and firm policy.

The Engagement Partner will participate extensively during the various stages of the engagement and has direct responsibility for engagement policy, direction, supervision, quality control, security, confidentiality of information of the engagement and communication with client personnel. The engagement partner will also be involved directing the development of the overall audit approach and plan; performing an overriding review of work papers and ascertain client satisfaction.

Antonio 'Tony 'J. Grau, CPA
Partner

Contact: tgrau@graucpa.com | (561) 939-6672

Experience

For over 30 years, Tony has been providing audit, accounting and consulting services to the firm's governmental, non-profit, employee benefit, overhead and arbitrage clients. He provides guidance to clients regarding complex accounting issues, internal controls and operations.

As a member of the Government Finance Officers Association Special Review Committee, Tony participated in the review process for awarding the GFOA Certificate of Achievement in Financial Reporting. Tony was also the review team leader for the Quality Review of the Office of Management Audits of School Board of Miami-Dade County. Tony received the AICPA advanced level certificate for governmental single audits.

Education

University of South Florida (1983)
Bachelor of Arts
Business Administration

Clients Served (partial list)

(>300) Various Special Districts, including:

Bayside Improvement Community Development District
Dunes Community Development District
Fishhawk Community Development District (I,II,IV)
Grand Bay at Doral Community Development District
Heritage Harbor North Community Development District
Boca Raton Airport Authority
Greater Naples Fire Rescue District
Key Largo Wastewater Treatment District
Lake Worth Drainage District
South Indian River Water Control
St. Lucie West Services District
Ave Maria Stewardship Community District
Rivers Edge II Community Development District
Bartram Park Community Development District
Bay Laurel Center Community Development District

Professional Associations/Memberships

American Institute of Certified Public Accountants
Florida Institute of Certified Public Accountants
City of Boca Raton Financial Advisory Board Member
Florida Government Finance Officers Association
Government Finance Officers Association Member

Professional Education *(over the last two years)*

Course	***Hours***
Government Accounting and Auditing	24
Accounting, Auditing and Other	56
Total Hours	80 (*includes of 4 hours of Ethics CPE)*

Ben Steets, CPA, *Partner*

Contact : bsteets@graucpa.com / (561) 939-6669

Experience

Grau & Associates	Partner	2023-Present
Grau & Associates	Manager	2021-2023
Grau & Associates	Senior Auditor	2018-2021
Grau & Associates	Staff Auditor	2016-2018
PCAOB Registered Firm	Staff Auditor	2015-2016

Education

Florida Atlantic University (2015)

Clients Served *(partial list)*

(>300) Various Special Districts
Careersource Polk
Central Broward Water Control District
Dunes Community Development District
Greater Naples Fire Rescue District
Key Marco Community Development District
Lake Worth Drainage District
Mae Volen Senior Center
Port of the Islands Community Improvement District
San Carlos Park Fire and Rescue Service District
Sanibel Fire and Rescue District
South Broward Drainage District
South Trail Fire and Rescue District
Town of Highland Beach
Town of Lauderdale-By-The-Sea
Verona Walk Community Development District
West Villages Improvement District
Winding Cypress Community Development District

Professional Education (*over the last two years*)

Course	Hours
Government Accounting and Auditing	28
Accounting, Auditing and Other	88
Total Hours	116 (includes 4 hours of Ethics CPE)

Professional Associations/Memberships

American Institute of Certified Public Accountants
Florida Institute of Certified Public Accountants

References

We have included three references of government engagements that require compliance with laws and regulations, follow fund accounting, and have financing requirements, which we believe are similar to the District.

Dunes Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 1998
Client Contact	Darrin Mossing, Finance Director 475 W. Town Place, Suite 114 St. Augustine, Florida 32092 904-940-5850

Two Creeks Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 2007
Client Contact	William Rizzetta, President 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614 813-933-5571

Journey's End Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 2004
Client Contact	Todd Wodraska, Vice President 2501 A Burns Road Palm Beach Gardens, Florida 33410 561-630-4922

Specific Audit Approach

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

AUDIT APPROACH

Grau's Understanding of Work Product / Scope of Services:

We recognize the District is an important entity and we are confident our firm is eminently qualified to meet the challenges of this engagement and deliver quality audit services. ***You would be a valued client of our firm*** *and* ***we pledge to <u>commit all firm resources</u> to provide the level and quality of services (as described below) which not only meet the requirements set forth in the RFP but*** *will* ***<u>exceed those expectations</u>***. Grau & Associates fully understands the scope of professional services and work products requested. Our audit will follow the Auditing Standards of the AICPA, *Generally Accepted Government Auditing Standards*, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida and any other applicable Federal, State of Local regulations. **<u>We will deliver our reports in accordance with your requirements.</u>**

Proposed segmentation of the engagement

Our approach to the audit engagement is a risk-based approach which integrates the best of traditional auditing techniques and a total systems concept to enable the team to conduct a more efficient and effective audit. The audit will be conducted in three phases, which are as follows:

<u>Phase I - Preliminary Planning</u>

A thorough understanding of your organization, service objectives and operating environment is essential for the development of an audit plan and for an efficient, cost-effective audit. During this phase, we will meet with appropriate personnel to obtain and document our understanding of your operations and service objectives and, at the same time, give you the opportunity to express your expectations with respect to the services that we will provide. Our work effort will be coordinated so that there will be minimal disruption to your staff.

During this phase we will perform the following activities:

» Review the regulatory, statutory and compliance requirements. This will include a review of applicable federal and state statutes, resolutions, bond documents, contracts, and other agreements;
» Read minutes of meetings;
» Review major sources of information such as budgets, organization charts, procedures, manuals, financial systems, and management information systems;
» Obtain an understanding of fraud detection and prevention systems;
» Obtain and document an understanding of internal control, including knowledge about the design of relevant policies, procedures, and records, and whether they have been placed in operation;
» Assess risk and determine what controls we are to rely upon and what tests we are going to perform and perform test of controls;
» Develop audit programs to incorporate the consideration of financial statement assertions, specific audit objectives, and appropriate audit procedures to achieve the specified objectives;
» Discuss and resolve any accounting, auditing and reporting matters which have been identified.

Phase II – Execution of Audit Plan

The audit team will complete a major portion of transaction testing and audit requirements during this phase. The procedures performed during this period will enable us to identify any matter that may impact the completion of our work or require the attention of management. Tasks to be performed in Phase II include, but are not limited to the following:

- » Apply analytical procedures to further assist in the determination of the nature, timing, and extent of auditing procedures used to obtain evidential matter for specific account balances or classes of transactions;
- » Perform tests of account balances and transactions through sampling, vouching, confirmation and other analytical procedures; and
- » Perform tests of compliance.

Phase III - Completion and Delivery

In this phase of the audit, we will complete the tasks related to year-end balances and financial reporting. All reports will be reviewed with management before issuance, and the partners will be available to meet and discuss our report and address any questions. Tasks to be performed in Phase III include, but are not limited to the following:

- » Perform final analytical procedures;
- » Review information and make inquiries for subsequent events; and
- » Meeting with Management to discuss preparation of draft financial statements and any potential findings or recommendations.

You should expect more from your accounting firm than a signature in your annual financial report. Our concept of truly responsive professional service emphasizes taking an active interest in the issues of concern to our clients and serving as an effective resource in dealing with those issues. In following this approach, we not only audit financial information with hindsight but also consider the foresight you apply in managing operations.

Application of this approach in developing our management letter is particularly important given the increasing financial pressures and public scrutiny facing today's public officials. We will prepare the management letter at the completion of our final procedures.

In preparing this management letter, we will initially review any draft comments or recommendations with management. In addition, we will take necessary steps to ensure that matters are communicated to those charged with governance.

In addition to communicating any recommendations, we will also communicate the following, if any:

- » Significant audit adjustments;
- » Significant deficiencies or material weaknesses;
- » Disagreements with management; and
- » Difficulties encountered in performing the audit.

Our findings will contain a statement of condition describing the situation and the area that needs strengthening, what should be corrected and why. Our suggestions will withstand the basic tests of corrective action:

Is the recommendation cost effective?

Is the recommendation the simplest to effectuate in order to correct a problem?

Is the recommendation at the heart of the problem and not just correcting a symptomatic matter?

Is the corrective action taking into account why the deficiency occurred?

To assure full agreement with facts and circumstances, we will fully discuss each item with Management prior to the final exit conference. This policy means there will be no "surprises" in the management letter and fosters a professional, cooperative atmosphere.

<u>Communications</u>

We emphasize a continuous, year-round dialogue between the District and our management team. We regularly communicate through personal telephone calls and electronic mail throughout the audit and on a regular basis.

Our clients have the ability to transmit information to us on our secure client portal with the ability to assign different staff with separate log on and viewing capability. This further facilitates efficiency as all assigned users receive electronic mail notification as soon as new information has been posted into the portal.

Cost of Services

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Our proposed all-inclusive fees for the financial audit for the fiscal years ended September 30, 2026-2035 are as follows:

Year Ended September 30,	Fee
2026	$3,400
2027	$3,500
2028	$3,600
2029	$3,700
2030	$3,800
2031	$3,900
2032	$4,000
2033	$4,100
2034	$4,200
2035	$4,300
TOTAL (2026-2035)	**$38,500**

The above fees are based on the assumption that the District maintains its current level of operations. Should conditions change or Bonds are issued the fees would be adjusted accordingly upon approval from all parties concerned.

Supplemental Information

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

PARTIAL LIST OF CLIENTS

SPECIAL DISTRICTS	Governmental Audit	Single Audit	Utility Audit	Current Client	Year End
Boca Raton Airport Authority	✓	✓		✓	9/30
Captain's Key Dependent District	✓			✓	9/30
Central Broward Water Control District	✓			✓	9/30
Collier Mosquito Control District	✓			✓	9/30
Coquina Water Control District	✓			✓	9/30
East Central Regional Wastewater Treatment Facility	✓		✓		9/30
Florida Green Finance Authority	✓				9/30
Greater Boca Raton Beach and Park District	✓			✓	9/30
Greater Naples Fire Control and Rescue District	✓	✓		✓	9/30
Green Corridor P.A.C.E. District	✓			✓	9/30
Hobe-St. Lucie Conservancy District	✓			✓	9/30
Indian River Farms Water Control District	✓			✓	9/30
Indian River Mosquito Control District	✓				9/30
Indian Trail Improvement District	✓			✓	9/30
Key Largo Wastewater Treatment District	✓	✓	✓	✓	9/30
Lake Asbury Municipal Service Benefit District	✓			✓	9/30
Lake Padgett Estates Independent District	✓			✓	9/30
Lake Worth Drainage District	✓			✓	9/30
Lealman Special Fire Control District	✓			✓	9/30
Loxahatchee Groves Water Control District	✓				9/30
Old Plantation Water Control District	✓			✓	9/30
Pal Mar Water Control District	✓			✓	9/30
Pinellas Park Water Management District	✓			✓	9/30
Pine Tree Water Control District (Broward)	✓			✓	9/30
Pinetree Water Control District (Wellington)	✓				9/30
Port of The Islands Community Improvement District	✓		✓	✓	9/30
Ranger Drainage District	✓	✓		✓	9/30
Renaissance Improvement District	✓			✓	9/30
San Carlos Park Fire Protection and Rescue Service District	✓			✓	9/30
Sanibel Fire and Rescue District	✓				9/30
South Central Regional Wastewater Treatment and Disposal Board	✓				9/30
South Indian River Water Control District	✓	✓		✓	9/30
South Trail Fire Protection & Rescue District	✓			✓	9/30
Spring Lake Improvement District	✓			✓	9/30
St. Lucie West Services District	✓		✓	✓	9/30
Sunrise Lakes Phase IV Recreation District	✓			✓	9/30
Sunshine Water Control District	✓			✓	9/30
Sunny Hills Units 12-15 Dependent District	✓			✓	9/30
West Villages Improvement District	✓			✓	9/30
Various Community Development Districts (452)	✓			✓	9/30
TOTAL	**491**	**5**	**4**	**484**	

ADDITIONAL SERVICES

CONSULTING / MANAGEMENT ADVISORY SERVICES

Grau & Associates also provide a broad range of other management consulting services. Our expertise has been consistently utilized by Governmental and Non-Profit entities throughout Florida. Examples of engagements performed are as follows:

- Accounting systems
- Development of budgets
- Organizational structures
- Financing alternatives
- IT Auditing
- Fixed asset records
- Cost reimbursement
- Indirect cost allocation
- Grant administration and compliance

ARBITRAGE

The federal government has imposed complex rules to restrict the use of tax-exempt financing. Their principal purpose is to eliminate any significant arbitrage incentives in a tax-exempt issue. We have determined the applicability of these requirements and performed the rebate calculations for more than 150 bond issues, including both fixed and variable rate bonds.

73 Current Arbitrage Calculations

We look forward to providing River Place on the St. Lucie Community Development District with our resources and experience to accomplish not only those minimum requirements set forth in your Request for Proposal, but to exceed those expectations!

For even more information on Grau & Associates please visit us on www.graucpa.com.

ATLANTIX STRUCTURAL, LLC

PROPOSAL

Date: 5/30/2026
Customer Name: River Place CDD
Project Address: 450 Ne Lazy River Pkwy, PSL, FL 34983
Contact Person: Ryan Fischer; 772-233-1755
E-Mail: ryanfich95@gmail.com

Description of the Work Proposed

Build five new concrete pads 6' by 4' with a 4 inch minimum thickness using 3,500 PSI Concrete with fiber.

Includes subgrade preparation and compaction, formwork, place and finih to a medium broom finih, strip, clean, and provide sawcut control joints as directed.

This work can be completed for: $ 5,500.00
Five Thousand Five Hundred Dollars

Thank you,

Ryan Fischer

VENICE COMMERCIAL SERVICES, INC. CGC 1529328
8000 S U.S. 1 Suite #302 Port St Lucie, FL 34952 Tel: 772-480-5861

PROPOSAL

Customer: Governmental Management Services – South FL

Job site Address: River Place. Port St Lucie, FL.

Contact Person: Matthew Hans.

Phone number: 954.721.8681

E-mail: Mhans@gmssf.com

Date: 06/05/2026

The purpose of this work is to:

Build five new 6' x 4' concrete pads along the main road for benches. Work to be done using 3,500 PSI concrete with fiber, 4 inches minimum thickness.

Including ground preparation and compaction, forming, placing and finishing of concrete, forms removal and control joints where required.

Total area to be worked: 120 sq. ft.

Price: $4,990

Quote #
WQ 398413

Here is the Quote as per your request. The 'Shipping' total has been applied.
To place an order, simply click 'Submit Order Confirmation' below.
Please print this page for your records.
Customer Order Confirmation is **required** to process order.

BELSON OUTDOORS

627 Amersale Drive
Naperville, IL. 60563
sales@belson.com

Toll Free: 1-800-323-5664
Phone: 1-630-897-8489
Fax: 1-630-897-0573

QUOTE #
WQ 398413
Expires 6/26/2026

Model #	Description	Lbs	Quantity	Unit Price	Unit Total
CU101008IG	10' x 10' Polyethylene Fabric Cantilever Shade Umbrella With Glide Elbow, 8' Eave Height, Wind Loads Up To 105 MPH With Fabric and 150 MPH With Fabric Removed, In-ground Mount White Posts Natural Fabric	402	1	$5,868.00	$5,868.00
	Subtotal	402		Subtotal	$5,868.00
				7.0000% Tax	$482.42
				Freight - S&H	$1,147.60
				Grand Total	$7,498.02

Customer Order Confirmation is required to process order.

Your Order will not be shipped without your "Order Confirmation"

Bill To:

First/Last Name Matthew Hans
Company River Place CDD
Address 1 5385 N Nob Hill Rd
Address 2
City Port St lucie
State FL
Zip Code 34983
Country USA
Phone 9545129580
Fax River Place CDD
Email mhans@gmssf.com

Ship To:

Ship To River Place CDD
Address 1 450 Ne Lazy River Pwky
Address 2
City Port St. Lucie
State FL
Zip Code 34983
Country USA
Phone 9545129580
Contact matt hans
Email mhans@gmssf.com

Additional Delivery Services

- ☑ Phone Call 24 Hours Prior to Delivery◊
- ☑ Delivery to Residential or Non-Commercial Truck Route Addresses
- ☑ Power Liftgate Service◊ - Driver will lower shipment from the truck to the ground (Only)

Order Power Liftgate Service *if* — You will be unable to unload the shipment from the truck.

◊ Does Not apply to UPS shipments

Special Instructions

Intended Payment Method

Visa	MasterCard	American Express	Discover	Check with Order	On Account
○	○	○	○	○	○

Order Confirmation Method — **Customer Confirmation is Required to Complete Order**

◉ Email Order Confirmation Mhans@gmssf.com

○ Fax Order Confirmation

○ Customer Service Representative Call (M-F 8:00am - 4:30pm CST)

What is the best day and time to call?

Contact Name (If Different than 'Sold To') Matt Hans Phone 9545129580

Submit Order Confirmation | Cancel Order

Park Warehouse LLC
7495 W. Atlantic Ave., Suite #200-294
Delray Beach, FL 33446
888-321-5334

Quality Commercial Site Furnishings for Municipalities, Schools & Property Managers

Billing
Matthew Hans
River Place CDD
450 Ne Lazy River Pwky
Port St lucie, FL 34983
Phone: 9545129580

Shipping
Matthew Hans
River Place CDD
450 Ne Lazy River Pwky
PORT ST LUCIE, FL 34983

Quote: Q334156

Quote Date
June 10, 2026

Quote Expiration
30 Days (07/10/2026)

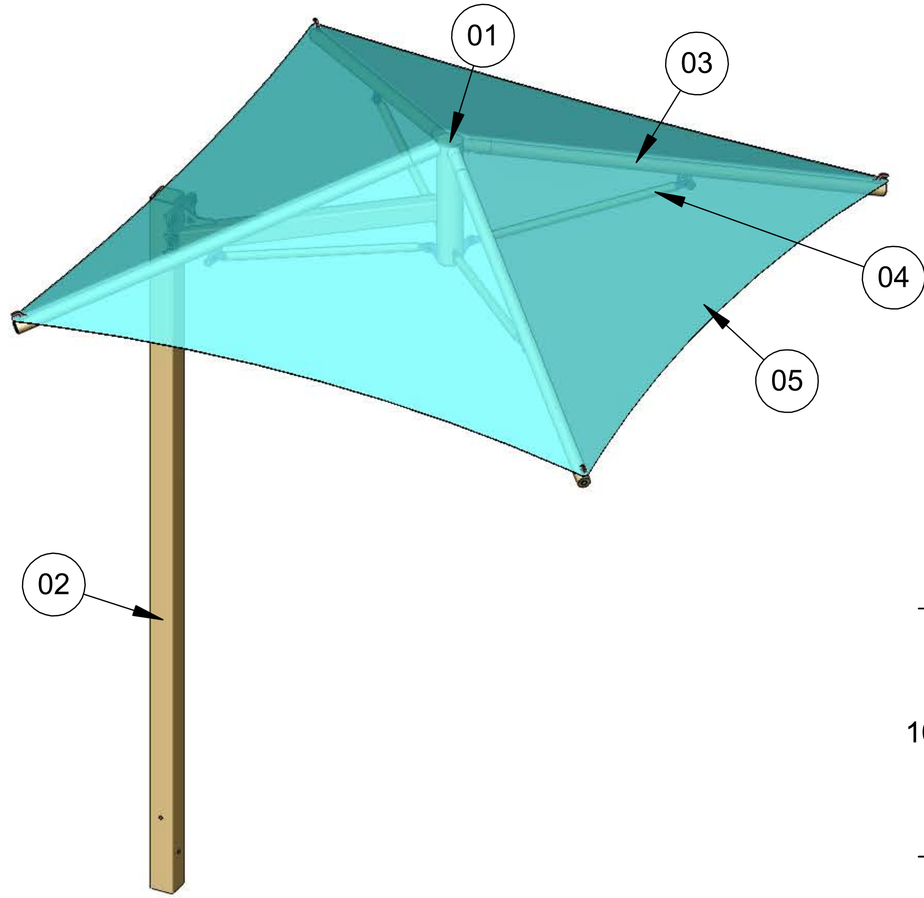
Sales Rep:
Ref#:

$6,742.40
If you receive a lower quote, please remember our best price guarantee!

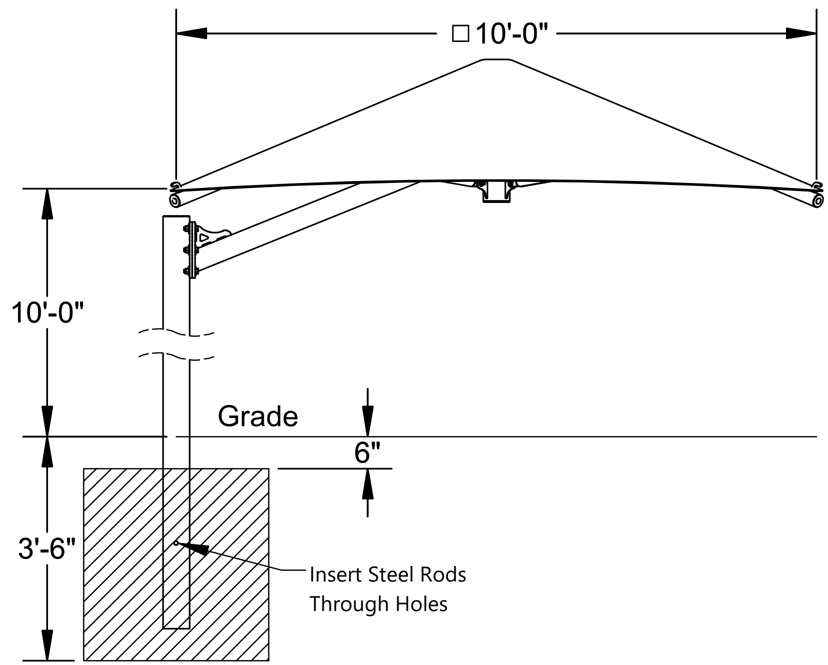
Description	SKU	Cost	Qty	Total
Cantilever Umbrella **Mounting Type:** Inground Mount **Shade Size:** 10L x 10W **Height:** 10ft **Glide:** No Glide Elbow **Fabric Color:** Beige **Frame:** White	301ss145-34	~~$5,300.00~~ $5,035.00	1	~~$5,300.00~~ $5,035.00

Discount	*$265.00*
Shipping & Handling	$1,290.00
Subtotal	$6,325.00
Total Tax	$417.40
Total	$6,742.40

Quote Note:



ItemNum.	QTY	ID	DESCRIPTION
01	1	AFB-43067XX	Crown - Ø5" x 57", (4) 2 1/2" Sockets with 4" x 4" Flanged Cantilever Arm
02	1	PSA-5951XX	Wldmt - 5" x 5" x 150 7/8" w/ Flange for Cantilever Umbrella
03	4	AFB-35677XX	Wldmt - 2.5" OD 12 Ga. x 85 1/8" Rafter w/ End Cap
04	4	AFB-35707XX	Wldmt - 1.66" OD 13 Ga. x 43 7/8" Strut
05	1	FSU1010-N	Fabric Assembly - 10x10 Four Panel Square Umbrella, without Glide
06	4	HWM0470	Plug, 1" - Metal - Nickel Plated
07	8	HWB0217	Bolt - 3/8"-16 x 1-1/2" HH Zn
08	8	HWN0110	Nut - 3/8"- Zinc Steel Nylock
09	16	HWWR0076	Washer - 3/8" ID x 1" OD USS Zinc
10	8	HWS0021	Screw - 1/4" x 1" Self Tapping Torx w/Patch
11	4	HWM0024	Cable Clamp 3/16" Forged Steel, Galv.
12	1	HWM0129	Tool - 2" Long T-30 Torx Security With Barrel Hood
13	1	HWM0132	Driver bit T-45 Security Power Bit
14	6	HWB0476	Bolt 5/8"-11 x 2-1/4" HCS Grade 5 Zn
15	12	HWWR0120	Washer - 5/8" ID x 1 3/4" OD Flat Zinc Steel USS
16	6	HWN0165	Nut - 5/8" w/ Nylock
17	1	CA-3-600I	Cable - 3/16" Galv. Steel x 600"



SUPERIOR RECREATIONAL PRODUCTS

Rev	Date	Init.	Descr.

Date: 04-13-2020

Drawn By: Jonathan.Dickey

Superior Recreational Products

1050 Columbia Drive, Carrollton GA 30117
Toll Free: 800-327-8774 Local: 770-832-6660

Description: Standard - Cantilever Umbrella Shade - 10' x 10' x 10', Inground, No Glide

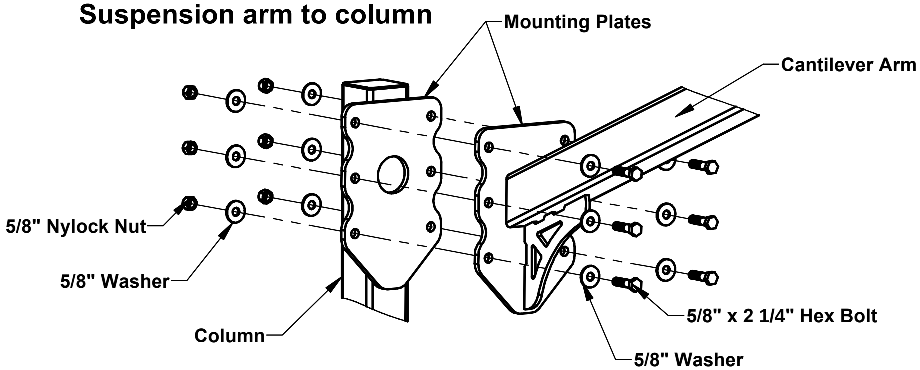
Material:

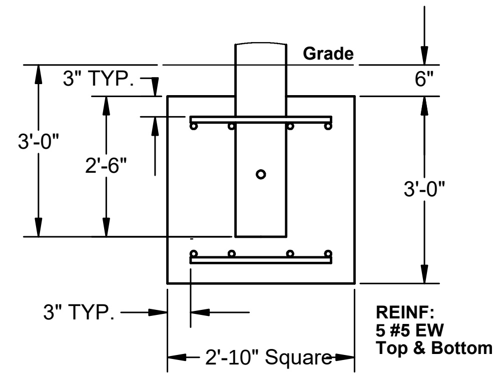
Rev: A

Drawing Number: CU101010IN

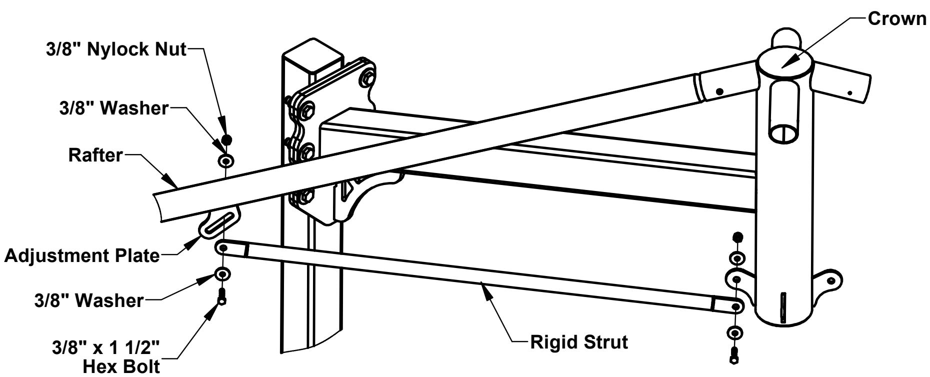
Weight: **572.91 lbs.** | Size: A | Units: Inch | Tol: ±.0625 Unless Otherwise Specified | Scale: **1:36** | Sheet: 1 of 1

Suspension arm to column

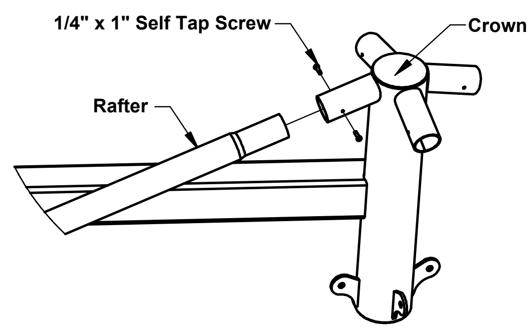




FOOTING DETAIL

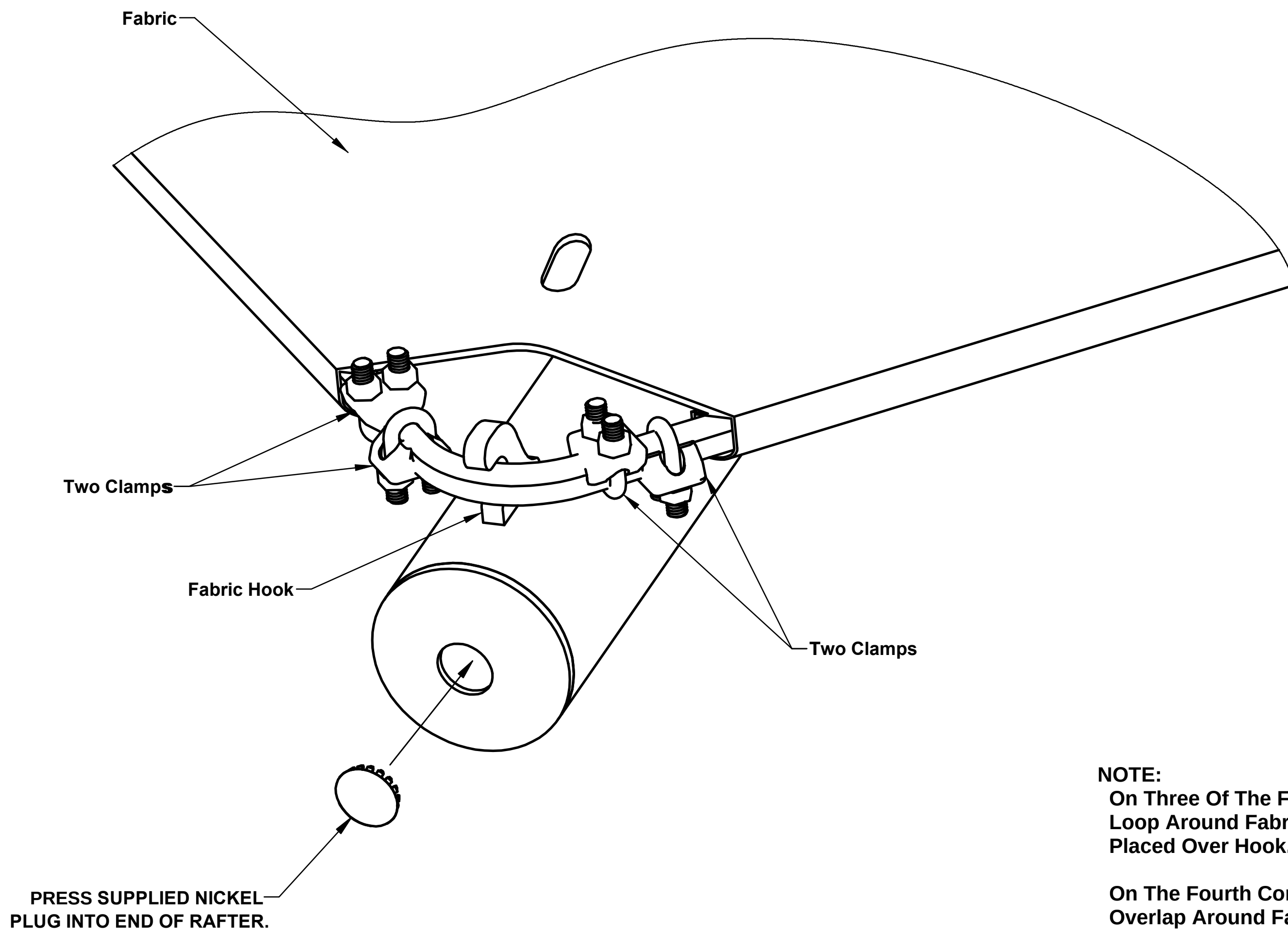


Strut Assembly



Rafter to crown

Superior Shade	Description: Frame Details	Sheet: 2 of 3



NOTE:

On Three Of The Four Corners The Cable Will Loop Around Fabric Hook. Fabric Hole Is Then Placed Over Hook.

On The Fourth Corner The Cable Ends Will Overlap Around Fabric Hook And Be Secured With Cable Clamps On Both Sides. The Fabric Hole Is Then Pulled Over the Hook. Loose Cable Ends Are To Be Tucked Back Into Fabric Hem.

SUPERIOR SHADE	DESCRIPTION: Fabric & Cable Details	SHEET: 3 OF 3

Superior
RECREATIONAL PRODUCTS
A PLAYCORE Company

Fabric Color Options

Traditional Fabric

Select color options are flame retardant FR.

Natural
Shade Factor: 78.3%
UV Blocking: 93.5%

Beige
Shade Factor: 87%
UV Blocking: 97%

Latte FR
Shade Factor: 90%
UV Blocking: 95%

Desert Sand
Shade Factor: 86%
UV Blocking: 93%

Brown FR
Shade Factor: 93%
UV Blocking: 95%

Sun Blaze FR
Shade Factor: 91%
UV Blocking: 94%

Oxide Red FR
Shade Factor: 91%
UV Blocking: 93%

Orange
Shade Factor: 80.8%
UV Blocking: 92.4%

Yellow
Shade Factor: 77.6%
UV Blocking: 95.5%

Royal Purple
Shade Factor: 87.7%
UV Blocking: 91.1%

Aquamarine FR
Shade Factor: 87.3%
UV Blocking: 93.3%

Sky Blue
Shade Factor: 89%
UV Blocking: 92.2%

Dove Blue FR
Shade Factor: 90%
UV Blocking: 93%

True Blue FR
Shade Factor: 89%
UV Blocking: 93%

Aquatic Blue
Shade Factor: 85.6%
UV Blocking: 91.1%

Navy Blue
Shade Factor: 93.6%
UV Blocking: 94.4%

Turquoise
Shade Factor: 86%
UV Blocking: 91.5%

Lime FR
Shade Factor: 79%
UV Blocking: 95%

Mint Green FR
Shade Factor: 93%
UV Blocking: 95%

Forest Green FR
Shade Factor: 94%
UV Blocking: 96%

Brunswick Green
Shade Factor: 94%
UV Blocking: 94.7%

Rivergum
Shade Factor: 88.7%
UV Blocking: 92.9%

Midnight FR
Shade Factor: 98%
UV Blocking: 98%

Silver FR
Shade Factor: 93%
UV Blocking: 95%

Steel Gray
Shade Factor: 90.9%
UV Blocking: 94.3%

Pearl Onyx FR
Shade Factor: 86%
UV Blocking: 94%

Park Warehouse LLC
7495 W. Atlantic Ave., Suite #200-294
Delray Beach, FL 33446
888-321-5334

Quality Commercial Site Furnishings for Municipalities, Schools & Property Managers

SHIPPING:
All merchandise is sold F.O.B. Deliveries are made during normal business hours, 8am - 4pm Monday - Friday.
• Standard shipping charges are for Tailgate delivery to any commercial location on a commercial truck route.
• The truck driver is under no obligation to help you unload.
• If you are unable to accept a shipment via this method you must purchase additional services.
(**Additional Services Available:** Residential Delivery, Limited Access Delivery, Liftgate Service, Inside Delivery, Construction Site Delivery, Notify Before Delivery)

Customer Initials

SERVICE DISCREPENCIES:
If there is a discrepancy in the services requested and the minimum services required to deliver the product (either before or after delivery of product), Park Warehouse reserves the right to charge the customer for any necessary additional services provided at the time of delivery.

Customer Initials

INSPECTION OF SHIPMENTS (OR DAMAGED PRODUCT):
It is the customers responsibility to verify the delivery is for the correct product, count the number of pieces being delivered, and inspect for damages
• All claims of damage MUST be recorded on the delivery receipt provided by the delivery driver at the time of delivery and reported to us within 48 hours of delivery.
• Park Warehouse does NOT GUARANTEE replacement parts or product FREE of charge due to concealed or unreported damages

Customer Initials

CANCELLATIONS:
All cancellations must be done in writing prior to shipping. Made-to-Order items already in production may not be cancelled. Any order placed by credit card in excess of $1000 and cancelled after the close of business on the day the order was placed shall incur a fee of 5%.

Customer Initials

RETURNS:
• We will accept returns of unused products up to 30 days from shipping date subject to ALL of the following terms and conditions:
• Written approval: You must receive written approval and utilize the instructions issued by our Customer Service Department before any merchandise can be returned.
• Shipping Returns: All merchandise must be returned in its original packaging, freight Prepaid. No Collect shipments are accepted.
• Re-Stocking & Shipping Fees: The customer is responsible for a minimum 25% re-stocking fee and all related shipping charges on product returned for reasons other than damage or defect. Original shipping charges will not be refunded.

Customer Initials

* Web-Orders: For online orders, Park Warehouse is not responsible if customer orders incorrect product or colors. All return and restock fees apply.
* Assembly Usually Required. Many of our products are shipped unassembled in order to minimize damage and lower freight charges.
*** Made-to-Order or Personalized items are not returnable unless a defect in manufacturing is presented to us with pictures prior to return.**
*** Unless Otherwise noted, shipping charges include standard delivery only. Liftgate service, notify before delivery available at additional cost.**

* **Ship date will be emailed to you. Ship dates are based on raw material availability and production time and can fluctuate. We appreciate your patience as we are fulfilling orders as quickly as possible. AND NOTE- DUE TO FLUCTUATIONS AND UNCERTAINTY OF RAW MATERIAL COSTS, THIS QUOTE IS VALID FOR 14 DAYS ONLY. ANY LEAD TIMES QUOTED ARE ESTIMATES AND MAY CHANGE DUE TO VOLATILITY AND DEMAND OF RAW MATERIALS.**

* Force Majeure: No Party to this Agreement shall be responsible for any delays or failure to perform any obligation under this Agreement due to acts of God, outbreaks, epidemic/pandemic or the spreading of disease or contagion strikes or other disturbances, including, without limitation, war, insurrection, embargoes, governmental restrictions, acts of governments or governmental authorities, and any other cause beyond the control of such party. During an event of force majeure, the Parties' duty to perform obligations shall be suspended.

To accept this proposal, please sign below and initial each section above.

Signature of Authorized Person | Date | Print Name

*** By signing you are placing a binding order and agree to the terms of the sale as stated herein.**

Quote#:	Q334156
Total:	$6,742.40
Terms:	

INVOICE Estamate for. Lights Poles

Nicks Handyman Services

1474 SW Del Rio blvd
Port St. Lucie, Florida 34953
561-730-1161
letourneaunicholas16@gmail.com

Customer Information

Name | Business Name: River Place

Address:

Phone: email:

PO #	Sold By	CASH	CREDIT CARD	CHECK

DATE: Aug, 2,26

QTY	DESCRIPTION	AMOUNT
-	Replace ~~#2~~ lights Out.	$240.–
-	Dust Cobweb's on 22 total lights Poles/thats including 4 led lights arand Pool Area.	$550.–
	Estamate	
	SALES TAX	
	TOTAL	$790.–

RECEIVED BY SIGNATURE

THANK YOU FOR YOUR BUSINESS

JustinTime Painting LLC

Exterior Commercial Painting Service

Prepared for:
Monique Lesnansky

Proposal submitted to : River Place
Address : 450 NE Lazy River Pkwy, Port St. Lucie, FL 34983
Phone number : (415) 871-8143
Projects pricing : $2,881.17

Our Proposal To You

JustinTime Painting LLC has proposed to service the exterior of your community. What's included is listed below. All paints, supplies and materials will be bought and provided by JustinTime Painting LLC. We require a 50% deposit upon signing the contract to ensure your dates are locked in and to buy any paints, supplies, or materials for getting started.

The remaining 50%; is due upon completion of your project.

Scope Of Work

Exterior of community;

- Light poles (18)

Exterior Preparation

- Pressure washing (To remove any dirt, oxidation, or contaminants from the walls).
- Scrape, sand, caulk/fill all cracks or surfaces that need treatment.

Exterior Painting

- Raw/stained exterior surface(s) will be primed/sealed before the top-coat is applied.
- All exterior walls will be sprayed, brushed, or rolled to ensure maximum coverage has been applied.

Product(s) Being Used

- Sherwin Williams DTM in an "Eggshell" finish.

Upon Completion

● Once all areas are complete everything will receive a quality check by all team members.
● After all touch ups are done the extra paint goes straight to you, this helps in the situation of you loving your color so much you decide to try it somewhere else!

Portfolios

Google: https://g.page/r/CQXtZPgqf25bEAo?id

Facebook: https://facebook.com/justintimepaintingfl

Instagram: http://instagram.com/JustinTimePaintingFL/

TikTok: https://www.tiktok.com/@justintimepaintingllc

Agreement

This contract is legally binding once signed by both parties.

JustinTime Painting LLC will complete all service(s) listed above. You as the client must agree to pay your deposit upon signing your contract. Failure to do so will result in the loss of your position and a complete reschedule if desired. Dates that are spoken about while on estimates are “estimated” not confirmed dates unless said so. Once your project is complete, you as the customer must pay the remaining balance that is due on this contract. Failure to do so may result in small/large claims court and all fees/taxes will fall onto you as the customer.

Workmanship Warranty

JustinTime Painting LLC gives a 2 year warranty on the surface preparation, application, and finished product of your exterior painting service from all cracking, peeling, and total preparation failure. If any of those resulting factors happen because of the previous guarantees JustinTime Painting LLC has made we will fix and finish the surface once more.

Disclaimers

- JustinTime Painting LLC cannot start, continue, or finish exterior projects when rain is expected. If your exterior surfaces are wet we will try to adapt to the conditions but some circumstances are out of our control.
- Scheduled dates may be pushed back or moved up due to weather conditions/cancellations.

Warranty Voids

● Exterior Warranties are voided if any water leaks** arise in the "Warrantied Time Frame".
● If any water leaks arise while JustinTime Painting LLC is present on your project and affects the areas we have already serviced, JustinTime Painting LLC is not responsible for your projects water damage.
● If JustinTime Painting LLC has completed your project and water damage arises to the areas we serviced, JustinTime Painting LLC is not responsible for fixing the damages done by water.
● JustinTime Painting LLC is not responsible for bubbling, peeling, flaking, or total paint failure on a prepped/completed surface if moisture was already present on the surfaces before we apply any product. All surfaces must be dry from the inside-out for us to warranty your project.
● Our exterior warranty is voided on all surfaces that contain moisture such as; moisture between the original surface and the previous top-coat/primer, rotted/soft wood, hairline/cracks or settling cracks with moisture inside of the wall.

Scheduled Dates

● Scheduled dates are "Estimated" on the completion of other projects leading up to yours.
● JustinTime Painting LLC is not responsible for delays on start dates/completion dates.

Coatings/Application(s)

● JustinTime Painting LLC performs service(s) based off of this contract. Anything outside of the "Our Proposal To You" section and "Detailed Scope Of Work" section of this contract, JustinTime Painting LLC will not perform unless an "Additional Work Order" is agreed upon and signed by both parties.
● If your contract states a two-coat application will be performed on the interior of your home, it will receive two coats**. If coverage is not how you imagined after two coats, you may add additional coatings with an "Additional Work Order". Once priced out by JustinTime Painting LLC, both parties must sign the "Additional Work Order" section to lock-in written service(s).
● JustinTime Painting LLC is not responsible for paint product shortages. If the product you requested is "out of stock" and we are not able to get it we are not at fault.

Oil-Based/Shellac Painting

● It is typically best to wait at least two to three days for the paint odors to dry and the fumes to subside from the environment, during this time you will want to avoid this area to minimize potential health effects. Oil-Based/Shellac paint isn't a good choice when painting while pregnant, because it contains harsh solvents. This type of paint gives off vapors, called volatile organic compounds (VOCs), that can cause headaches, eye irritation, nausea, dizziness and fatigue.
● Oil-Based/Shellac paint is not a good product to use around pregnant, ill, or people with health conditions. Avoid areas that have been painted with Oil-Based Products if you have any of these conditions.
● JustinTime Painting LLC is not responsible for any affects short term or long term, Oil-Based/Shellac painting can have on the body. If you the client agree to this product being used on your project(s), you are accepting all risks that come with this product.

Color Sample(s)

● All interior, exterior, and cabinet painting project(s) contracted through JustinTime Painting LLC are opted-in for color sample(s). This color consultation includes up-to 4 samples provided by JustinTime Painting LLC per client(s) request.
● If client(s) are requesting above the allotted 4-included samples they are then charged for each sample(s) and sample board(s) purchased.

Touch-Up Service(s)

● JustinTime Painting LLC performs a walkthrough at the end of every project. This ensures the areas worked in are tidy and you, the client are happy. If for any reason after the walkthrough is finished and we've left your home you notice a touch-up, we leave all additional paints at your home for that just-in-case moment.
● If the touch-up(s) are more than you can handle, we can come back at a discounted rate to fix up what you've noticed.
● Finished lighting: Finished lighting conditions are described as those in place when the project is finished. This includes, but is not limited to, design lighting (e.g., wall washers, spots and floods, etc.) and natural lighting (e.g., skylights, clear view windows, window walls, window treatments, etc.). PDCA, P9-04

● Normal viewing position: For the purpose of inspection a normal viewing position shall be at eye level at a minimum of thirty-nine (39) inches or one (1) meter from the wall. Inspection lighting can be used as defined in this standard. PDCA, P9-04
● Inspection lighting: Illumination of the installed surface from an angle at an intensity sufficient to eliminate any shadowing that may be caused by other illumination striking the surface at any angle. PDCA, P9-04

Stop-Work Clause(s)/Agreements

● JustinTime Painting LLC is permitted to stop the work of any project in the case of racism, derogatory remarks, and project prevention.
● JustinTime Painting LLC is a professional house painting company that services the interior/exterior of homes in our Counties. Clients are not permitted to add input or suggest we work in any manner that is not of JustinTime Painting LLC's interior/exterior processes and systems other than what is contracted in signed agreements. If this clause is broken JustinTime Painting LLC holds the right to cancel and or stop the work-order of any signed agreement.

Social Media Content Clause(s)/Agreements

● JustinTime Painting LLC has portfolios across dozens of social media platforms, when you as the client sign our contracts you are giving us full permission and rights to post edited/unedited pictures/videos of your project across all of our social media platforms. Your name, address, phone number, and email will not be used in promotional content.

Signature

Once signed and dated by both parties this contract is legally binding. All above expectations, scopes of work, and payment agreement(s) must be upheld.

River Place

Monique Lesnansky

ALL COUNTY LOCK & KEY, INC.

772-878-6004 St. Lucie • 772-286-0199 Martin
772-794-9466 Vero • 772-878-5502 Fax
7660 SOUTH FEDERAL HIGHWAY
PORT ST. LUCIE, FLORIDA 34952
aclkey@aol.com

Date 7-29-26

TO RiverPlace

STREET

CITY STATE ZIP

Pool Pump Gate lock replacment P.O. NO.

6172	JOB Proposal	CHARGE	CASH

QUANTITY		DESCRIPTION	PRICE		AMOUNT	
		SERVICE CHARGE			98	50
4 WEEK lEAD TIME						
	1	3'/4 Keymark	401	10	401	10
		Mortise Cylinder				
		26D				
	1	1⅛ DeADlatch	110	20	110	20
		26D				
	1	1⅛ Keymark	[illegible]		220	93
		Mortise Cylinder				
		26D				
	2	acKey #5 Key	40	95	81	90
		labor		-	197	00

NOTE: All charges payable when services are rendered. Pay from this invoice. No statement will be mailed. 1% Service Charge each 30 days past due.

SUBTOTAL	$1109.63
SALES TAX	—
TOTAL	1109.63

X SIGNATURE

FL Certificate of Authorization No. 7538
8935 NW 35 Lane, Suite 101
Doral, Florida 33172
Tel. (305) 640-1345
E-Mail: Alvarez@Alvarezeng.com

June 30, 2026

Attention:
District Manager Andressa Hinz Philippi (AHPhilippi@gmssf.com)
River Place on the St. Lucie Community Development District
Governmental Management Services, Inc.
5385 N. Nob Hill Road
Sunrise, FL 33351

Re: River Place on the St. Lucie Community Development District Yearly District Engineer's Report for Fiscal Year 2026-2027 Pursuant to Section 11.22 of the Trust Indenture as it relates to Special Assessment Bonds, Series 2001A, and Series 2001B.

Dear District Manager,

This statement is being made pursuant to Section 11.22 of the Trust Indenture between River Place on the St. Lucie Community Development District (the "District" or "CDD") and First Union National Bank as Trustee dated as of April 1, 2001, as it relates to the Special Assessment Bonds, Series 2001A, and Series 2001B (the "2001 Project"). With this statement we are setting forth **(i)** our findings as to whether such portions of the 2001 Project still owned by the District have been maintained in good repair, working order and condition, and **(ii)** our recommendations as to the proper maintenance, repair, and operation of such portions of the 2001 Project during the ensuing and future annual operation and maintenance budgets, and an estimate of the amount of money necessary for such purpose, and **(iii)** the insurance carried by the District.

(i) **District Property and Condition.** As of the date of this statement, we find that the infrastructure owned by the District is functional and in relatively good repair, working order and condition, but certain areas need to undergo minor repairs. Those areas encompass sidewalk deficiencies, areas of pavement distress, stormwater ponding, and erosion. Those areas are identified in Exhibit 1 attached to this report. The link in the exhibit leads to a GIS map where descriptions and pictures of each deficiency and suggested repairs may be found by clicking on the specific location.

(ii) **Operations and Maintenance of Field Expenditures.** The CDD has obtained prices from qualified contractors to correct the deficiencies identified in Exhibit 1, and is considering repairing the ones of greater importance with funding from the FY 2027 adopted budget, and to plan for the other repairs in future budgets.

We recommend that the District consider creating a sinking fund to finance the future capital expense of milling and resurfacing the roadway pavements within the District at the end of their service life, which is estimated in this report to be in an average of ten years. The table below provides an estimate of the replacement costs at the end of the service life and the estimated annual contributions over the remaining service life to fund the future expense.

ESTIMATE OF COSTS FOR PAVEMENT RESURFACING IN "n" YEARS									
Analysis and Annuity Recommendation									
Pavement Service Life		Present Year	Remaining Service Life (Yrs)	Present Year Cost (PC) of Pavement Replacement (Mill and Resurface 3/4")			Future Replacement Cost @ End of Service Life* For 2.5% Inflation Rate (r)	Annual Interest Rate	Annuity to Finance (FC) in (n) Years given (i)
From	To		(n)	Quantity (SY)	Unit Cost ($/SY)	(PC)	FC= (PC)(1+r/100)^n	(i)	FCi/((1+i)^n-1)
PAVEMENTS									
2005	2035	2026	9	58,075	$10.00	$580,750	$725,277	0.25%	$79,784
PAVEMENT MARKINGS AND SIGNING									
2025	2035	2026	9	58,075	$2.50	$145,188	$181,320	0.25%	$19,946

We also recommend that the District consider creating a 3-year cyclical program for servicing the inlets, manholes, pipes French drains and endwalls of the stormwater drainage system. The program consists of servicing one-third of the system every year so that at the end of the third year, 100% of the system will be serviced. The table below shows the estimated amount that would need to be budgeted yearly to service the approximately 149 drainage structures and 15,666 Linear Feet of pipes in the District. The program may be financed yearly or in one lump sum when needed, or at any other period combination, at the discretion of the Board of Supervisors. Refer to Exhibit 3.

3-YEAR CYCLE ESTIMATE OF YEARLY COSTS FOR SERVICING THE STORMWATER DRAINAGE					
Year	**Drainage Component**	**Unit**	**Quantity (Q)**	**Unit Price ($/Unit)**	**Cost ($)**
(Y1)	Structures Cleaning	EA	30	230.00	6,900
	Baffle Detachment	EA	0	50.00	0
	Baffle Replacement	EA	0	600.00	0
	Pipe Cleaning and CCTV	LF	3,476	6.75	23,463
	Cost				**30,363**
(Y2)	Structures Cleaning	EA	60	236.00	14,160
	Baffle Detachment	EA	0	51.00	0
	Baffle Replacement	EA	0	615.00	0
	Pipe Cleaning and CCTV	LF	6,095	6.92	42,177
	Cost				**56,337**
(Y3)	Structures Cleaning	EA	59	242.00	14,278
	Baffle Detachment	EA	0	53.00	0
	Baffle Replacement	EA	0	630.00	0
	Pipe Cleaning and CCTV	LF	6,095	7.09	43,214
	Cost				**57,492**
Total	Total Structures Cleaning	EA	149		
	Total Baffle Detachment	EA	0		
	Total Baffle Replacement	EA	0		

3-YEAR CYCLE ESTIMATE OF YEARLY COSTS FOR SERVICING THE STORMWATER DRAINAGE					
Year	**Drainage Component**	**Unit**	**Quantity (Q)**	**Unit Price ($/Unit)**	**Cost ($)**
	Total Pipe Cleaning and CCTV	LF	15,666		
	Total Cost				**144,192.00**
Prices Annual Inflation Rate of:		%			**2.50**
Baffle Replacement Quantity to be 25 % of the Baffle Detachment.					
Quantities (Q) for First Year (Y1) were computed from plans and other sources.					
Quantities for Y2, were computed as: Q2 = (Total Q - Q1)/2					
Quantities for Y3 were computed as: Q3 = Q - Q1 - Q2					

(iii) Insurance. The District carries Property (Building & Contents), Inland Marine, Hired Non-Owned Auto, General Liability, Public Officials and Employment Practices Liability, and Deadly Weapon Protection Coverage insurance under Policy No. 100125562 with Florida Insurance Alliance, and has budgeted sufficient funds for the $33,957 policy renewal.

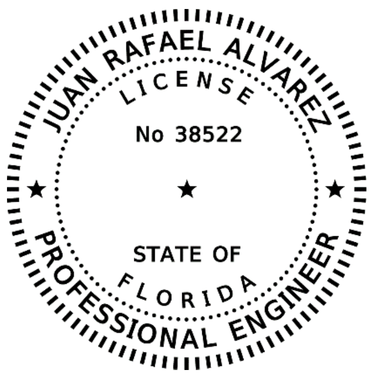
If you have any questions, or require additional information, please do not hesitate to contact us at 305-640-1345 or at Alvarez@Alvarezeng.com.

Sincerely,

Alvarez Engineers, Inc.

Juan R Alvarez Digitally signed by Juan R Alvarez Date: 2026.06.30 07:44:23 -04'00'

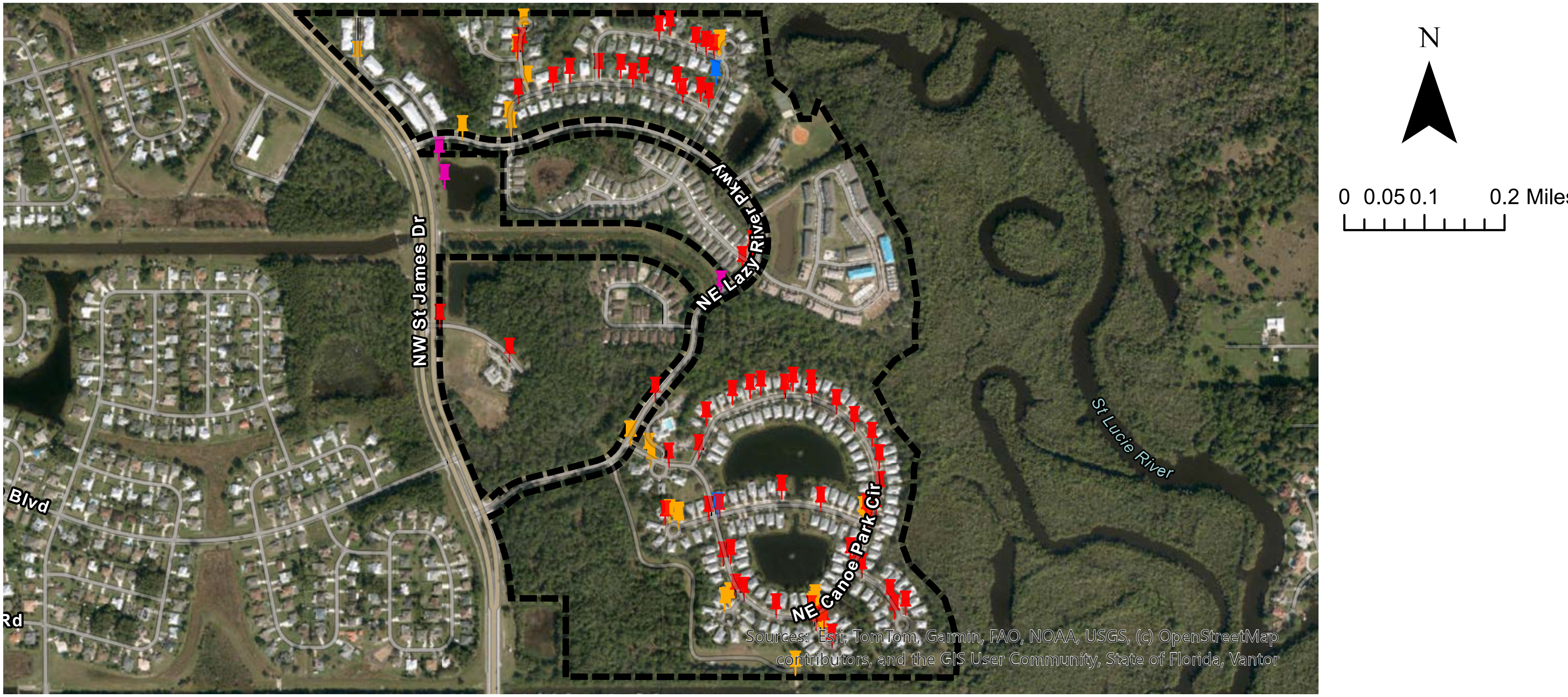
Juan R. Alvarez, PE
District Engineer
Date: June 30, 2026



This item has been digitally signed and sealed by Juan R. Alvarez, PE on the date adjacent to the seal.

Signature must be verified on any electronic copies.

cc. Michael Pawelczyk, District Counsel, mjp@bclmr.com
Austin Hackney, Ahackney@gmstnn.com



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

Alvarez Engineers

EXHIBIT 1

CONSTRUCTION PLANS FOR

RIVER PLACE ON THE ST. LUCIE

FOR

RIVER PLACE, INC.

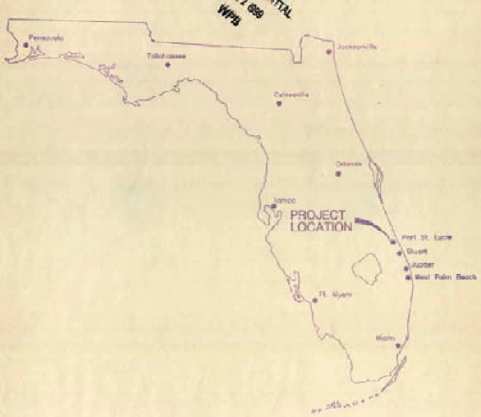
PORT ST. LUCIE, FLORIDA.

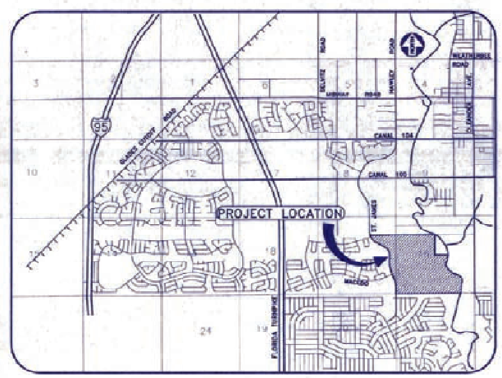
LOCATED IN SECTIONS 16 & 17, TOWNSHIP 36 SOUTH, RANGE 40 EAST

ST. LUCIE COUNTY, FLORIDA

RIVER PLACE ON THE ST. LUCIE
PROJECT NO. 96-0046

ORIGINAL SUBMITTAL
MAR 22 1999
WPB





VICINITY MAP

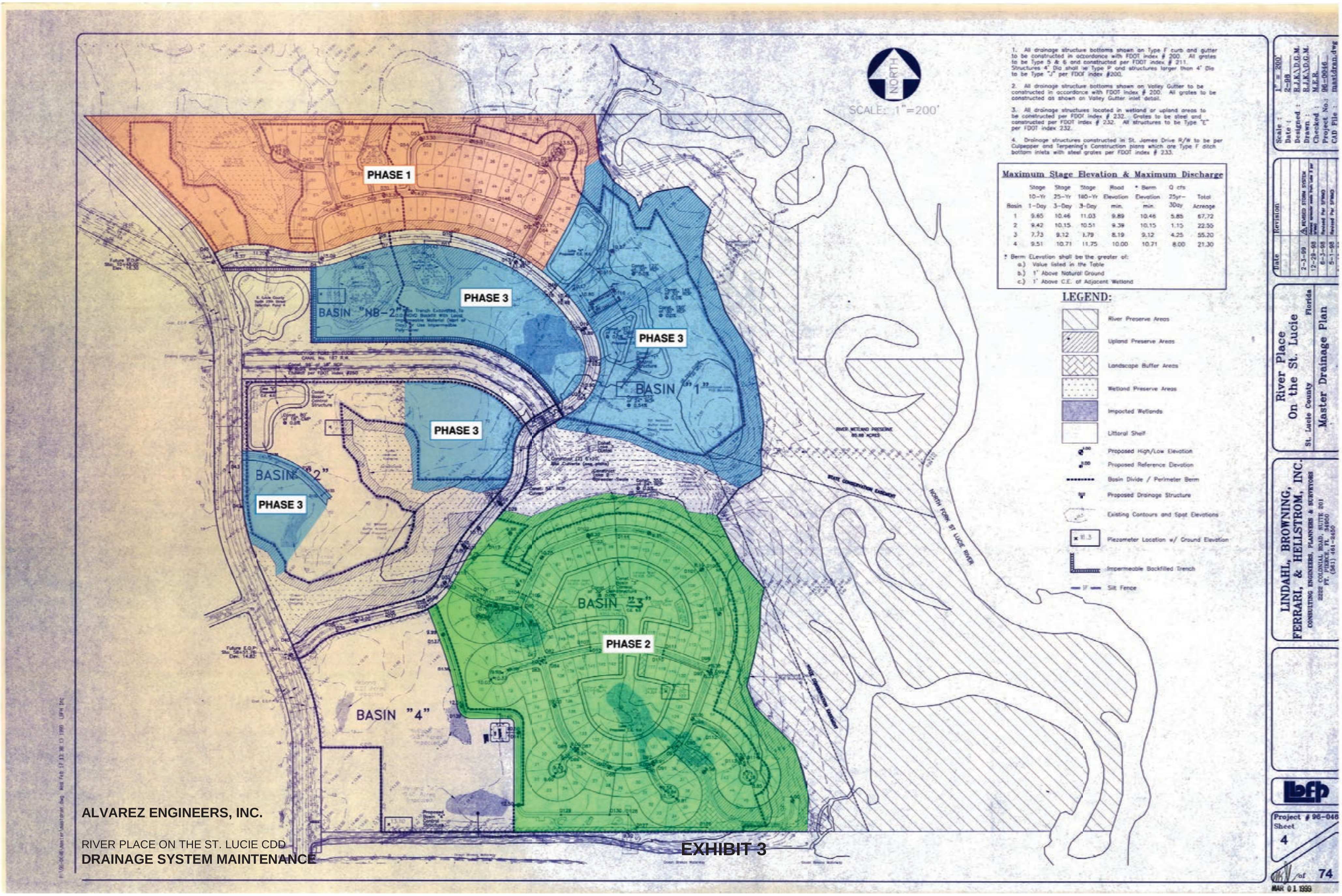
SHEET INDEX

SHEET NUMBER	SHEET TITLE/DESCRIPTION
1	COVER SHEET
2	KEY SHEET
~~3~~	~~MASTER HORIZONTAL CONTROL PLAN~~
4	MASTER DRAINAGE PLAN
~~5~~	~~MASTER UTILITY PLAN~~
6 - 29	PLAN & PROFILE - PAVING, GRADING, AND DRAINAGE
~~30 - 53~~	~~PLAN & PROFILE - UTILITIES~~
54 - 56	OFFSITE IMPROVEMENTS
57	HAMMOCK CREEK TRAIL PLAN
58 - 62	RECREATION PARCELS
~~63 - 65~~	~~LIFT STATION DETAILS~~
~~66~~	~~WATER DETAILS~~
~~67~~	~~WASTE WATER DETAILS~~
~~68~~	~~GENERAL UTILITY DETAILS~~
69 - 71	PAVING, GRADING, AND DRAINAGE DETAILS
72 - 73	TYPICAL CROSS SECTIONS
74	BOAT RAMP AND CANOE LAUNCH DETAILS

Lindahl, Browning, Ferrari & Hellstrom, Inc.
CONSULTING ENGINEERS, PLANNERS & SURVEYORS
2222 COLONIAL ROAD, SUITE 201
FORT PIERCE, FLORIDA 34950
WEST PALM BEACH JUPITER STUART FORT PIERCE

EXHIBIT 2

MAR 01 1999



1. All drainage structure bottoms shown on Type F curb and gutter to be constructed in accordance with FDOT index # 200. All grates to be Type 5 & 6 and constructed per FDOT index # 211. Structures 4' Dia shall be Type P and structures larger than 4' Dia to be Type "J" per FDOT index #200.

2. All drainage structure bottoms shown on Valley Gutter to be constructed in accordance with FDOT Index # 200. All grates to be constructed as shown on Valley Gutter inlet detail.

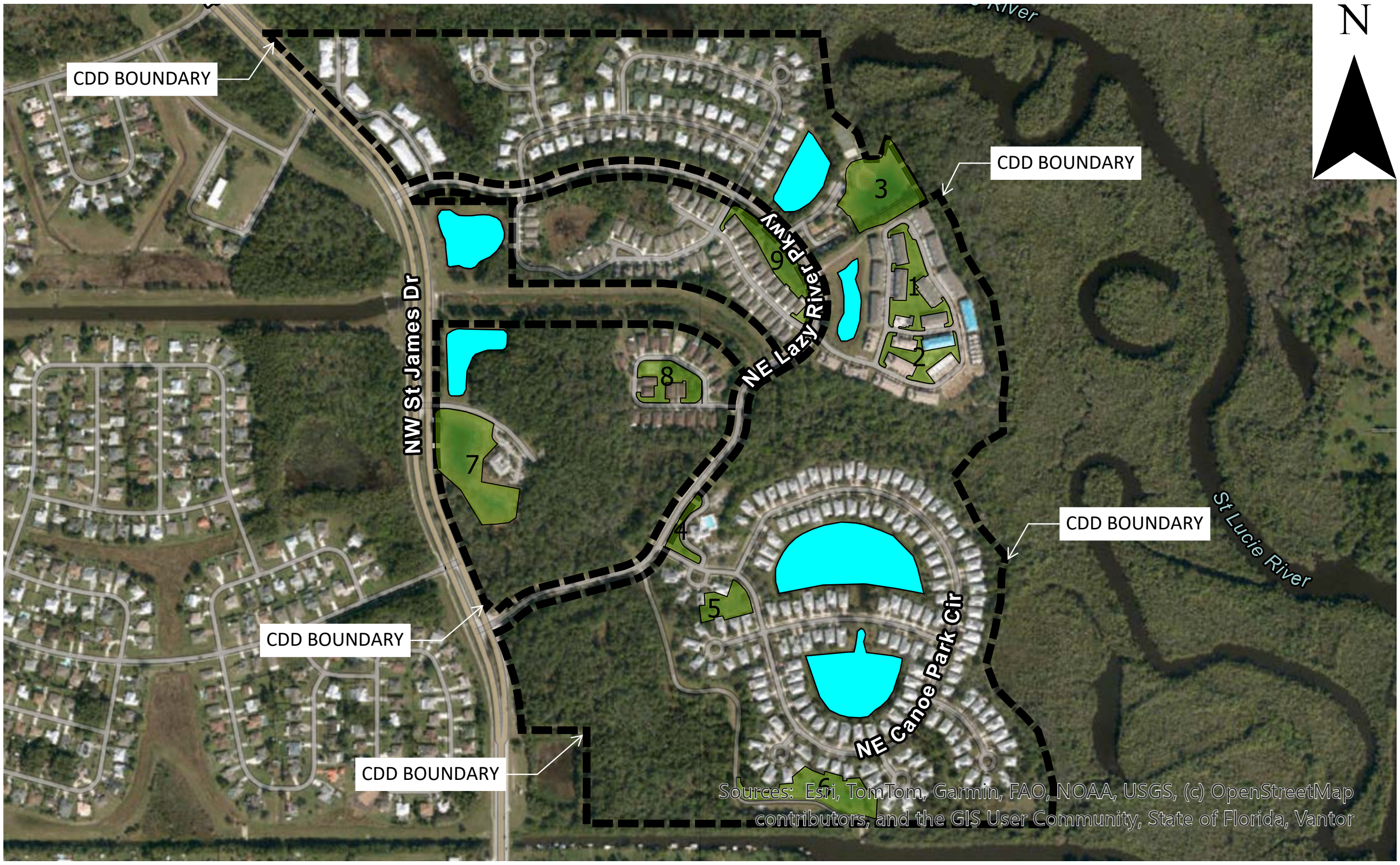
3. All drainage structures located in wetland or upland areas to be constructed per FDOT index # 232. Grates to be steel and constructed per FDOT index # 232. All structures to be Type "E" per FDOT index 232.

4. Drainage structures constructed in St. James Drive R/W to be per Culpepper and Terpening's Construction plans which are Type F ditch bottom inlets with steel grates per FDOT index # 233.

Maximum Stage Elevation & Maximum Discharge

Basin	Stage 10-Yr 1-Day	Stage 25-Yr 3-Day	Stage 100-Yr 3-Day	Flood Elevation min.	* Berm Elevation min.	Q cfs 25yr-3Day	Total Acreage
1	9.65	10.46	11.03	9.89	10.46	5.85	67.72
2	9.42	10.15	10.51	9.39	10.15	1.15	22.50
3	7.73	9.12	9.79	8.19	9.12	4.25	55.20
4	9.51	10.71	11.75	10.00	10.71	8.00	21.30

* Berm ELevation shall be the greater of:
a.) Value listed in the Table
b.) 1' Above Natural Ground
c.) 1' Above C.E. of Adjacent Wetland



Existing Site Features Under Evaluation for Nutrient Load Reduction Credits:

BMAP STUDY UPDATES:

- Met with Department of Environmental Protection (DEP) for a pre-design meeting, and (2) progress meetings.

- Researched and analyzed all existing South Florida Water Management District permits.

- Modeled nutrient loadings based on existing permits, allowing for significant cost savings in required nutrient reduction efforts.

Basin-Level Water Quality Treatment Volumes					
Final Basin	**Latest Area (ac)**	**Required Vol. (ac-ft)**	**Provided Vol. (ac-ft)**	**Excess Vol. (ac-ft)**	**Provided / Required**
Basin 1	47.53	5.94	9.80	3.86	165.0%
Basin NB-2	19.12	5.22	7.05	1.83	135.1%
Basin 2	22.55	2.82	9.43	6.61	334.4%
Basin 3	55.29	6.90	22.63	15.73	328.0%
Basin 4	20.55	4.44	4.76	0.32	107.2%
TOTAL KNOWN VOLUMES	**165.04**	**25.32**	**53.67**	**28.35**	**212.0%**

Alvarez Engineers

Legend

CDD Boundary

Potential Dry Retention Areas

Existing Lakes

Alvarez Engineers

8935 NW 35 Lane, Suite 101 Doral, FL 33172
Tel (305) 640-1345
Email juan.alvarez@alvarezeng.com

August 11, 2026

River Place on the St. Lucie CDD
Attn: District Manager
5385 North Nob Hill Road
Sunrise, FL 33351

Via email (Only): AHPhilippi@gmssf.com

Reference: Proposal for Engineering Services related to the Pool Overflow Drainage Modification for River Place on the St. Lucie Community Development District (CDD)

Dear Andressa:

It is our pleasure to submit this proposal to provide civil engineering services to River Place on the St. Lucie CDD ("Client") in connection with the referenced project. With this letter of engagement, we are offering the following:

1. Scope of Services

a. Basic Services
   - Alvarez Engineers ("Engineer") will provide professional engineering services for the modification and rerouting of the existing pool overflow drainage piping. Basic Services will include review of existing available information, engineering design of the proposed drainage modifications, and preparation of permit-ready plans and details necessary to depict the proposed improvements.

b. Permitting / Coordination
   - Engineer will coordinate with the applicable permitting agency (City of Port Saint Lucie Building Department and Florida Department of Health), prepare responses to engineering-related review comments, and revise plans as reasonably required to obtain permit approval.
   - The typical agency review period is approximately 45 days per review cycle; however, actual review times are controlled by the applicable permitting agency and may vary. Multiple review cycles may be required depending on agency comments and requirements.

c. Surveying Services (Optional)
   - Surveying services may be required to establish existing site conditions, elevations, drainage features, and other information necessary for design. Surveying will be considered an Additional Service and will only be performed upon Client authorization.

2. Compensation

a. Engineer's fee for Basic Services will be a lump sum amount of $6,500.00.

b. Services related to Permitting / Coordination will be billed on an hourly basis in accordance with Schedule "A" of the Engineering Agreement, approved by the Board on April 17, 2025, between Client and Engineer.

8935 NW 35 Lane, Suite 101 Doral, FL 33172
Tel (305) 640-1345
Email juan.alvarez@alvarezeng.com

c. The anticipated cost for Surveying Services is approximately $1,500.00 to $3,000.00, depending on the extent of survey information required.

Invoices will be prepared by Alvarez Engineers monthly. It is our understanding that invoices are due and payable by Client thirty days after the invoice is submitted.

Please acknowledge acceptance of this agreement by signing below. We look forward to working with River Place on the St. Lucie CDD on this project.

For Client	Juan R. Alvarez, PE
Date:	President, Alvarez Engineers, Inc.

BOARD OF SUPERVISORS MEETING DATES
RIVER PLACE ON THE ST. LUCIE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027

The Board of Supervisors of the River Place on the St. Lucie Community Development District will hold their *regular & workshop meetings* for the Fiscal Year 2026/2027 at The River Plantation House, 450 Lazy River Parkway, Port. St. Lucie, Florida at 2:00 P.M. on the third Thursday of the month, as follows:

October 15, 2026 Workshop meeting
November 19, 2026
December 17, 2026 Workshop meeting
January 21, 2027
February 18, 2027 Workshop meeting
April 15, 2027
May 20, 2027 Workshop meeting
June 17, 2027
July 15, 2027 Workshop meeting
August 19, 2027

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services, LLC, 5385 North Nob Hill Road, Sunrise, Florida 33351, (954) 721-8681, or on the District's website at ***http://www.riverplacecdd.com***

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Andressa Hinz Philippi
Manager

Memorandum

To: River Place on the St. Lucie Board of Supervisors

From: District Management

Date: August 18, 2026

RE: HB7013 – Special Districts Performance Measures and Standards

---

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2025 legislative session. Starting on October 1, 2025, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2026), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2026 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

Exhibit A:

Goals, Objectives and Annual Reporting Form

River Place on the St. Lucie Community Development District
Performance Measures/Standards &
Annual Reporting Form

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisors meetings per year to conduct CDD related business and discuss community needs.
Measurement: Number of public board meetings held annually, as evidenced by meeting minutes and legal advertisements.
Standard: A minimum of three board meetings were held during the Fiscal Year.
Achieved: Yes ☑ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.
Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.
Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).
Achieved: Yes ☑ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.
Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date, as evidenced by District Management's records.
Standard: 100% of monthly website checks were completed by District Management.
Achieved: Yes ☑ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.
Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.
Standard: 100% of site visits were successfully completed as described within district management services agreement
Achieved: Yes ☑ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.
Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.
Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.
Achieved: Yes ☑ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.
Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.
Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.
Achieved: Yes ☑ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.
Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.
Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.
Achieved: Yes ☑ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.
Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.
Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.
Achieved: Yes ☑ No ☐

Chair/Vice Chair:____________________________ Date:________________
Print Name:_________________________________
River Place on the St. Lucie Community Development District

District Manager:____________________________ Date:________________
Print Name:_________________________________
River Place on the St. Lucie Community Development District

Memorandum

To: River Place on the St. Lucie Board of Supervisors

From: District Management

Date: August18, 2026

RE: HB7013 – Special Districts Performance Measures and Standards

---

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2026 legislative session. Starting on October 1, 2026, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2027), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2027 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

Exhibit A:

Goals, Objectives and Annual Reporting Form

River Place on the St. Lucie Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.
Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.
Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.
Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.
Achieved: Yes ☐ No ☐

Chair/Vice Chair:____________________________ Date:________________
Print Name:_________________________________
River Place on the St. Lucie Community Development District

District Manager:____________________________ Date:________________
Print Name:_________________________________
River Place on the St. Lucie Community Development District

RIVER PLACE ON THE ST LUCIE CDD

FIELD REPORT

AUGUST 20, 2026

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

FIELD SUPERVISOR REPORT
Monique Lesnansky / Andressa Hinz-Philippi
MLesnansky@calmfla.com/ahphilippi@gmssf.com
Phone# 954 721-8681 / 954 560-1858

RIVER PLACE ON THE ST. LUCIE CDD

COMMON AREAS

- Received Estimate for the streetlamp dusting and light replacement
- Pool Rules Sign
  - 2 of the 4 pool rules sign were peeling and faded
  - New signs were ordered and replaced

- Gym was serviced on July 27, 2026
- Pool lock scheduled to be repaired by month end

FIELD SUPERVISOR REPORT
Monique Lesnansky / Andressa Hinz-Philippi
MLesnansky@calmfla.com/ahphilippi@gmssf.com
Phone# 954 721-8681 / 954 560-1858

- Conference Room A/C repaired on July 30, 2026

- To have streetlamp paint proposal by August 17, 2026

POOL

- Spa now opened
  - Dynamic pool's has been regularly servicing the spa to make sure its chemicals stay in balance

- Pool now opened

LAKES & WETLANDS

- David from Wetlands Management to speak on the lake Hydrillas and how to rectify a solution for Hydrilla removal

CLUBHOUSE RENTALS

- Upcoming rentals
  - 8/15/26 – 487 NE Stillwater
  - 2/27/27 – 642 Muskrat Run
- Completed Rentals
  - 6/27/26 – 844 NE Whistling Duck Way – Full Deposit returned
  - 7/25/26 – 1007 NE Trailside Run – Full Deposit returned
  - 7/26/26 – 690 NE Waters Edge Lane – Full Deposit returned

River Place: Boat Storage Rentals				Outstanding 07/31/26			Prepayments
Sp#	**Renter Name**	**contract commencement**	**TOTAL**	**30 days**	**60 days**	**90+ days**	
1T	**VACANT**	**VACANT**	**$0.00**				
2T	COURTNEY, BRIAN	12/4/2022	**$0.00**				**$275.00**
3T	BERNHARDT, S & M	8/1/2021	**$55.00**	**$55.00**			
4T	SPERRY, RONALD	2/1/2007	**$55.00**	**$55.00**			
5T	ANTONY M ROMANO	4/1/2024	**$0.00**				
6T	SERGIO CISNEROS	2/24/2024	**$0.00**				**$55.00**
7T	WILLIAMS, DON	4/1/2015	**$0.00**				
8T	HODSON, JOHN	6/1/2025	**$0.00**				
9T	FUSS, RICHARD	8/14/2025	**$0.00**				**$275.00**
10T	FREUNDT, ANTONY	7/1/2025	**$0.00**				
11T	HILLES, PAMELA L	8/1/2022	**$55.00**	**$55.00**			
12T	STATEMA, DUANE K	9/1/2022	**$55.00**	**$55.00**			
13T	BURTON, KIMBERLY	7/1/2025	**$0.00**				**$55.00**
14T	**VACANT**	**VACANT**	**$0.00**				
15T	MCCLOYNE, KATHLEEN	7/1/2025	**$0.00**				
16T	ARGUELLES, MARIO	3/1/2021	**$0.00**				**$205.00**
17T	BYRANT, NEAL	12/1/2025	**$0.00**				
18T	SIDNEY & TOYA FLORENCE	3/1/2024	**$0.00**				**$165.00**
19T	**VACANT**	**VACANT**	**$0.00**				
20T	PETER, PIZZARELLO	4/1/2023	**$55.00**	**$55.00**			
21T	**VACANT**	**VACANT**	**$0.00**				
22T	BRITTANY I BROWN/WILLIAM CHAPMAN	3/1/2024	**$55.00**	**$55.00**			
23T	DRAKE, SAM	6/1/2025	**$0.00**				
24T	SKAGGS, JORDAN	7/1/2025	**$0.00**				
25T	WORCESTER, ROBERT	3/15/2022	**$0.00**				**$165.00**
26T	STIDHAM, STEVE	5/1/2019	**$0.00**				
27T	VIDAL, STEVEN	3/1/2020	**$55.00**	**$55.00**			
28T	ORSINI, HECTOR	4/1/2022	**$0.00**				
29T	LEDO, TONY AND JANET	7/1/2023	**$0.00**				
30T	LEDO, TONY AND JANET	11/1/2022	**$0.00**				
31T	SONNY CANADY	7/1/2021	**$0.00**				**$6.00**
32T	CALHOUN, ROBERT	11/1/2018	**$0.00**				**$66.00**
33T	MANNING, MICHAEL	4/1/2024	**$0.00**				**$44.00**
			$385.00	**$385.00**	**$0.00**	**$0.00**	**$1,311.00**

River Place on the St. Lucie

COMMUNITY DEVELOPMENT DISTRICT

Check Register

Date	*check #'s*	*Amount*
6/1 - 6/30/26	*7344-7373*	$53,825.92
7/1 - 7/31/26	*7374-7388*	$108,603.22
	TOTAL CHECKS	**$162,429.14**

Date	*ACH*	*Amount*
6/1 - 6/30/26	*80030-80032*	$1,875.07
7/1 - 7/31/26	*80033*	$81.76
	TOTAL ACH	**$1,956.83**
	TOTAL	**$164,385.97**

*** CHECK DATES 06/01/2026 - 06/30/2026 *** RIVERPLACE - GENERAL FUND
BANK A RIVER PLACE-GENERAL

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
6/03/26	00001	6/01/26	291	202606	320-53800-34000		*	2,410.25		
			JUN 26 - FIELD SERVICES							
		6/01/26	292	202606	310-51300-34000		*	3,868.25		
			JUN 26 - MGMT FEES							
		6/01/26	292	202606	310-51300-44000		*	200.00		
			JUN 26 - RENT							
		6/01/26	292	202606	310-51300-31600		*	223.25		
			JUN 26 - DISSEMINATION							
		6/01/26	292	202606	310-51300-35101		*	89.25		
			JUN 26 - WEBSITE ADMIN							
		6/01/26	292	202606	310-51300-42000		*	5.92		
			JUN 26 - POSTAGE							
						GMS-SF, LLC			6,796.92	007344
6/03/26	00292	1/11/26	1367	202601	320-57200-45300		*	65.00		
			ELLIPTICAL DIAGNOSTIC							
						GYM SURGEON, LLC			65.00	007345
6/03/26	00329	5/28/26	361	202605	320-53800-46250		*	4,600.00		
			PINE TREE RMVD/STUMP GRND							
						JEREMY'S TREE SERVICES LLP			4,600.00	007346
6/26/26	00329	5/28/26	361	202605	320-53800-46250		V	4,600.00-		
			PINE TREE RMVD/STUMP GRND							
						JEREMY'S TREE SERVICES LLP			4,600.00-	007346
6/03/26	00306	6/05/26	10052892	202606	320-53800-46500		*	99.00		
			JUN 26 - PEST CONTROL							
						ROCKET PEST			99.00	007347
6/03/26	00358	5/31/26	7735235	202605	310-51300-48000		*	166.64		
			GE ELECTIONS - 2026							
						USA TODAY MEDIA CORP.			166.64	007348
6/05/26	00289	6/04/26	3003	202606	320-57200-64000		*	2,800.00		
			SPIRIT CE800 LIGHT ELLIPT							
						PLATINUM FITNESS EQUIPMENT LLC			2,800.00	007349
6/08/26	00359	6/08/26	TEMP MET	202606	320-57200-43100		*	1,926.00		
			TEMP METER 99-0006							
						CITY OF PORT ST LUCIE			1,926.00	007350
6/10/26	00326	6/01/26	33699290	202606	320-57200-41000		*	74.90		
			INTERNET 6/2-7/1							
						AT&T			74.90	007351

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/10/26	00357	5/21/26	1803	202605	320-57200-45300		*	1,143.62		
			WINDOW SHADES							
						BUDGET BLINDS OF PALM BAY LLC			1,143.62	007352
6/10/26	00360	6/05/26	6012	202606	320-53800-47000		*	338.77		
			POOL/SPA RULES							
						FASTSIGNS			338.77	007353
6/10/26	00011	5/26/26	9-313-56	202605	310-51300-48000		*	28.47		
			DELIVERIES THRU 5/20/26							
						FEDEX			28.47	007354
6/10/26	00228	6/08/26	24701142	202606	320-53800-46250		*	1,600.00		
			REMOVE DEAD TREES							
						HUGO'S LAWN CARE, LLC			1,600.00	007355
6/10/26	00080	5/22/26	8198898	202605	310-51300-32300		*	3,959.81		
			SERIES 2001AB TRUSTEE FEE							
						US BANK			3,959.81	007356
6/17/26	00344	6/04/26	9268	202605	310-51300-31100		*	2,247.50		
			ENGINEER SV THRU 5/31/26							
						ALVAREZ ENGINEERS, INC.			2,247.50	007357
6/17/26	00293	5/31/26	198956	202605	310-51300-31500		*	2,715.00		
			LEGAL SV THRU 5/31/26							
						BILLING COCHRAN, P.A.			2,715.00	007358
6/17/26	00295	5/05/26	34	202604	320-57200-45350		*	1,575.00		
			CLUBH CLEANING 3/30-4/27							
		5/05/26	34	202604	320-57200-45300		*	180.00		
			HANDWORK 3/30-4/27/26							
						DON WILLIAMS CLEANING			1,755.00	007359
6/17/26	00311	6/15/26	3540	202606	320-57200-45200		*	1,400.00		
			JUN 26- POOL SV							
						DYNAMIC POOL PROS CORP			1,400.00	007360
6/17/26	00011	6/16/26	9-341-95	202606	310-51300-42000		*	44.79		
			DELIVERY 6/9/26							
						FEDEX			44.79	007361
6/17/26	00228	6/05/25	24701145	202606	320-53800-46250		*	1,600.00		
			10 ROBELLINE PALM							
		6/05/25	24701145	202606	320-53800-46250		*	240.00		
			20 DWARF LXORA							

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
		6/05/25	24701145	202606	320-53800-46250		*	228.00		
			19 COPPERLEAF PLANTS							
		6/05/25	24701145	202606	320-53800-46250		*	144.00		
			12 TRINNETTE PLANTS							
		6/05/25	24701145	202606	320-53800-46250		*	75.00		
			15 LANTANA PLANTS							
		6/05/25	24701145	202606	320-53800-46250		*	2,639.00		
			LABOR/INSTALL NEW PLANTS							
		6/08/26	24701143	202606	320-53800-46250		*	750.00		
			3 MED TREES REMOVED							
		6/08/26	24701143	202606	320-53800-46250		*	850.00		
			DEAD TREE BIG REMOVED							
						HUGO'S LAWN CARE, LLC			6,526.00	007362
6/17/26	00245	5/29/26	1141855	202606	320-57200-34500		*	165.00		
			FIRE ALARM 6/1-8/31/26							
		5/29/26	1141855	202606	320-57200-34500		*	180.00		
			FIRE MONTI 6/1-8/31/26							
						PYE BARKER FIRE & SAFETY LLC			345.00	007363
6/17/26	00037	6/01/26	POSTAGE	202606	310-51300-42000		*	65.95		
			POSTAGE							
						CHRIS CRAFT , TAX COLLECTOR			65.95	007364
6/24/26	00363	6/13/26	REFUND D	202606	300-22000-10500		*	1,000.00		
			REF DEP APRIL DANTE							
						APRIL DANTE			1,000.00	007365
6/24/26	00362	6/14/26	REFUND D	202606	300-22000-10500		*	1,000.00		
			REF DEP YANIA DIMANCHE							
						YANIA DIMANCHE			1,000.00	007366
6/24/26	00228	6/17/26	24701146	202606	320-53800-46250		*	1,360.00		
			PODOCARPUS TREE PLANTED							
						HUGO'S LAWN CARE, LLC			1,360.00	007367
6/24/26	00361	4/27/26	04272026	202606	320-53800-47000		*	350.00		
			INST 8 4X4 POSTES							
		4/27/26	04272026	202606	320-53800-46000		*	150.00		
			REPL HEAVEY STEEL WHEELS							
		4/27/26	04272026	202606	320-53800-46000		*	50.00		
			INST 2 LET LIGHTS							
		6/05/26	06052026	202606	320-53800-46000		*	800.00		
			INST DRAINAGE DITCH/CATCH							
						NICKS HANDYMAN SERVICES			1,350.00	007368

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/24/26	00025	6/22/26	016147	202606	320-53800-46300		*	910.00		
			JUN 26- AQUATIC MAINT							
						WETLANDS MANAGEMENT SF, LLC			910.00	007369
6/26/26	00329	5/28/26	361	202605	320-53800-46250		*	4,600.00		
			PINE TREE RMVD/STUMP GRND							
						JEREMY'S TREE SERVICES LLP			4,600.00	007370
6/29/26	00002	6/24/26	6090	202606	320-53800-46000		*	217.55		
			KEYS & PADLOCK							
						ALL COUNTY LOCK & KEY			217.55	007371
6/29/26	00295	6/25/26	35	202605	320-57200-45350		*	1,185.00		
			MAY 26 - JANITORIAL SVC							
		6/25/26	35	202605	320-57200-45300		*	105.00		
			MAY 26 - HANDYMAN SVC							
						DON WILLIAMS CLEANING			1,290.00	007372
6/29/26	00228	6/26/26	24701147	202606	320-53800-46200		*	7,100.00		
			JUN 26- LANDSCAPE MAINT							
		6/26/26	24701147	202606	320-53800-46400		*	900.00		
			JUN 26- IRRIG MAINT							
						HUGO'S LAWN CARE, LLC			8,000.00	007373
						TOTAL FOR BANK A		53,825.92		

*** CHECK DATES 06/01/2026 - 06/30/2026 *** RIVERPLACE - GENERAL FUND
BANK Z RIVER PLACE AUTOPY

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
6/17/26	00008	6/09/26	MAY	202605	320-57200-43100		*	49.83		
			LAZY RIV WATER 5/4-6/1/26							
		6/09/26	MAY	202605	320-57200-43100		*	84.46		
			LAZY RIV SEWER 5/4-6/1/26							
		6/09/26	MAY	202605	320-53800-43100		*	13.09		
			CANOE PARK 5/4/6/1/26							
		6/09/26	MAY	202605	320-53800-43100		*	229.53		
			LAZY RIVER WATER 5/4-6/1							
						CITY OF PORT ST. LUCIE (AUTO PAY)			376.91	080030
6/17/26	00284	6/01/26	FCCF3/26	202606	320-53800-49500		*	81.76		
			JUN 26- 96 GAL/RECYCLING							
						FCC ENVIRONMENTAL SERVICES AUTO PAY			81.76	080031
6/29/26	00014	6/16/26	JUN 26	202606	320-57200-43000		*	376.61		
			CLUBHOUSE 5/15-6/16/26							
		6/16/26	JUN 26	202606	320-53800-43000		*	318.80		
			IRRIG 5/15-6/16/26							
		6/16/26	JUN 26	202606	320-53800-43000		*	218.14		
			IRRIG 5/15-6/16/26							
		6/16/26	JUN 26	202606	320-53800-43000		*	190.81		
			IRRIG 5/15-6/16/26							
		6/16/26	JUN 26	202606	320-53800-43000		*	204.73		
			IRRIG 5/15-6/16/26							
		6/16/26	JUN 26	202606	320-53800-43000		*	32.44		
			PUMP 5/15-6/16/26							
		6/16/26	JUN 26	202606	320-53800-43000		*	74.87		
			IRRIG 5/15-6/16/26							
						FPL (AUTO PAY)			1,416.40	080032
						TOTAL FOR BANK Z		1,875.07		
						TOTAL FOR REGISTER		55,700.99		

*** CHECK DATES 07/01/2026 - 07/31/2026 *** RIVERPLACE - GENERAL FUND

BANK A RIVER PLACE-GENERAL

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/07/26	00001	7/01/26	293	202607	320-53800-34000		*	2,410.25		
			JUL 26 - FIELD SERVICES							
		7/01/26	294	202607	310-51300-34000		*	3,868.25		
			JUL 26 - MGMT FEES							
		7/01/26	294	202607	310-51300-44000		*	200.00		
			JUL 26 - RENT							
		7/01/26	294	202607	310-51300-31600		*	223.25		
			JUL 26 - DISSEMINATION							
		7/01/26	294	202607	310-51300-35101		*	89.25		
			JUL 26 - WEBSITE ADMIN							
		7/01/26	294	202607	310-51300-42000		*	43.64		
			JUL 26 - POSTAGE							
		7/01/26	294	202607	320-57200-45300		*	118.02		
			HD-RPLCMT LIGHTS							
		7/01/26	294	202607	320-57200-45300		*	2,966.68		
			SOUND REDUCTION PANELS							
		7/01/26	294	202607	320-57200-45300		*	122.98		
			SPOT LIGHTS							
		7/01/26	294	202607	320-57200-45300		*	55.34		
			LANDSCAPE LIGHTS							
		7/01/26	294	202607	320-57200-45300		*	36.62		
			CORK BULLETIN BOARD							
		7/01/26	294	202607	320-53800-46000		*	115.00		
			ELEC WIRE LANDSCAPE LGHTS							
		7/01/26	294	202607	320-53800-46000		*	72.53		
			LANDSCAPE LIGHTS							
		7/01/26	294	202607	320-53800-46000		*	77.54		
			WOOD & CHAIN BOLTS FENCE							
		7/01/26	294	202607	320-53800-46000		*	122.54		
			GATE WHEELS BOAT RAMP							
						GMS-SF, LLC			10,521.89	007374
7/07/26	00020	7/08/26	07082026	202607	300-20700-10000		*	6,862.86		
			TXFER TAX COLLECTIONS							
						RIVERPLACE ON THE ST. LUCIE CDD			6,862.86	007375
7/07/26	00364	7/08/26	07082026	202607	300-20700-10000		*	73,289.48		
			TXFER TAX COLL B BOND							
						RIVERPLACE ON THE ST. LUCIE CDD			73,289.48	007376
7/07/26	00306	7/05/26	10171675	202607	320-53800-46500		*	99.00		
			JUL 26 - PEST CONTROL							
						ROCKET PEST			99.00	007377
7/07/26	00358	6/30/26	7777967	202606	310-51300-48000		*	273.50		
			FY 26/27 BUDGET							

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		6/30/26	7777967	202606	310-51300-48000		*	129.40		
			ACM #1							
		6/30/26	7777967	202606	310-51300-48000		*	111.76		
			RFP AUDIT 2026							
						USA TODAY MEDIA CORP.			514.66	007378
7/09/26	00326	7/01/26	33699290	202607	320-57200-41000		*	74.90		
			INTERNET 7/2-8/1							
						AT&T			74.90	007379
7/09/26	00293	6/30/26	199414	202606	310-51300-31500		*	4,590.00		
			MAY 26 - ATTORNEY FEES							
						BILLING COCHRAN, P.A.			4,590.00	007380
7/09/26	00365	6/27/26	REFUND D	202607	300-22000-10500		*	500.00		
			REF DEP L GREEN							
						LARRY C GREEN			500.00	007381
7/22/26	00295	7/09/26	036	202606	320-57200-45350		*	1,800.00		
			JUN 26- JANITORIAL							
		7/09/26	036	202606	320-57200-45300		*	38.16		
			JUN 26- SUPPLIES							
		7/09/26	036	202606	320-57200-45300		*	120.00		
			JUN 26- HANDYMAN							
						DON WILLIAMS CLEANING			1,958.16	007382
7/22/26	00311	7/15/26	3719	202607	320-57200-45200		*	1,400.00		
			JUL 26- POOL MAINT							
						DYNAMIC POOL PROS CORP			1,400.00	007383
7/22/26	00011	7/21/26	9-389-33	202607	310-51300-42000		*	27.27		
			DELIVERY 7/13/26							
						FEDEX			27.27	007384
7/22/26	00286	7/14/26	I285151	202607	320-57200-45300		*	125.00		
			A/C PRESSURES NOT STABILI							
						KRAUSS & CRANE INC			125.00	007385
7/24/26	00292	3/24/26	1402	202603	320-57200-45300		*	95.00		
			PREVENTIVE MAINTENANCE							
						GYM SURGEON, LLC			95.00	007386
7/29/26	00292	7/27/26	1485	202607	320-57200-45300		*	95.00		
			PREVENTIVE MAINTENANCE							
						GYM SURGEON, LLC			95.00	007387

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	EXPENSED TO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/29/26	00228	7/24/26	24701148	202607	320-53800-46200		*	7,100.00		
			JUL 26- LANDSCAPE MAINT							
		7/24/26	24701148	202607	320-53800-46400		*	900.00		
			JUL 26- IRRIG MAINT							
		7/24/26	24701149	202607	320-53800-46250		*	450.00		
			TREE RMVD BLUEFISH POINT							
						HUGO'S LAWN CARE, LLC			8,450.00	007388

TOTAL FOR BANK A 108,603.22

*** CHECK DATES 07/01/2026 - 07/31/2026 *** RIVERPLACE - GENERAL FUND
BANK Z RIVER PLACE AUTOPY

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/22/26	00284	7/01/26	1036966	202607	320-53800-49500		*	81.76		
			MO FEE 96 AND 65 GAL CART							
						FCC ENVIRONMENTAL SERVICES AUTO PAY			81.76	080033

TOTAL FOR BANK Z	81.76
TOTAL FOR REGISTER	108,684.98

River Place on the St. Lucie

Community Development District

Unaudited Financial Reporting

July 31, 2026

Table of Contents

River Place on the St. Lucie

Community Development District

Combined Balance Sheet

July 31, 2026

	General Fund		Debt Service Fund		Capital Reserve Fund		Totals Governmental Funds
Assets:							
Cash:							
Operating Account	$	4,249	$	-	$	-	$	4,249
Due from RV/Boat Rental		385		-		-		385
Investments:							
State Board of Administration (SBA)		402,378		-		348,072		750,450
Series 2001AB								-
Revenue A		-		98,240		-		98,240
Revenue B		-		73,290		-		73,290
Interest B		-		1		-		1
Redemption A		-		20		-		20
Total Assets	**$**	**407,012**	**$**	**171,550**	**$**	**348,072**	**$**	**926,634**
Liabilities:							
Accounts Payable	$	6,817	$	-	$	-	$	6,817
Prepaid-Boat/RV Rents		1,311		-		-		1,311
Deposits-Boat/RV Storage		2,900		-		-		2,900
Deposits-Launch Key		300		-		-		300
Due to Residents Rent Deposits		2,000		-		-		2,000
Matured Bonds Payable - 2001B		-		35,000		-		35,000
Total Liabilites	**$**	**13,328**	**$**	**35,000**	**$**	**-**	**$**	**48,328**
Fund Balance:							
Restricted for:							
Debt Service	$	-	$	136,550	$	-	$	136,550
Assigned for:							
Capital Reserve Fund		-		-		348,072		348,072
Unassigned		393,684		-		-		393,684
Total Fund Balances	**$**	**393,684**	**$**	**136,550**	**$**	**348,072**	**$**	**878,307**
Total Liabilities & Fund Balance	$	407,012	$	171,550	$	348,072	$	926,634

River Place on the St. Lucie

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 517,267	$ 517,267	$ 522,798	$ 5,530
Stormwater Fees	69,656	69,656	72,391	2,735
Rental Fees - Boat Storage	16,368	13,640	16,555	2,915
Rental Fees - Clubhouse	4,800	4,000	2,537	(1,463)
Revenue Fobs	-	-	575	575
Interest Income	10,020	8,350	12,232	3,882
Other Income	-	-	14,150	14,150
Total Revenues	**$ 618,111**	**$ 612,913**	**$ 641,238**	**$ 28,325**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 5,000	$ 4,000	$ 3,600	$ 400
PR-FICA	383	306	275	31
Engineering	15,000	12,500	41,936	(29,436)
Attorney	28,000	23,333	33,078	(9,744)
Annual Audit	4,000	4,000	4,000	-
Arbitrage Rebate	600	600	600	-
Dissemination Agent	2,679	2,232	2,333	(100)
Trustee Fees	4,180	4,180	3,960	220
Management Fees	46,419	38,682	38,683	(0)
Property Appraiser	11,006	11,006	12,097	(1,092)
Website Maintenance	1,071	893	893	0
Telephone	100	83	-	83
Postage & Delivery	1,000	833	658	175
Insurance General Liability	11,028	11,028	11,201	(173)
Rentals & Leases	2,400	2,000	2,000	-
Printing & Binding	200	167	14	152
Legal Advertising	1,000	833	710	124
Other Current Charges	1,090	908	1,163	(255)
Office Supplies	100	83	0	83
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	**$ 135,430**	**$ 117,843**	**$ 157,375**	**$ (39,531)**

River Place on the St. Lucie

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Operations & Maintenance				
Field Expenditures				
Field Management	$ 28,923	$ 24,103	$ 24,103	$ 0
Utility - Electric Irrigation	13,200	11,000	9,981	1,019
Water/Wastewater	3,000	2,500	2,423	77
Preserve Maintenance	20,000	15,000	15,000	-
Aquatic Maintenance	13,220	11,400	11,400	-
Landscape Maintenance	85,200	71,000	71,000	-
Other Landscape Maintenance	12,800	10,667	15,016	(4,349)
Fertilization/Weed and Pest Control	1,688	1,407	990	417
Irrigation Maintenance	10,800	9,000	9,553	(553)
Fountain Maintenance	1,800	1,500	-	1,500
Repairs & Maintenance	13,000	10,833	17,280	(6,447)
Signage Maintenance	5,000	4,167	5,514	(1,347)
Operating Supplies	1,000	833	-	833
PSL Interlocal Agreement	25,000	18,750	-	18,750
Contingency	11,860	9,883	346	9,537
Subtotal Field Expenditures	**$ 246,491**	**$ 202,043**	**$ 182,605**	**$ 19,437**
Clubhouse Expenditures				
Security Monitoring	$ 4,000	$ 3,333	$ 1,250	$ 2,083
Utility - Electric	22,000	18,333	12,752	5,582
Water/Wastewater	4,500	3,750	5,326	(1,576)
Telephone	1,440	1,200	749	451
Property Insurance/Workers Comp	25,542	25,542	23,606	1,936
Clubhouse Cleaning	18,000	15,000	12,255	2,745
Clubhouse Maintenance and Repairs	20,000	16,667	20,448	(3,781)
Pool & Spa Maintenance	16,800	14,000	14,525	(525)
Pool & Spa Repairs	10,000	8,333	15,390	(7,057)
Trash	300	250	814	(564)
Capital Outlay	19,168	15,973	2,800	13,173
Subtotal Clubhouse Expenditures	**$ 141,750**	**$ 122,382**	**$ 109,915**	**$ 12,467**
Total Operations & Maintenance	**$ 388,241**	**$ 324,425**	**$ 292,520**	**$ 31,905**
Total Expenditures	**$ 523,671**	**$ 442,268**	**$ 449,895**	**$ (7,627)**
Excess (Deficiency) of Revenues over Expend	$ 94,440	$ 170,645	$ 191,343	$ 20,698
Other Financing Sources/(Uses):				
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)**	**$ 70,645**	**$ 91,343**	**$ 20,698**
Fund Balance - Beginning	$ 5,560		$ 302,342	
Fund Balance - Ending	**$ -**		**$ 393,684**	

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 July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Revenues				
Interest	$ 5,000	$ 4,167	$ 11,666	$ 7,500
Total Revenues	**$ 5,000**	**$ 4,167**	**$ 11,666**	**$ 7,500**
Expenditures:				
Capital Outlay	$ 100,000	$ 83,333	$ -	$ 83,333
Pool Equipment	-	-	63,830	(63,830)
Pool Deck Resurfacing	-	-	18,378	(18,378)
Total Expenditures	**$ 100,000**	**$ 83,333**	**$ 82,208**	**$ 1,125**
Excess (Deficiency) of Revenues over Expend	**$ (95,000)**	**$ (79,167)**	**$ (70,542)**	**$ 8,625**
Other Financing Sources/(Uses)				
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**	**$ 20,833**	**$ 29,458**	**$ 8,625**
Fund Balance - Beginning	$ 319,195		$ 318,614	
Fund Balance - Ending	**$ 324,195**		**$ 348,072**	

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 July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Revenues:				
Special Assessments - Tax Roll A	$ 181,947	$ 181,947	$ 182,500	$ 553
Special Assessments - Tax Roll B	72,607	72,607	73,289	682
Interest Income	3,500	2,917	4,252	1,335
Total Revenues	**$ 258,055**	**$ 257,471**	**$ 260,042**	**$ 2,570**
Expenditures:				
Series 2001 A				
Interest - 11/1	$ 26,497	$ 26,497	$ 26,497	$ 0
Special Call - 11/1	-	-	5,000	(5,000)
Interest - 5/1	26,497	26,497	26,306	191
Principal - 5/1	120,000	120,000	120,000	-
Series 2001 B				
Interest - 5/1	37,607	37,607	-	37,607
Principal - 5/1	35,000	35,000	-	35,000
Property Appraiser	3,871	3,871	4,222	(351)
Total Expenditures	**$ 249,472**	**$ 249,472**	**$ 182,025**	**$ 67,447**
Excess (Deficiency) of Revenues over Expend	$ 8,583	$ 7,999	$ 78,016	$ 70,017
Net Change in Fund Balance	**$ 8,583**	**$ 7,999**	**$ 78,016**	**$ 70,017**
Fund Balance - Beginning	$ 56,869		$ 58,534	
Fund Balance - Ending	**$ 65,452**		**$ 136,550**	

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	$ 45,514	$ 4,410	$ 14,823	$ 149	$ -	$ -	$ 522,798
Stormwater Fees	-	-	-	-	-	56,422	2,285	11,091	572	2,020	-	-	72,391
Rental Fees - Boat Storage	1,705	1,851	1,504	1,705	1,595	1,650	1,650	1,650	1,595	1,650	-	-	16,555
Rental Fees - Clubhouse	150	-	300	-	-	150	500	500	637	300	-	-	2,537
Revenue Fobs	50	-	-	75	-	50	-	100	200	100	-	-	575
Interest Income	911	753	1,209	1,384	1,239	1,283	1,239	1,520	1,358	1,335	-	-	12,232
Other Income	-	-	-	-	-	14,145	-	-	5	-	-	-	14,150
Total Revenues	**$ 2,816**	**$ 49,937**	**$ 378,385**	**$ 23,917**	**$ 7,510**	**$ 83,467**	**$ 51,188**	**$ 19,271**	**$ 19,190**	**$ 5,555**	**$ -**	**$ -**	**$ 641,238**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ -	$ -	$ 1,000	$ 1,000	$ -	$ -	$ 1,000	$ -	$ 600	$ -	$ -	$ -	$ 3,600
PR-FICA	-	-	77	77	-	-	77	-	46	-	-	-	275
Engineering	-	15,163	903	7,369	1,937	3,619	10,697	2,248		-	-	-	41,936
Attorney	2,588	7,170	3,068	5,103	1,185	930	5,730	2,715	4,590	-	-	-	33,078
Annual Audit	-	-	-	-	4,000	-	-	-	-	-	-	-	4,000
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	600	-	-	600
Dissemination Agent	223	223	323	223	223	223	223	223	223	223	-	-	2,333
Trustee Fees	-	-	-	-	-	-	-	3,960	-	-	-	-	3,960
Management Fees	3,868	3,868	3,868	3,868	3,868	3,868	3,868	3,868	3,868	3,868	-	-	38,683
Property Appraiser	-	-	12,097	-	-	-	-	-	-	-	-	-	12,097
Website Maintenance	89	89	89	89	89	89	89	89	89	89	-	-	893
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	37	9	182	61	58	39	57	27	117	71	-	-	658
Insurance General Liability	11,201	-	-	-	-	-	-	-	-	-	-	-	11,201
Rentals & Leases	200	200	200	200	200	200	200	200	200	200	-	-	2,000
Printing & Binding	-	2	2	0	2	6	1	0	-	-	-	-	14
Legal Advertising	-	-	-	-	-	-	-	195	515	-	-	-	710
Other Current Charges	119	112	92	110	70	116	137	60	139	207	-	-	1,163
Office Supplies	-	-	-	-	-	-	-	0	-	-	-	-	0
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	**$ 18,501**	**$ 26,837**	**$ 21,901**	**$ 18,101**	**$ 11,632**	**$ 9,091**	**$ 22,079**	**$ 13,586**	**$ 10,387**	**$ 5,259**	**$ -**	**$ -**	**$ 157,375**

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
Operations & Maintenance													
Field Expenditures													
Field Management	$ 2,410	$ 2,410	$ 2,410	$ 2,410	$ 2,410	$ 2,410	$ 2,410	$ 2,410	$ 2,410	$ 2,410	$ -	$ -	$ 24,103
Utility - Electric Irrigation	842	917	919	1,177	1,148	1,005	915	1,011	1,040	1,007	-	-	9,981
Water/Wastewater	224	253	248	243	243	243	243	243	243	243	-	-	2,423
Preserve Maintenance	-	5,000	-	-	5,000	-	-	5,000	-	-	-	-	15,000
Aquatic Maintenance	1,485	910	910	1,485	910	910	1,485	910	910	1,485	-	-	11,400
Landscape Maintenance	7,100	7,100	7,100	7,100	7,100	7,100	7,100	7,100	7,100	7,100	-	-	71,000
Other Landscape Maintenance	480	-	-	-	-	-	-	4,600	9,486	450	-		15,016
Fertilization/Weed and Pest Control	99	99	99	99	99	99	99	99	99	99	-		990
Irrigation Maintenance	900	1,060	900	973	1,060	900	900	1,060	900	900	-	-	9,553
Fountain Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Repairs & Maintenance	215	3,899	6,055	-	-	1,668	238	3,600	1,218	388	-	-	17,280
Signage Maintenance	-	-	-	1,393	1,392	-	-	2,040	689	-	-	-	5,514
Operating Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
PSL Interlocal Agreement	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingency	-	-	-	100	246	-	-	-	-	-	-	-	346
Capital Outlay	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Field Expenditures	**$ 13,756**	**$ 21,648**	**$ 18,641**	**$ 14,980**	**$ 19,608**	**$ 14,335**	**$ 13,390**	**$ 28,072**	**$ 24,094**	**$ 14,081**	**$ -**	**$ -**	**$ 182,605**
Clubhouse Expenditures													
Security Monitoring	$ -	$ -	$ 345	$ -	$ 560	$ 345	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,250
Utility - Electric	1,233	1,533	1,497	1,903	1,825	1,467	1,581	776	377	560	-	-	12,752
Water/Wastewater	189	286	245	259	434	353	164	137	3,106	153	-	-	5,326
Telephone	75	75	75	75	75	75	75	75	75	75	-	-	749
Property Insurance/Workers Comp	23,606	-	-	-	-	-	-	-	-	-	-	-	23,606
Clubhouse Cleaning	1,560	945	1,455	1,470	1,050	1,215	1,575	1,185	1,800	-	-	-	12,255
Clubhouse Maintenance and Repairs	3,376	1,277	3,395	115	2,607	1,293	1,647	1,708	158	4,872	-	-	20,448
Pool & Spa Maintenance	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,925	1,400	1,400	-	-	14,525
Pool & Spa Repairs	6,976	-	4,220	1,644	130	2,420	9,189	(9,189)	-	-	-	-	15,390
Trash	80	80	80	82	82	82	82	82	82	82	-	-	814
Capital Outlay	-	-	-	-	-	-	-	-	2,800	-	-	-	2,800
Subtotal Amenity Expenditures	**$ 38,495**	**$ 5,595**	**$ 12,712**	**$ 6,948**	**$ 8,163**	**$ 8,650**	**$ 15,712**	**$ (3,301)**	**$ 9,798**	**$ 7,141**	**$ -**	**$ -**	**$ 109,915**
Total Operations & Maintenance	**$ 52,251**	**$ 27,243**	**$ 31,353**	**$ 21,928**	**$ 27,771**	**$ 22,985**	**$ 29,103**	**$ 24,772**	**$ 33,892**	**$ 21,223**	**$ -**	**$ -**	**$ 292,520**
Total Expenditures	**$ 70,752**	**$ 54,081**	**$ 53,254**	**$ 40,029**	**$ 39,403**	**$ 32,077**	**$ 51,182**	**$ 38,358**	**$ 44,278**	**$ 26,482**	**$ -**	**$ -**	**$ 449,895**
Excess (Deficiency) of Revenues over Expenditur	$ (67,936)	$ (4,144)	$ 325,131	$ (16,112)	$ (31,893)	$ 51,390	$ 6	$ (19,086)	$ (25,088)	$ (20,927)	$ -	$ -	$ 191,343
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**	**$ (16,112)**	**$ (31,893)**	**$ 51,390**	**$ 6**	**$ (19,086)**	**$ (25,088)**	**$ (20,927)**	**$ -**	**$ -**	**$ 91,343**

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)
Less: Principal Payment - 5/1/26		($120,000)
Current Bonds Outstanding		**$570,000**

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
Less: Special Call - 11/1/26		$0
Current Bonds Outstanding		**$35,000**

River Place on the St. Lucie

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts - St. Lucie County

Fiscal Year 2026

	O&M Portion	2001A Debt Service	2001B Debt Service	Total
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*	*Discoumt/ (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
04/03/26	03/20-3/26/26	1,671.65	-	33.43	-	1,638.22	1,214.38	423.84	-	1,638.22
04/09/26	01/01-03/31/26	1,930.11	-	38.62	-	1,891.49	1,402.13	489.36	-	1,891.49
04/09/26	INTEREST	-	-	-	24.73	24.73	24.73	-	-	24.73
04/13/26	0/27-04/02/26	57,969.93	(1,046.74)	1,180.33	-	57,836.34	42,873.11	14,963.23	-	57,836.34
05/01/26	04/17-04/23/26	1,159.11	(34.77)	23.88	-	1,170.00	867.30	302.70	-	1,170.00
05/08/26	04/24-04/30/26	3,096.22	(92.88)	63.78	-	3,125.32	2,316.75	808.57	-	3,125.32
05/22/26	05/08-05/14/26	1,638.11	(49.14)	33.75	-	1,653.50	1,225.71	427.79	-	1,653.50
06/01/26	05/15-05/21/26	3,065.72	(91.97)	63.15	-	3,094.54	2,293.93	800.61	-	3,094.54
06/23/26	CERTIFICATE SALI	89,500.69	(2,685.01)	1,843.71	-	90,341.99	12,529.31	4,523.19	73,289.48	90,341.98
07/09/26	INTEREST	-	-	-	149.20	149.20	149.20	-	-	149.20
	TOTAL	**$ 814,951.53**	**$ 21,061.85**	**$ 15,877.79**	**$ 575.58**	**$ 778,587.47**	**$ 522,797.70**	**$ 182,500.28**	**$ 73,289.48**	**$ 778,438.26**

100.00%	**Percent Collected**
$ -	**Balance Remaining to Collect**