



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

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**[www.riverplacecdd.com](http://www.riverplacecdd.com)**

**Butch Armstrong, Chairman**

**William Weber, Vice Chairman**

**Richard Fopiano, Assistant Secretary**

**John Dixon, Assistant Secretary**

**Anthony Puzzo, Assistant Secretary**

**August 15, 2019**



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

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August 7, 2019

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

Dear Board Members:

The regular meeting of the Board of Supervisors of River Place on the St. Lucie Community Development District will be held on August 15, 2019 at 2:00 p.m. at the River Plantation House, 450 Lazy River Parkway, Port St. Lucie, Florida. Following is the advance agenda:

1. Roll Call
2. Approval of the Minutes of the June 20, 2019 Meeting
3. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Manager - Discussion of Financial Disclosure Report from the Commission on Ethics – *everyone has filed*
  - D. Property Manager - Monthly Report
4. Financial Reports
  - A. Approval of Check Run Summary
  - B. Balance Sheet and Income Statement
5. Supervisors Requests and Audience Comments
6. Adjournment

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

**MINUTES OF MEETING  
RIVER PLACE ON THE ST. LUCIE  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the River Place on St. Lucie Community Development District was held on Thursday, June 20, 2019, at 2:00 p.m. at the River Plantation House, 450 Lazy River Parkway, Port St. Lucie, Florida.

Present and constituting a quorum:

Butch Armstrong	Chairman
William Weber	Vice Chairman
Richard Fopiano	Assistant Secretary
Anthony Puzzo	Assistant Secretary
John Dixon	Assistant Secretary

Also present were:

Rich Hans	District Manager
Michael Modica	Property Manager
Butch Terpening	District Engineer
Numerous Residents	

**FIRST ORDER OF BUSINESS                      Roll Call**

Mr. Hans called the meeting to order and the roll.

Mr. Hans: I just want to go over one item before we get going here. At the last meeting there was some conversation about participation and Florida Statutes and what you participate in at this meeting. It runs very similar. We are a governmental agency covered by Florida Statutes, 190 governs how we act and also Commission of Ethics and so forth. Part of what they do allow is comments on action items before the Board makes a vote or basically makes a motion and votes on an item and asks for comments. The Board could set up rules and have you sign a card like they do with the city before the meeting, I want to speak on this item or that item. We have never had this many people showing up in the past so it hasn't really been a need for that, so we are just not going to get formal with any cards or anything before the meeting before they vote on an item you can make comments. The way to do that is we do record these meetings. They are

transcribed. If you want to make a comment, you can stand up, state your name, and state your comment. Then the next person can make their comment. It is not an interacting session. The Board doesn't need to answer questions. They take your comments and your thoughts before they make their votes but that is to keep the meeting running smoothly and also follow the Florida Statutes. That is how we are going to operate going forward.

## **SECOND ORDER OF BUSINESS**

### **Approval of the Minutes of the April 18, 2019 Meeting**

Mr. Hans: Item #2 is approval of the minutes of the April 18<sup>th</sup> meeting. If anybody has any comments, changes, additions or deletions after reviewing, if not a motion approving the minutes would be in order.

On MOTION by Mr. Weber seconded by Mr. Fopiano with all in favor the minutes of the April 18, 2019 meeting were approved.

## **THIRD ORDER OF BUSINESS**

### **Public Hearing to Adopt the Fiscal Year 2020 Budget**

#### **A. Motion to Open the Public Hearing**

Mr. Hans: Moving onto our public hearing. This meeting was advertised for the purpose of adopting our budget. At our prior meeting it was set by Resolution and it was advertised for the public hearing so the first thing we need is a motion to open up the public hearing.

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

#### **B. Public Comment and Discussion**

Mr. Hans: This section is public comment and discussion. There are copies of the budget in the back. If anybody wants to make any comments or questions or discussion on this. This is a little different. This is a public hearing portion of our meeting. It is a

little bit more informal. Just for an overview of the last meeting, there was a budget that was presented, it hasn't changed since that last meeting. It is going to result in basically the same level of assessments that everyone has seen on their tax bills for the last five or six years or so. This Board has been operating within that budget. It hasn't changed over the years. If there is any comments or questions from our audience we can take them. If the Board has any questions or discussions on the budget.

Mr. Fopiano: I have one. On the revenue side I see you split up for the first time maintenance assessments direct.

Mr. Hans: A couple of years back parcel G bondholders requested that we direct bill that parcel. That is just separating it out so you can see it clearly. Anything else?

Ms. Barnes: My name is Gail Barnes. I just have a comment about the cleanliness of a River Plantation house. I think that the people that clean it could be monitored a little better because I don't feel, and other residents have said the same thing, that it isn't very clean. The refrigerator is dirty, the floors are dirty. I walked around in my bare feet one night and they were filthy.

Mr. Hans: I am sure Michael will take that into consideration.

Mr. Modica: We just had the floors steam cleaned this year at about \$1,000. They look a whole lot better than they did before. It all depends on how often he is here. Sometimes there is a party the night before that he is not here yet to clean up the clubhouse. The floor boards I don't think are really his responsibility but the floor boards are painted periodically. I think I just had them painted in the conference room.

Ms. Barnes: Thank you.

Mr. Hans: Bill was just pointing out a good comment but right now we are in the section on the budget, so we can take comments directly on the budget.

Ms. Barnes: That was in the budget.

Mr. Hans: If you think that line item has enough money in it, it is a good point. Any other comments?

### **C. Consideration of Resolution #2019-04 Annual Appropriation Resolution**

Mr. Hans: Back to the Board by adopting Resolution #2019-04 you adopt the budget as presented.

On MOTION by Mr. Fopiano seconded by Mr. Weber with all in favor Resolution #2019-04 the Annual Appropriation Resolution was approved.

**D. Consideration of Resolution #2019-05 Levy of Non Ad Valorem Assessments**

Mr. Hans: The next item is Resolution #2019-05. It is the levy of Non Ad Valorem assessments. Each year we adopt an assessment roll which levies the actual assessments on the property that pays for the budget that we just approved. As I mentioned earlier this budget doesn't change that assessment. It is the same per unit amount \$719 as it has been for the past few years. If there is any questions or discussions on that, if not a motion approving Resolution #2019-05 would be in order.

ON MOTION by Mr. Weber seconded by Mr. Puzzo with all in favor Resolution #2019-05 Levy of Non Ad Valorem Assessments was approved.

**E. Motion to Close the Public Hearing**

Mr. Hans: A motion to close our public hearing would be in order.

ON MOTION by Mr. Weber seconded by Mr. Puzzo with all in favor the public hearing was closed.

**FOURTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Hans: Staff reports. The attorney didn't have anything for us today but he is available by phone if we need to reach out to him for any questions.

**B. Engineer**

Mr. Hans: Engineer, Butch.

Mr. Terpening: An update?

Mr. Hans: An update would be perfect.

Mr. Terpening: We have moved onto our second contract with Moss Ross. There was if you recall a couple hundred dollar differences in the two bids. The first contractor

wasn't accustomed with working with governmental entities. I have been checking my phone because I should have the updated contract for the Chairman to sign. They are very familiar with our terms and conditions. They are willing to sign.

Mr. Hans: Perfect.

Mr. Terpening: I will keep checking and hopefully I will get that before the meeting is over today.

Mr. Hans: That would be great. Anything else?

Mr. Terpening: I have nothing other than I can update the Board. I have heard nothing any further on Parcel N at this time.

Mr. Armstrong: Anything on the crosswalks?

Mr. Terpening: We are working on the crosswalks with the city.

Mr. Hans: Thank you Butch.

**C. Manager**

- 1) Number of Registered Voters in the District – 541**
- 2) Consideration of Proposed Fiscal Year 2020 Meeting Schedule**
- 3) Discussion of Financial Disclosure Report from the Commission on Ethics**
- 4) Discussion on Egis Insurance and Risk Advisors Report**

Mr. Hans: Under manager. The number of registered voters in the District is 541. We have to report that each year. The reason for that is you go from a landowner to a general election which has happened already so it is just formality to have that in here. Consideration of a proposed meeting schedule for fiscal year 2020. There is quarterly meetings, November 21, April 16, June 18 and August 20. That is in your packet. If everyone is good with that a motion to approve that meeting schedule would be in order.

ON MOTION by Mr. Fopiano seconded by Mr. Dixon with all in favor, accepting the Fiscal Year 2020 meeting schedule was approved.

Mr. Hans: Item 3 is the discussion of the financial disclosure report from the Commission of Ethics. Each year the Board members need to submit the financial disclosure report. It is due by July 1<sup>st</sup> and so far it looks like Butch, Richard and Bill have filed. John and Tony you still have to file your disclosure forms.

Mr. Puzzo: Oh yes, thank you for reminding me.

Mr. Dixon: I have it. I will do it.

Mr. Hans: The added item on the agenda was the discussion of the Egis Insurance report. It is our insurance company. Emails were sent with the report. I just brought some copies. It was put in your book after the original books were sent out. Basically the reason I am bringing it up is they come out every couple of years and they evaluate the District to make sure we are properly insured and maintaining things as we are supposed to be. It basically goes through it and it says that yes the District looks like it is in good shape and is well maintained. They did have a couple of small items as far as signage. There are pictures in here, Staying off Trails and Don't Feed the Alligators, No Swimming, Watch Your Step at the end of the Walk. Mike has already addressed most of these issues. There is one issue that we are probably going to ask the engineer to help us out a little bit. There are values for certain items and they thought we might be a little low on the monument signs and also the value that they are assigning to this clubhouse. They are not super low but they may need to be increased a little bit. Basically what we will do is we will work with the engineer in verifying these prices. If they need to be bumped up we will notify the insurance company. It may cause a slight increase but the increase in value won't be that much to make the insurance increase anything significant. It is more information and I will talk to Butch after the meeting.

**D. Property Manager – Monthly Report**

Mr. Hans: The property manager report was provided by Michael. If anyone has any comments or questions on those, we can take them if you have anything you want to point out. Hearing none we will move onto item #5.

**FIFTH ORDER OF BUSINESS**

**Financial Reports**

**A. Approval of Check Run Summary**

**B. Balance Sheet and Income Statement**

Mr. Hans: Financial Reports. There is a check run summary packet listing all the checks since the last meeting. There is a balance sheet and income statement as well right behind those, if there is questions or discussions on those. I don't think there is really much to point out. As far as assessments being collected we are just about, everything

that was on the tax roll has been paid and the direct bill for Parcel G is showing uncollected. It probably will remain uncollected. It will escheat to the County. This is the final year. If no one comes in buys that property it will be County owned.

A resident: Can you speak up, there is an echo in here?

Mr. Hans: For the financials everything is in line. We are not exceeding any line items. The one that we are lower on which is expected is our revenues because of Parcel G. That is the one that is in default and no one is paying the tax bills or their assessments on the property. The budget takes that non-revenue into consideration and has been operating without that money for the past couple of years. That is the only thing that I could point out on the financials. Any questions or discussion from our Board?

Mr. Fopiano: On Parcel G you are saying the escheat to the County could be imminent?

Mr. Hans: Yes.

Mr. Fopiano: Yes. What is the ramifications of that?

Mr. Hans: Usually the County will get it. If they have no use for the property which probably will be no use they give it to the local municipality which would be the city. Then the city has the property. If they have a use for it they could use it for something that would fit in with your development. They could also put it out for sale. It wipes out all past assessments. Right now if someone came in there they would have to buy it and pay ten years of past assessments.

Mr. Fopiano: So after the escheat someone could buy it free and clear.

Mr. Hans: That is correct. Any comments? If not a motion approving the financials.

Mr. Dixon: I have a question on that. Based on that if they came up and it goes to the city, the city doesn't have use and they put it up for sale, the guidelines as far, do we have say over what they put there still at that point?

Mr. Hans: Yes they are still within your PUD so they have to follow that.

Mr. Dixon: Ok.

A resident: Parcel G, what parcel is that?

Mr. Modica: It is over by the school, in that cul-de-sac over by the school.

Mr. Terpening: On the north side. When you come in if you are driving into the school, it is on your left on the north side.

Mr. Hans: It is currently planned for 100 multi-family units. I think it is only about 8 acres so I don't think anyone can make that work there. I think that may be a reason why it has not been selling.

A resident: Are you talking about the property in front of the Montessori School?

Mr. Modica: No that is H. It is in the cul-de-sac behind the school.

Mr. Hans: Between the school and here pretty much.

Mr. Armstrong: Clarification. Hammock Creek School Road to the north behind the pond, then the piece that goes back toward the back of the school. That is it. It has always been woods.

Mr. Hans: So if there are no questions or comments on the actual financial statements a motion by the Board to accept those would be in order.

On MOTION by Mr. Dixon seconded by Mr. Weber with all in favor the check run summary, balance sheet and income statement were approved.
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## **SIXTH ORDER OF BUSINESS**

### **Supervisor Requests and Audience Comments**

Mr. Hans: Supervisors requests. Anything from our Supervisors today? The next is audience comments. We will follow that protocol if you have any comments if you want to state your name and make your comments if you have any.

Ms. Gail Russell: I would like to make a few comments. I have been a long time resident here in River Place. I am not sure really whose jurisdiction that is why I came here today to try and find out. I come past here every day and I notice a lot of things in this community in my view that need attention. The first thing is the pool. Who is responsible for the pool?

Mr. Hans: The Community Development District.

Ms. Gail Russell: This pool, number one, I know that you painted the deck which was nice but I was just over there the other day, there is mold on the pool deck. It is very unappetizing. Furthermore you have serious stains on the bottom of the pool. The pool either needs to be cleaned or it probably needs to have the marcite done. That pool is sixteen years old. It is a beautiful pool but if some serious maintenance is not done on

this pool it is going to go completely downhill. That is the first thing that concerns me. The second thing that concerns me is in all the community entrances, all of the shrubbery is older than the hills. They make absolutely no sense as I see it. There is no symmetry. There is no color. There is no design, there is no nothing. It is extremely unappetizing. You have a lot of areas in this community that are in serious need of sodding. I don't, quite frankly I have been here sixteen years and I have not seen any of these things addressed. The other thing when I first moved in here the first couple of years the landscaping companies used to clean out on either side of this road down here. They used to clean out the dead matter. They used to put some new mulch. They used to weed. If any of you want to take a walk down there because I walk down there frequently, all of the beds are covered with weeds. They need to be mulched. You need some new shrubbery. You need the vines taken off the shrubs. There is a lot of maintenance work that needs to be done in here. Does anybody have any ideas about any of this? How this can be addressed on any of these things? Is there any money to do so? I don't know that these are expensive projects. Can anybody address this?

Mr. Dixon: Were you talking where the last one, you said they used to clean out.

Ms. Russell: Kicking Grass, they were the first landscape company in here when this community was first started back in 2002. They used to do this on an annual basis. They were cleaning all that. They take like three days and clean all the dead matter. There is an enormous amount of dead matter, trees laying over. It is extremely unsightly. Nothing is being done here. If you want this community to go downhill that is what is going to happen if there is not some kind of effort to maintain this community. It is a beautiful community but I have to tell you quite frankly I have lived here sixteen years and it doesn't look like it did when I first moved here. It is a far cry and I hate to see it slip down even further. If there is money to address these things, I think we as a community should be addressing these things. Am I wrong?

Mr. Dixon: I am just trying to clarify, all I want to know is where you are seeing it is built up. I don't understand where that is?

Ms. Russell: If you would like to come with me after the meeting I will show you where I am talking about. If it is common area I am assuming it is that needs some serious maintenance. I walk through this community a lot and I see a lot of this and it really

disturbs me and that is why I came to this meeting today to express my thoughts and to see if there is anything that can be done. I am not saying it has to be done immediately but if you address some of these issues. Am I only one seeing these things?

Mr. Hans: You made your point. I think the Board has heard and they will address it with our field manager and see what we can do about some of these situations.

Ms. Russell: Who is responsible for all of these? The re-sodding for example? Who is the person that I need to speak to about this?

Mr. Hans: You are speaking to the Board. The Board is responsible. The Board hires myself for the administrative management and Pinnacle to oversee the field operations and the contractors that are doing that. I am sure if there are issues out there that Michael can address, he will. So your comments will be taken into consideration.

Ms. Russell: If anybody wants to show them what I am talking about.

Mr. Hans: I think John said he would go with you.

Mr. Dixon: I will go with you after the meeting.

Ms. Russell: I will show it to you.

Ms. Ann Barnes: I think one of the problems is that we don't understand where you are talking about.

Ms. Russell: If you go down past this clubhouse here take a look at the grass. The grass is all eroded. If you go Leaping Frog Way where there is that little overpass over the water, all of the grass is eroded. If you go down past where the Adams homes are and walk past there on the swale, there is many sections where the grass in my view needs to be re-sodded. Those are three examples around the community.

Ms. Barnes: My husband and I are going to get a different pest control for our home, Good Fellows. We talked to the owner Pete and he walked with me along the property and he explained what is going on with the grass. Tru-Green is putting down a spray and when it rains it goes away. Good Fellows puts down granules, it goes down. Good Fellows would go around and he would find problem spots like she is talking about and tell his men how to treat it. Perhaps we need to think about a different company.

Mr. Modica: Let me just say the grass over by the Leaping Frog Bridge, the reason why it is in such dire straits is because there is no irrigation over there. We can't put irrigation over there because the CDD doesn't have any irrigation line running over there.

We would have to build past everybody's house to run irrigation lines. There is nothing we can really do with it. We don't use reclaimed water.

Ms. Russell: So you are just going to leave it unsightly is that your answer?

Mr. Modica: If you put new grass there it is just going to die again.

Ms. Russell: The grass is not dead, it just looks like you have cinch bugs in there or something in there. I don't know what the issue is, I am just telling you it is very unsightly as many of things are in here.

Ms. Cam Farkas: The pool, there is always a crowd in the pool but this is Florida. It doesn't bother me with stains in the pool and everything but I think you would have to ask every homeowner do they want the pool drained and not allow their kids to go anywhere swimming for three months till these things are fixed up or do they just want to keep swimming. There is mold and algae and all kinds of crazy things all over. Who cares?

Mr. Modica: The pool deck is periodically pressure cleaned. The coping around the pool is periodically pressure cleaned. We had a pool vendor here that took care of our pool here for ten years. He came in last year because there has always been concerns about the stains that never go away. He said the stains will never go away. If you try to actually go down there, drain the pool and even just take care of the immediate concrete around there, then it is going to look different than the concrete on the rest of the pool and that is going to look unsightly. He told the Board that we have two to three years left before we have to marcite the pool. We don't think it's financially responsible to do that any earlier than we need to being that we have parcels in here that still don't pay their taxes. We have to make up the shortfall because we have parcels like Parcel N that owe the CDD \$600,000 or owe the County \$600,000. They didn't pay their taxes for five or six years so we have better things to do then to marcite the pool when we have to make ends meet when there is current vacant parcels still not paying their taxes. We are obligated to pay the bondholders back every year their interest. That is our first obligation. We will probably take care of the pool in a couple of years until then, until we get people paying their taxes. We thought we were in the clear with Eco-Village paying their taxes but they would also not pay their taxes for years on end. The previous owner and then Home Creek came in. They started to develop. We thought we were in the

clear and we didn't have to worry about that anymore and they went belly-up for a short period of time and didn't pay their taxes again. That is \$160,000 in taxes that the CDD was expecting and didn't get, as much as the economy is doing well. The real estate is doing good, we can't take that chance that people will not pay their taxes especially when you guys may not realize it but a lot of people don't realize what the CDD is responsible for but the CDD is responsible for the roads. The roads are twenty years old. The roads will have to be repaved at some point and that is going to be millions of dollars. That is no joke. They have to put money aside for that. So yes, there may be some things that aren't esthetically pleasing but we have bigger fish to fry right now as far as expenses go then that.

Ms. Vickie Walker: First, I would like to respond to that with being still fairly new, it is nice to just let the community know that. It is not your top priority but yes we do acknowledge it. We are looking into it in the next few years. I think that sort of defuses the whole thing for everyone. It is in the plan but we can't do it right now because there is other things that are more important.

Mr. Modica: We could talk to the HOA about that. I brought it up for a period of time there, I was the HOA manager so when the pool would come up at an HOA meeting I would inform everybody about the pool.

Ms. Vickie Walker: It isn't actually stains, it is the finish of the pool. It is wearing.

Mr. Modica: We could talk to the HOA maybe putting it out in the newsletter.

Ms. Vickie Walker: Something that just says we are aware of it. We will be addressing it but right now is not the time. It makes it helpful for everyone. I just had a couple questions. The funds for the clubhouse, where do they go?

Mr. Modica; You mean the rental fees? They are very modest as you can imagine. River Place homeowners pay \$100 to rent this place for four hours. Even the current pricing I believe for outside River Place people, I believe has never been changed. We are talking about rental fees going back to 2001. When people do discover this place they are thankful how cheap it is. So that is something the Board can address in the future if they want to raise the rental fees for that. Right now for outside River Place people renting it, the fee is \$375 for four hours. \$75 goes to the janitor to clean it afterwards and then there is \$300 left. I make 20% of that as the rental manager not

being a part of the CDD. That is a separate position which brings it down to \$240. It is not very much. I don't know what the total that we collected but probably whatever extra we have collected has been going towards exterior clubhouse work. I had a couple of walls painted that were faded and the front gables painted this year, and we spent close to \$10,000 on the pool furniture. We are putting most of that extra money towards the exterior stuff that more people may notice if they don't see the inside as much. A couple years ago we had the wallpaper taken down here in the back room on the back wall. This year we had the wallpaper taken down in the kitchen. Again money-wise I would love to do something with the kitchen. That was usually one of the biggest complaints was the wallpaper in the kitchen. When people found this place they usually love the clubhouse but the complaint most recently was the wallpaper. It was removed and if we can find funds to increase it, like I said it is a balancing act between making sure we have enough money to just make ends meet and then putting money towards whatever. We just spend \$10,000 on furniture that weren't expecting to necessarily spend. We would love to increase the look of the clubhouse but it is all about being financially responsible.

Ms. Walker: Again I think it is one of those things that the information is just not getting across to the people in the community. When they attend the POA's all you hear is well that is the CDD. That is really not giving you any answers. That is just saying direct it here. The other thing I wanted to ask is for instance, the workout equipment, the furniture for the pool, that is decided by the committee here, not by homeowners? Homeowners have no input.

Mr. Modica: No that would be decided by the Board. We got a lot of good feedback a couple years ago when we purchased the treadmill with the visual effects there. Unfortunately again trying to keep money tight we bought it used. It lasted a few years and it broke. It was one of those things that it made more sense to buy a new one. I believe I put it to the Board at the last meeting or maybe the meeting before that so we purchased two of the visual ones. We had a lot of good feedback.

Ms. Walker: It is a great addition, it is just information is not getting over to the people that live here until you walk in and go ok where did that come from?

Mr. Modica: The negative stuff probably goes out a lot quicker, I would imagine in about a minute on Facebook. The good stuff probably doesn't go out as quickly or as needed as the bad stuff.

Ms. Walker: Again that is what I am trying to say. If there is a way to bring that across to the people in the community and we are getting more communities, I feel like it is more cohesive for everyone.

Mr. Modica: Yes, I don't know when the next newsletter is going out. If Rich has any idea on that to help me out.

Mr. Hans: Nope.

Mr. Modica: I think they try to get it out quarterly.

Ms. Barnes: I was told to submit something for the social committee for July 4<sup>th</sup> for the newsletter.

Mr. Modica: That was your deadline July 4<sup>th</sup>.

Mr. Chuck Lynch: Has Waste Pro been contacted with the stains regarding with the weekend the garbage truck made all over the streets. I know it happened once before in front of my house and they came out and cleaned it. I don't know if they have been notified to come in. This was a big spill. It is all over the place.

Mr. Modica: I haven't noticed the stain. Are we sure it was Waste Pro and not another vendor truck or anything like that?

Mr. Chuck Lynch: I will tell you what, it evidentially was the recycled picker upper because there is a bigger stain in front of every stop. Have you seen it?

Mr. Modica: No.

Mr. Dixon: The other night I was driving around and I was trying to figure where did that come from?

Mr. Modica: Just on Leaping Frog?

Mr. Lynch: It is in Canoe Park. It is in Little Kayak.

Mr. Modica: They are not easy to twist their arms but we will definitely get on top of that.

Mr. Lynch: Like I said they cleaned it once before right in front of my house when it happened. This guy must have leaked and just kept leaking all over the place.

Ms. Russell: Regarding this pool, can we get somebody to pressure wash this on a two month basis, clean that pool deck up?

Mr. Modica: Yes we can see what kind of schedule we can get him on. Usually we do bring him out pretty frequently. Unfortunately we get some slippery sections along this front sidewalk here so we try to make sure we get off as quickly as possible to avoid any hazards. We can talk about a regular school.

Ms. Russell: That would be wonderful. The other thing too in terms of the general appearance of the community, when will you folks entertain this and when will I be able to get some feedback? Will it be at the next meeting?

Mr. Modica: Entertain what?

Ms. Russell: The issues that I raised about the appearance of the community.

Mr. Modica: Well we just said that the pool is not going to get done for a couple years.

Ms. Russell: I am not talking about the pool, I am talking about the general appearance of the community.

Mr. Modica: The mulch gets done in the fall once a year. It doesn't get done more often than that. The mulch gets done on Lazy River and the monuments once a year. That usually gets done about November. So that won't be getting done until then. We put new shrubs at the south entrance every six months. We put new shrubs in front of the clubhouse every six months. We just put new shrubbery on the north entrance so I honestly have no idea what you are talking about.

Ms. Russell: Then I would be happy to show you.

Mr. Modica: Sure.

Ms. Russell: Maybe you should come with this gentleman and I will show you both.

Mr. Modica: Yes sure. Again it goes back to what our priorities are and pretty looking plants isn't necessarily on the top of the list.

Ms. Barbara Sabateli: Regarding the landscaping, I witnessed the invasive vines all over the place. Just walk out the door and look at the pine tree, you will see the pine tree is covered with invasive vines. Also behind Windy River Parkway are invasive vines. My husband and I spent hours cleaning up the invasive vines from our property. Happy to do so, it is our property. The invasive vines are choking out a lot of the trees here.

Mr. Armstrong: I am going to answer your question. They are not invasive. They are grape vines. They are there for food for the animals. Yes they grow to the light. They receive the fertilizer in the water. They grow profusely but they are not invasive. They are also in the preserve. Nobody touches the preserve. We have one company that comes in once a year and they take out the invasive vines, not the grape vines.

Ms. Sabateli: The grape vine has an orange fruit?

Mr. Armstrong: No they don't have an orange fruit.

Ms. Sabateli: This has an orange fruit.

Mr. Armstrong: Those basically are not invasive. They have a fruit. Animals eat that fruit. It is poisonous to you and me. There is a book from South Florida and I do have one and I will get you one. I will make it a point because you are a smart lady. You can read and understand and this is what we go by. South Florida Water Management provides a book to different companies and different communities and basically that is what we go by.

Ms. Sabateli: Is that a preserve by the parkway?

Mr. Armstrong: Yes. Across the road, that whole piece. In fact that is a hundred year flood plain, you don't touch it. It is going to stay like that forever. That is the way it is. That is the way it has been for a hundred years and that is the way it is going to stay.

Ms. Sabateli: True, then when the pine tree falls down?

Mr. Armstrong: The pine tree falls down, it rots, it makes fertilizer and it stays there.

Ms. Sabateli: But it will fall on the road possibly.

Mr. Armstrong: If it falls on the road we take it down.

Ms. Russell: When I first moved in here they used to remove those vines.

Mr. Armstrong: No Gail I am sorry, I have been here just as long as you have.

Ms. Russell: I remember them taking the vines off.

Mr. Armstrong: They took the invasive vines down and basically if I have to get you a book I will get you a book also.

Ms. Russell: They used to also clean these swales out and take the dead matter out. They haven't done that in ages.

Mr. Armstrong: Swales.

Ms. Russell: Yes coming into the community. There is on each side of the road there is areas where there are beds. They are an absolute mess with weeds and pine cones. There is nothing being done.

Mr. Armstrong: Pine cones are natural. Pine needles are natural. I don't understand Gail what you are trying to tell me. If you want to think that this is going to be I don't know what I want to say, a perfect garden, it is not. It stays the way it is. That is the way it was designed. This is what you bought and what I bought.

Ms. Russell: I am asking for some basic maintenance that doesn't cost a lot of money to do.

Mr. Armstrong: Ok fine. Get with Michael. We have a maintenance program. We pay so much for maintenance. I believe they were doing a good job. You say they are not, that is your perspective. I think they are doing a good job.

Ms. Russell: I think Hugo and his partner are doing a fine job on the landscaping.

Mr. Armstrong: Besides doing the properties they do the CDD. Now if you say they are not doing a good job then basically Michael will take care of that and he will take it up with them.

Mr. Modica: I don't think they have been here a full year so this isn't something that would be done a regular basis.

Mr. Armstrong: Mr. Weber make a motion.

Mr. Weber: I make a motion to adjourn.

## SEVENTH ORDER OF BUSINESS

## Adjournment

On MOTION by Mr. Weber seconded by Mr. Fopiano with all in favor the meeting was adjourned.
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Assistant Secretary/Secretary

---

Chairman/Vice Chairman



## Search for Financial Disclosure Filers

### Search Results

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

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

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

Section 112.31445, Florida Statutes, requires that all CE Form 6 Full and Public Disclosure of Financial Interests, other than those of Judges and Judges of compensation claims, be posted online. Before being posted online, any information required by law to be maintained as confidential must be redacted. For persons other than those who have filed as candidates with the Department of State, this process may take up to five business days.

Your Search for " River Place on the St. Lucie Community Dvlp. Dst. - Board of Supervisors " returned the following results:

#### Coordinator:

Rich Hans

#### Narrow results to a particular suborg:

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

#### Governmental Management Services

5385 N. Nob Hill Rd

Sunrise, FL, 33351

(954) 721-8681

[rhans@gmssf.com](mailto:rhans@gmssf.com)

Filer ID	Form Year	Full Name	Organizations	Statutory Filing Requirement	Filing Requirement Fulfilled	Filing History
211918	2018	Armstrong, Tague (Butch) G.	<ul style="list-style-type: none"><li><a href="#">River Place on the St. Lucie Community Dvlp. Dst.-Board of Supervisors</a></li></ul>	Form 1 with <a href="#">Saint Lucie County SOE</a>	06/05/2019	<a href="#">View Filing History</a>
260179	2018	Dixon, John	<ul style="list-style-type: none"><li><a href="#">River Place on the St. Lucie Community Dvlp. Dst.-Board of Supervisors</a></li></ul>	Form 1 with <a href="#">Saint Lucie County SOE</a>	06/21/2019	<a href="#">View Filing History</a>
251391	2018	Fopiano, Richard C.	<ul style="list-style-type: none"><li><a href="#">River Place on the St. Lucie Community Dvlp. Dst.-Board of Supervisors</a></li></ul>	Form 1 with <a href="#">Saint Lucie County SOE</a>	05/21/2019	<a href="#">View Filing History</a>
265830	2018	Puzzo , Anthony	<ul style="list-style-type: none"><li><a href="#">River Place on the St. Lucie Community Dvlp. Dst.-Board of Supervisors</a></li></ul>	Form 1 with <a href="#">Saint Lucie County SOE</a>	06/21/2019	<a href="#">View Filing History</a>
233671	2018	Weber, William	<ul style="list-style-type: none"><li><a href="#">River Place on the St. Lucie Community Dvlp. Dst.-Board of Supervisors</a></li></ul>	Form 1 with <a href="#">Saint Lucie County SOE</a>	05/21/2019	<a href="#">View Filing History</a>

[Search Again](#)

### General Information about Filing Financial Disclosure

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

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

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

## ***River Place on the St. Lucie***

Manager's Report for August 2019

**Plantation House:** Clean and in good working order. Clubhouse passed yearly inspection for termites. New garbage disposal installed

**Fitness Center:** Everything in clean and in working order. No frayed wires, etc on the equipment

**Pool & Spa Area:** Clean and in working order. Pool gate hinge replaced due to continued damage and interference by those entering the pool area. New pool furniture delivered, completing the complete removal and replacement of older pool furniture.

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

**Parking Area:** Clean and in OK shape.

**Lighting:** John from Southeast Electric inspects the community on a monthly basis and repairs are made as needed.

**Irrigation:** Regular wet checks continue to be performed & repairs are done as necessary. Having issues w/ North entrance irrigation timer. Extensive rust removal being done along Lazy River Parkway and entrances.

**Lakes & canal:** City park fountain pulled to shore due to vandalism. Re-positioned by Fountain vendor. Wetlands Management continues to maintain the lakes and the 107 canal.

**Trails:** The trails are being maintained by Caring Hands landscaping.

**Damage by wild animals:** The current trapper has the issue under control.

**Storage area:** Almost completely rented out. No reported issues.

**Boat Ramp access / conditions:** In good working condition. Insurance Carrier-recommended warning signs were installed at boat ramp and canoe launch.

**Landscaping & miscellaneous issues:**

- Sidewalks to be cleaned at end of rainy season, on Lazy River Parkway.
- All monuments were repainted

Submitted by Michael Modica, LCAM, Pinnacle Association Management – August 3, 2019

# **River Place on the St. Lucie**

## **Community Development District Check Run Summary**

August 15, 2019

<b><i>Date</i></b>	<b><i>Check Numbers</i></b>	<b><i>Amount</i></b>
06/10/19	5453-5462	\$14,214.68
06/19/19	5463-5476	\$14,306.38
06/24/19	5477-5482	\$15,966.82
07/02/19	5483-5492	\$7,440.29
07/09/19	5493-5498	\$15,405.84
<b><i>Total</i></b>		<b><u><u>\$67,334.01</u></u></b>

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE DATE	EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK. .... AMOUNT #
6/10/19	00003	5/24/19	30926515	201905 320-53800-43200	AMERIGAS	PROPANE BBQ/SPA TANK	*	769.92	769.92 005453
6/10/19	00026	5/20/19	15527228	201906 320-53800-41000	AT&T	INTERNET 5/21-6/20/19	*	64.10	64.10 005454
6/10/19	00221	6/06/19	19067	201906 320-53800-46200		JUN 19- LANDSCAPE SV	*	8,000.00	8,000.00 005455
6/10/19	00009	5/29/19	85742	201904 310-51300-31100		ENGINEERING THRU 4/30/19	*	999.15	999.15 005456
6/10/19	00215	6/01/19	7509	201906 320-53800-45200		JUN 19- POOL SV	*	675.00	675.00 005457
6/10/19	00152	6/05/19	06052019	201906 320-53800-46000		REWEPL GATE WHEELS	*	170.81	170.81 005458
6/10/19	00173	5/31/19	05312019	201905 320-53800-44100		REIMB FACEBOOK ADS	*	60.70	60.70 005459
6/10/19	00154	6/01/19	12553	201906 320-53800-34000		JUN 19- MGMT FEE	*	1,750.00	1,750.00 005460
6/10/19	00175	6/04/19	06042019	201906 320-53800-46000		PAINT BOAT DOCK	*	1,000.00	1,000.00 005461
		6/04/19	06042019	201906 320-53800-46000		PAINT CANOE DOCK	*	400.00	400.00 005462
		6/04/19	06042019	201906 320-53800-46000		FIX TOILET	*	25.00	25.00 005463
6/10/19	00101	5/31/19	05312019	201905 320-53800-46600		MAY 19 - REMOVAL HOGS	*	300.00	300.00 005464
6/19/19	00170	6/10/19	170128	201906 320-53800-46500		JUN 19- PEST CONTROL	*	90.00	90.00 005465



\*\*\* CHECK DATES 06/04/2019 - 07/18/2019 \*\*\* 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	#
6/19/19	00154	5/31/19	12639	201905 320-53800-34000	APR-MAY	19	SUPPLY			PINNACLE ASSOCIATION MANAGEMENT, LLC	*	25.44	25.44	005472
6/19/19	00183	6/01/19	2019-124	201906 320-53800-45300	JUN 19	CLUBH CLEANING					*	245.12		
6/01/19		2019-124	201906 320-53800-45300								*	96.00		
6/01/19		2019-124	201906 320-53800-45300			RESTRI/POOL CLEAN					*	215.00		
6/01/19		2019-124	201906 320-53800-45300			WKND RESTR POOL					*	29.09		
6/01/19		2019-124	201906 320-53800-45300			PAPER TOWEL					*	34.20		
6/01/19		2019-124	201906 320-53800-45300			CTRPLL TOWEL					*			
6/19/19	00188	7/01/19	6892	201907 320-53800-45400	QRT ALARM MONIT	7/1/19				ROYAL TREATMENT SERVICES	*	245.94	245.94	005473
6/19/19	00087	6/10/19	RP190607	201906 320-53800-46000	CONTROL BOX FOUNTAIN					SECURPOINT SECURITY SYSTEMS	*	240.00	245.94	005474
6/14/19		RP190614	201906 320-53800-46000		INST RIGID PIPES						*	514.65		
6/19/19	00025	6/10/19	014222	201906 320-53800-46300	JUN 19- LAKE MAINT					SOUTHEAST ELECTRICAL & MAINTENANCE	*	910.00	754.65	005475
6/24/19	00002	6/04/19	3273	201906 320-53800-46000	TAP CATCH FOR ROD					WETLANDS MANAGEMENT SF, LLC	*	110.65	910.00	005476
6/24/19	00026	6/11/19	77287345	201906 320-53800-41000	SERVICES THRU 06/10/19					ALL COUNTY LOCK & KEY	*	84.28	110.65	005477
6/24/19	00009	6/14/19	85954	201905 310-51300-31100	ENGINEER SV THRU 5/31/19					AT&T	*	1,189.35	84.28	005478
6/24/19	00011	6/18/19	65869021	201906 310-51300-42000	DELIVERIES THRU 06/11/19					CULPEPPER & TERPENING, INC	*	126.41	1,189.35	005479
										FEDERAL EXPRESS	*		126.41	005480

RPLC RIVER PLACE TCESSNA

CHECK DATE	VEND#	INVOICE#	INVOICE DATE	EXPENSED TO	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK#	CHECK AMOUNT
6/24/19	00020	6/20/19	06242019	201906 300-20700-10000						RI VERPLACE ON THE ST. LUCIE CDD	*	14,296.13	14,296.13	005481
				TRANSFER TAX RECPTS										
6/24/19	00190	6/13/19	2871	201905 320-53800-46400						FOUNTAIN CLEANING QRT	*	160.00	160.00	005482
										TREASURE COAST AQUATICS, LLC				
7/02/19	00026	6/20/19	15527228	201907 320-53800-41000						INTERNET 6/21-7/20/19	*	73.35	73.35	005483
										AT&T				
7/02/19	00223	6/28/19	2053	201906 320-53800-45400						REPL BATTERY CAMERA SYST	*	144.20	144.20	005484
										AUTOMATIC ACCESS AND VIDEO LLC				
7/02/19	00009	6/12/19	85883	201905 310-51300-31100						ENGINEER SV THRU 5/31/19	*	98.20	98.20	005485
										CULPEPPER & TERPENING, INC				
7/02/19	00215	7/01/19	7842	201907 320-53800-45200						JUL 19- POOL SERVICE	*	675.00	675.00	005486
										EVERCLEAR POOL USA				
7/02/19	00001	7/01/19	155	201907 310-51300-34000						JUL 19- MGMT FEE	*	3,094.33	3,094.33	005487
										201907 310-51300-44000	*	200.00	200.00	005488
										JUL 19- RENT	*	208.33	208.33	005489
										JUL 19- DISSEMINATION	*	41.67	41.67	005490
										JUL 19- WEBSITE ADMIN	*	20.00	20.00	005491
										201907 310-51300-51000	*	14.00	14.00	005492
										201907 310-51300-42000	*	148.20	148.20	005493
										JUL 19- POSTAGE	*			
										JUL 19- COPIES	*			
										GMS-SF, LLC				
7/02/19	00152	6/05/19	06052019	201906 320-53800-46000						REM RUST/PAINT 10 MONUMEN	*	750.00	750.00	005494
										HANDY RANDY HOME REPAIR SERVICES				
7/02/19	00154	7/01/19	12780	201907 320-53800-34000						JUL 19- FIELD MGMT FEE	*	1,750.00	1,750.00	005495
										PI NNACLE ASSOCIATION MANAGEMENT, LLC				
										RPLC RIVER PLACE TCSSNA				

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	#
7/02/19	00085	6/21/19	00000437	201906 320-53800-45300						SEA COAST AIR CONDITI ONI NG & SHEET	*	85.00	85.00	005490
				LEAK UTILITY CLOSET										
7/02/19	00188	7/01/19	7012	201907 320-53800-45400							*	39.95		
				JUL 19- ALARM MONIT STARL										
				SECURPOINT SECURITY SYSTEMS										
7/02/19	00087	6/29/19	RP190629	201906 320-53800-46000						REPL PHOTOCELL STREET LIG	*	98.06	39.95	005491
				SOUTHEAST ELECTRICAL & MAINTENANCE										
7/09/19	00221	7/07/19	19075	201907 320-53800-46200							*	8,000.00		
				JUL 19- LANDSCAPE SV										
				CARING HANDS LAWN CARE INC.										
7/09/19	00001	6/01/19	154	201906 310-51300-34000							*	3,094.33	8,000.00	005493
				JUN 19- MGMT FEE										
				201906 310-51300-44000										
				JUN 19- RENT										
				201906 310-51300-31600										
				JUN 19- DISSEMINATION										
				201906 310-51300-35101										
				JUN 19- WEBSITE ADMIN										
				201906 310-51300-51000										
				JUN 19- OFFICE SUPPLIES										
				201906 310-51300-42000										
				JUN 19- POSTAGE										
				201906 310-51300-42500										
				JUN 19- COPIES										
				GMS-SF, LLC										
7/09/19	00018	7/03/19	WGC-1310	201906 310-51300-31500							*	1,958.00	3,556.96	005494
				LEGAL SV THRU 6/30/19										
				LEWIS, LONGMAN & WALKER, P.A.										
7/09/19	00154	6/30/19	12927	201906 320-53800-34000							*	15.88	1,958.00	005495
				5/25-6/25/19 SUPPLY										
				PI NNACLE ASSOCIATION MANAGEMENT, LLC										
7/09/19	00101	7/02/19	07022019	201906 320-53800-46600							*	300.00	15.88	005496
				JUN 19- HOG REMOVAL										
				MI CKEY WHITE										
7/09/19	00025	7/03/19	014244	201907 320-53800-46300							*	910.00	300.00	005497
				JUL 19- LAKE MAINT										

RPLC RIVER PLACE TCSSNA

CHECK DATE	VEND#	INVOICE DATE	INVOICE YRMO	EXPENSED TO DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
7/03/19	014245	201907	320-53800-46300	2ND SEMI	ANNUAL	WETLAND		WETLANDS MANAGEMENT SF, LLC	*	665.00		
										1,575.00	005498	
TOTAL FOR BANK A										67,334.01		
TOTAL FOR REGISTER										67,334.01		

RPLC RIVER PLACE TCSSNA

# River Place on the St. Lucie

## COMMUNITY DEVELOPMENT DISTRICT

### COMBINED BALANCE SHEET

June 30, 2019

	<u>General</u>	<u>Debt Service</u>	<u>Totals Governmental Funds</u>
<b><u>Assets:</u></b>			
Cash	\$54,058	---	\$54,058
Cash - Petty Account	\$500	---	\$500
Cash - Deposits	\$29,969	---	\$29,969
<b><u>Investments:</u></b>			
State Board (Surplus)	\$555,621	---	\$555,621
State Board (Cap Reserve)	\$234,422	---	\$234,422
Series 2001AB			
Reserve A	---	\$140,785	\$140,785
Revenue A	---	\$67,152	\$67,152
Revenue B	---	\$330,705	\$330,705
Interest A	---	\$191,160	\$191,160
Prepayment B	---	\$16,669	\$16,669
Redemption A	---	\$1	\$1
<b>Total Assets</b>	<u>\$874,569</u>	<u>\$746,473</u>	<u>\$1,621,042</u>
<b><u>Liabilities:</u></b>			
Accounts Payable	\$6,453	---	\$6,453
Accrued Expenditures	\$700	---	\$700
Deposits-Key	\$22,765	---	\$22,765
Deposits-Boat Storage	\$2,300	---	\$2,300
Deposits-Old	\$6,730	---	\$6,730
Deferred Revenue	\$3,735	---	\$3,735
Matured Bonds Payable - 2001A <sup>(1)</sup>	---	\$375,000	\$375,000
Matured Bonds Payable - 2001B	---	\$870,000	\$870,000
Matured Interest Payable - 2001B	---	\$276,472	\$276,472
<b>Total Liabilities</b>	<u>\$42,683</u>	<u>\$1,521,472</u>	<u>\$1,564,155</u>
<b><u>Fund Balances:</u></b>			
Assigned to:			
Capital reserves <sup>(2)</sup>	\$830,774	---	\$830,774
Unassigned	\$1,113	(\$774,999)	(\$773,886)
<b>Total Fund Balances</b>	<u>\$831,887</u>	<u>(\$774,999)</u>	<u>\$56,888</u>
<b>Total Liabilities and Fund Balances</b>	<u>\$874,569</u>	<u>\$746,473</u>	<u>\$1,621,042</u>

<sup>(1)</sup> Mandatory principal payments on May 1, 2016, May 1, 2017, May 1, 2018 and May 1, 2019 were not made.

<sup>(2)</sup> Refer to Page 4 of financial statements for detailed calculation.

# River Place on the St. Lucie

## COMMUNITY DEVELOPMENT DISTRICT GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance  
For the Period Ended June 30, 2019

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 06/30/19	ACTUAL THRU 06/30/19	VARIANCE
<b>REVENUES:</b>				
Maintenance Assessments - On Roll	\$360,160	\$360,160	\$316,517	(\$43,643)
Maintenance Assessments - Direct Bill	\$71,924	\$0	\$0	\$0
Stormwater Fees	\$48,723	\$48,723	\$55,481	\$6,758
Rental Fees - Boat Storage	\$7,500	\$5,625	\$12,750	\$7,125
User Fees	\$1,500	\$1,125	\$8,730	\$7,605
Interest Income	\$500	\$375	\$14,106	\$13,731
<b>TOTAL REVENUES</b>	<b>\$490,307</b>	<b>\$416,008</b>	<b>\$407,584</b>	<b>(\$8,424)</b>
<b>EXPENDITURES:</b>				
<b>ADMINISTRATIVE:</b>				
Supervisor Fees	\$4,000	\$2,600	\$2,600	\$0
FICA Taxes	\$306	\$199	\$199	\$0
Engineering Fees	\$5,000	\$3,750	\$5,620	(\$1,870)
Arbitrage	\$1,200	\$0	\$0	\$0
Attorney Fees	\$25,000	\$18,750	\$20,130	(\$1,380)
Dissemination	\$2,500	\$1,875	\$1,875	\$0
Annual Audit	\$3,825	\$3,825	\$3,825	\$0
Trustee Fees	\$4,157	\$0	\$0	\$0
Management Fees	\$37,132	\$27,849	\$27,849	(\$0)
Web Compliance	\$500	\$375	\$375	(\$0)
Telephone	\$200	\$150	\$8	\$142
Postage	\$1,000	\$750	\$645	\$105
Printing & Binding	\$500	\$375	\$407	(\$32)
Rentals & Leases	\$2,400	\$1,800	\$1,800	\$0
Insurance	\$8,178	\$8,178	\$7,056	\$1,122
Legal Advertising	\$750	\$563	\$389	\$173
Other Current Charges	\$600	\$450	\$415	\$35
Property Taxes	\$550	\$550	\$52	\$498
Office Supplies	\$350	\$263	\$77	\$186
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
Discounts/Collection Fees/Appraiser fee	\$30,246	\$30,246	\$0	\$30,246
<b>TOTAL ADMINISTRATIVE</b>	<b>\$128,569</b>	<b>\$102,721</b>	<b>\$73,497</b>	<b>\$29,224</b>

# River Place on the St. Lucie

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance  
For the Period Ended June 30, 2019

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 06/30/19	ACTUAL THRU 06/30/19	VARIANCE
<b><u>FIELD MAINTENANCE:</u></b>				
Field Management	\$19,000	\$14,250	\$16,068	(\$1,818)
Environmental	\$41,597	\$31,198	\$19,490	\$11,708
Aquatic Maintenance	\$14,550	\$9,915	\$10,580	(\$665)
Security Monitoring	\$5,000	\$1,158	\$1,877	(\$718)
Telephone	\$3,000	\$2,250	\$1,193	\$1,057
Electric	\$22,000	\$16,500	\$13,715	\$2,785
Water/Wastewater	\$8,000	\$6,000	\$6,342	(\$342)
Gas	\$25,000	\$25,000	\$27,723	(\$2,723)
Trash	\$300	\$225	\$0	\$225
Marketing Fees	\$1,000	\$750	\$2,388	(\$1,638)
Rental Fee Commission	\$1,500	\$1,125	\$3,113	(\$1,988)
Insurance	\$12,088	\$12,088	\$10,766	\$1,322
Repairs & Maintenance	\$30,000	\$22,500	\$16,892	\$5,608
Club House Cleaning & Repairs	\$12,500	\$9,375	\$14,608	(\$5,233)
Pool & Spa Maintenance	\$12,000	\$9,000	\$7,132	\$1,868
Landscape Maintenance	\$91,920	\$68,940	\$80,713	(\$11,773)
PSL Interlocal Agreement	\$25,000	\$12,500	\$18,750	(\$6,250)
Fertilization/Weed and Pest Control	\$2,000	\$1,500	\$1,095	\$405
Irrigation & Fountain Maintenance	\$20,000	\$15,000	\$6,429	\$8,571
Signage	\$5,000	\$3,750	\$1,632	\$2,118
Operating Supplies	\$1,000	\$750	\$232	\$518
Capital Outlay	\$3,000	\$3,000	\$14,867	(\$11,867)
Contingency	\$6,283	\$4,712	\$1,001	\$3,711
<b>TOTAL FIELD</b>	<b>\$361,738</b>	<b>\$271,486</b>	<b>\$276,604</b>	<b>(\$5,118)</b>
<b>TOTAL EXPENDITURES</b>	<b>\$490,307</b>	<b>\$374,208</b>	<b>\$350,101</b>	<b>\$24,106</b>
Excess (deficiency) of revenues Over (under) expenditures	\$0	\$41,800	\$57,483	\$15,683
Net change in fund balance	\$0	\$41,800	\$57,483	\$15,683
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$774,404</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$831,887</b>	

**River Place on the St. Lucie**  
**COMMUNITY DEVELOPMENT DISTRICT**

**Allocation of Capital Reserves <sup>(1)</sup>**

Description	Amount
Beginning Balance - Carry Forward Surplus (As of 9/30/2008)	\$327,413
Additions:	
FY 2010 Excess of Revenues Over Expenditures	\$2,026
FY 2011 Excess of Revenues Over Expenditures	\$429,084
FY 2012 Excess of Revenues Over Expenditures	\$640
FY 2015 Excess of Revenues Over Expenditures	\$418,595
FY 2018 Excess of Revenues Over Expenditures	\$179,118
FY 2019 Excess of Revenues Over Expenditures	<u>\$57,483</u>
	\$1,086,946
Subtractions:	
FY 2009 Deficiency of Revenues Under Expenditures (Loss)	(\$126,154)
FY 2013 Deficiency of Revenues Under Expenditures (Loss)	(\$126,513)
FY 2014 Deficiency of Revenues Under Expenditures (Loss)	(\$61,248)
FY 2016 Deficiency of Revenues Under Expenditures (Loss)	(\$67,401)
FY 2017 Deficiency of Revenues Under Expenditures (Loss)	<u>(\$202,270)</u>
	(\$583,586)
<b>Total Capital Reserve Funds as of June 30, 2019</b>	<b>\$830,774</b>

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

**River Place on the St. Lucie**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE FUND**

Statement of Revenues, Expenditures, and Changes in Fund Balance  
For the Period Ended June 30, 2019

	ADOPTED BUDGET	PRORATED BUDGET THRU 06/30/19	ACTUAL THRU 06/30/19	VARIANCE
<b><u>REVENUES:</u></b>				
Special Assessments - On Roll	\$250,420	\$250,420	\$232,128	(\$18,292)
Special Assessments - Direct Bill	\$28,000	\$0	\$0	\$0
Interest Income	\$25	\$19	\$10,324	\$10,306
<b>TOTAL REVENUES</b>	<b>\$278,445</b>	<b>\$250,439</b>	<b>\$242,452</b>	<b>(\$7,986)</b>
<b><u>EXPENDITURES:</u></b>				
<b><u>Series 2001A</u></b>				
Interest - 11/01	\$73,200	\$73,200	\$83,494	(\$10,294)
Interest - 05/01	\$73,200	\$73,200	\$83,494	(\$10,294)
Principal - 05/01 <sup>(1)</sup>	\$105,000	\$105,000	\$105,000	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$251,400</b>	<b>\$251,400</b>	<b>\$271,988</b>	<b>(\$20,588)</b>
Excess (deficiency) of revenues Over (under) expenditures	\$27,045	(\$961)	(\$29,535)	(\$28,574)
<b><u>OTHER FINANCING SOURCES/(USES)</u></b>				
Other Debt Service Costs	\$0	\$0	(\$9,295)	(\$9,295)
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$9,295)</b>	<b>(\$9,295)</b>
Net change in fund balance	\$27,045	(\$961)	(\$38,830)	(\$37,869)
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>(\$736,169)</b>	
<b>FUND BALANCE - Ending</b>	<b>\$27,045</b>		<b>(\$774,999)</b>	

<sup>(1)</sup> Mandatory principal payment on May 1, 2016, May1 , 2017, May 1, 2018 and May 1, 2019 were not made.

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

Special Assessment Receipts

Fiscal Year 2019

TOTAL ASSESSMENT LEVY										ASSESSED THROUGH COUNTY		
gross										\$341,458.52	\$250,419.75	\$591,878.27
										57.69%	42.31%	100.00%
DATE	DESCRIPTION	GROSS AMOUNT	DISCOUNTS/ (PENALTIES)	COLLECTION @ 2%	PROPERTY APPR (2%)	INTEREST	NET	RECEIPTS	General Fund O&M	Debt Service Series 2001	Total	
11/08/18	6/1/18-11/1/18	\$2,868.35	\$150.58	\$54.36	\$0.00	\$0.00	\$0.00	\$2,663.41	\$1,536.54	\$1,126.87	\$2,663.41	
11/14/18	11/1/18-11/8/18	\$17,613.60	\$704.55	\$338.18	\$0.00	\$0.00	\$0.00	\$16,570.87	\$9,559.85	\$7,011.02	\$16,570.87	
11/28/18	11/9/18-11/15/18	\$168,347.33	\$6,733.77	\$3,232.27	\$0.00	\$0.00	\$0.00	\$158,381.29	\$91,371.22	\$67,010.07	\$158,381.29	
11/29/18	11/16/18-11/22/18	\$28,765.64	\$1,150.63	\$552.29	\$0.00	\$0.00	\$0.00	\$27,062.72	\$15,612.66	\$11,450.06	\$27,062.72	
12/09/18	11/23/18-11/29/18	\$244,588.26	\$9,783.60	\$4,696.10	\$0.00	\$0.00	\$0.00	\$230,108.56	\$132,751.16	\$97,357.40	\$230,108.56	
12/12/18	11/30/18-12/6/18	\$48,904.86	\$1,934.05	\$939.42	\$0.00	\$0.00	\$0.00	\$46,031.39	\$26,555.82	\$19,475.57	\$46,031.39	
12/19/18	12/7/18-12/13/18	\$1,198.24	\$35.95	\$23.25	\$0.00	\$0.00	\$0.00	\$1,139.04	\$657.12	\$481.92	\$1,139.04	
01/03/19	12/21/18-12/27/18	\$3,594.72	\$107.85	\$69.74	\$0.00	\$0.00	\$0.00	\$3,417.13	\$1,971.37	\$1,445.76	\$3,417.13	
01/06/19	INTEREST	\$0.00	\$0.00	\$0.00	\$0.00	\$29.34	\$0.00	\$29.34	\$16.93	\$12.41	\$29.34	
01/06/19	11/2/18-12/31/18	\$1,471.43	\$44.15	\$28.54	\$0.00	\$0.00	\$0.00	\$1,398.74	\$806.94	\$591.80	\$1,398.74	
01/06/19	12/28/18-1/3/19	\$1,198.24	\$35.95	\$23.24	\$0.00	\$0.00	\$0.00	\$1,139.05	\$657.13	\$481.92	\$1,139.05	
01/16/19	1/4/19-1/10/19	\$2,216.48	\$44.33	\$43.44	\$0.00	\$0.00	\$0.00	\$2,128.71	\$1,228.07	\$900.64	\$2,128.71	
01/09/19	Property appraiser fee	\$0.00	\$0.00	\$0.00	\$11,837.57	\$0.00	\$0.00	(\$11,837.57)	(\$6,829.17)	(\$5,008.40)	(\$11,837.57)	
01/30/19	1/18/19-1/24/19	\$1,198.24	\$23.96	\$23.49	\$0.00	\$0.00	\$0.00	\$1,150.79	\$663.90	\$486.89	\$1,150.79	
02/06/19	1/25/19-1/31/19	\$1,198.24	\$23.96	\$23.49	\$0.00	\$0.00	\$0.00	\$1,150.79	\$663.90	\$486.89	\$1,150.79	
03/08/19	2/22/19-2/28/19	\$4,792.96	\$47.92	\$94.90	\$0.00	\$0.00	\$0.00	\$4,650.14	\$2,682.70	\$1,967.44	\$4,650.14	
03/20/15	3/8/19-3/14/19	\$1,198.24	\$0.00	\$23.96	\$0.00	\$0.00	\$0.00	\$1,174.28	\$677.45	\$496.83	\$1,174.28	
03/28/19	3/15/19-3/21/19	\$29,077.82	\$0.00	\$581.55	\$0.00	\$0.00	\$0.00	\$28,496.27	\$16,439.69	\$12,056.58	\$28,496.27	
04/02/19	3/22/19-3/31/19	\$1,217.33	\$0.00	\$24.35	\$0.00	\$0.00	\$0.00	\$1,192.98	\$688.24	\$504.74	\$1,192.98	
04/03/19	3/22/19-3/28/19	\$3,628.26	\$0.00	\$72.57	\$0.00	\$0.00	\$0.00	\$3,555.69	\$2,051.30	\$1,504.39	\$3,555.69	
04/18/19	3/29/19-4/4/19	\$2,216.48	\$0.00	\$44.33	\$0.00	\$0.00	\$0.00	\$2,172.15	\$1,253.13	\$919.02	\$2,172.15	
04/01/19	INTEREST	\$0.00	\$0.00	\$0.00	\$0.00	\$43.55	\$0.00	\$43.55	\$25.12	\$18.43	\$43.55	
05/02/19	4/19/19-4/25/19	\$1,198.24	(\$35.95)	\$24.69	\$0.00	\$0.00	\$0.00	\$1,209.50	\$697.77	\$511.73	\$1,209.50	
05/16/19	5/6/19-5/9/19	\$413.64	(\$12.41)	\$8.52	\$0.00	\$0.00	\$0.00	\$417.53	\$240.88	\$176.65	\$417.53	
06/10/19	4/17/19-5/31/19	\$254.09	(\$7.62)	\$5.23	\$0.00	\$0.00	\$0.00	\$256.48	\$147.97	\$108.51	\$256.48	
06/21/19	6/1/19-6/14/19	\$24,709.58	(\$741.24)	\$509.01	\$0.00	\$0.00	\$0.00	\$24,941.81	\$14,389.10	\$10,552.71	\$24,941.81	
TOTAL		\$591,870.27	\$20,024.03	\$11,436.92	\$11,837.57	\$72.89	\$548,644.64	\$548,644.64	\$316,516.75	\$232,127.89	\$548,644.64	
						collection fees			\$6,598.04	\$4,838.88	\$11,436.92	
						discount/(penalties)			\$11,552.00	\$8,472.03	\$20,024.03	
						property appraiser			\$6,829.17	\$5,008.40	\$11,837.57	
						Total discount/col fees/appr fees			\$24,979.21	\$18,319.31	\$43,298.52	
						Interest			\$42.05	\$30.84	\$72.89	
						YTD collected			100.00%	100.00%	100.00%	
						Gross Amount collected			\$341,453.91	\$250,416.36	\$591,870.27	
						Gross Amount Remaining			\$0.00	\$0.00	\$0.00	

Assessed on Roll:

GROSS AMOUNT ASSESSED	PERCENTAGE	ASSESSMENT COLLECTED	ASSESSMENTS TRANSFERRED	AMOUNT TO BE TRANSF.
O & M	57.6907%	\$316,516.75	(\$316,516.75)	\$0.00
DS Series 2001A	42.3093%	\$232,127.89	(\$232,127.83)	(\$0.00)
TOTAL	100.00%	\$548,644.64	(\$548,644.58)	(\$0.00)

DATE	CHECK #	DSF AMOUNT
12/11/2018	5282	\$183,955.42
12/13/2018	5284	\$19,475.57
1/16/2019	5316	\$3,013.82
4/2/2019	5394	\$11,386.89
6/20/2019	5481	\$14,296.13
TOTAL		\$232,127.83
Amount due:		\$0.00