

***Approved Proposed Budget
Fiscal Year 2024***

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

April 20, 2023



River Place on the St. Lucie

Community Development District

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River Place on the St. Lucie

Community Development District

General Fund

Description	Adopted Budget FY 2023	Actual Thru 3/31/2023	Projected Next 6 Months	Total Projected 9/30/2023	Proposed Budget FY 2024
Revenues					
Maintenance Assessments - On Roll	\$407,719	\$371,981	\$38,882	\$410,863	\$541,600
Stormwater Fees	\$57,950	\$50,845	\$13,712	\$64,557	\$64,557
Boat Storage Rental Fees	\$14,400	\$8,962	\$8,700	\$17,662	\$17,400
Clubhouse Rentals	\$4,800	\$650	\$1,500	\$2,150	\$4,800
Interest Income	\$500	\$11,234	\$5,000	\$16,234	\$10,000
Total Revenues	\$485,369	\$443,672	\$67,794	\$511,466	\$638,357
Expenditures					
Administrative					
Supervisor Fees	\$4,000	\$1,200	\$3,000	\$4,200	\$5,000
FICA Taxes	\$306	\$92	\$230	\$321	\$383
Engineering Fees	\$5,000	\$1,856	\$3,144	\$5,000	\$10,000
Attorney Fees	\$25,000	\$12,773	\$22,227	\$35,000	\$35,000
Property Appraiser	\$8,675	\$8,675	\$0	\$8,675	\$11,523
Arbitrage Rebate	\$600	\$0	\$600	\$600	\$600
Dissemination Agent	\$2,500	\$1,250	\$1,250	\$2,500	\$2,500
Annual Audit	\$3,715	\$3,715	\$0	\$3,715	\$3,825
Trustee Fees	\$4,157	\$3,615	\$0	\$3,615	\$3,800
Management Fees	\$42,070	\$21,035	\$21,035	\$42,070	\$43,332
Web Compliance	\$1,000	\$500	\$500	\$1,000	\$1,000
Telephone	\$200	\$0	\$200	\$200	\$200
Postage	\$1,000	\$480	\$520	\$1,000	\$1,000
Printing & Binding	\$500	\$1,081	\$500	\$1,581	\$1,000
Rentals & Leases	\$2,400	\$1,200	\$1,200	\$2,400	\$2,400
General Liability Insurance	\$9,432	\$9,013	\$0	\$9,013	\$9,294
Legal Advertising	\$750	\$0	\$750	\$750	\$750
Other Current Charges	\$600	\$241	\$359	\$600	\$600
Property Taxes	\$550	\$0	\$0	\$0	\$0
Office Supplies	\$350	\$71	\$279	\$350	\$350
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Total Administrative	\$112,979	\$66,972	\$55,793	\$122,765	\$132,732

River Place on the St. Lucie

Community Development District

General Fund

Description	Adopted Budget FY 2023	Actual Thru 3/31/2023	Projected Next 6 Months	Total Projected 9/30/2023	Proposed Budget FY 2024
<i>Field</i>					
Field Management	\$26,604	\$17,606	\$15,302	\$32,908	\$39,900
Utility - Electric Irrigation	\$10,000	\$4,984	\$5,700	\$10,684	\$13,200
Water/Wastewater	\$0	\$1,107	\$1,893	\$3,000	\$3,000
Preserve Maintenance	\$0	\$10,000	\$20,000	\$30,000	\$20,000
Hog Removal	\$0	\$3,000	\$1,000	\$4,000	\$2,500
Environmental	\$42,000	\$0	\$0	\$0	\$0
Aquatic Maintenance	\$14,550	\$6,610	\$6,610	\$13,220	\$13,220
Landscape Maintenance	\$100,000	\$46,065	\$53,200	\$99,265	\$100,000
Fertilization/Weed and Pest Control	\$1,535	\$768	\$767	\$1,535	\$1,612
Irrigation & Fountain Maintenance	\$20,000	\$0	\$0	\$0	\$0
Irrigation Maintenance	\$0	\$7,090	\$7,510	\$14,600	\$14,600
Fountain Maintenance	\$0	\$400	\$800	\$1,200	\$1,800
Repairs & Maintenance	\$30,000	\$1,640	\$28,360	\$30,000	\$18,000
Signage Maintenance	\$5,000	\$0	\$5,000	\$5,000	\$5,000
Operating Supplies	\$1,000	\$384	\$616	\$1,000	\$1,000
PSL Interlocal Agreement	\$25,000	\$12,500	\$12,500	\$25,000	\$25,000
Contingency	\$1,000	\$1,500	\$1,500	\$3,000	\$10,000
Total Field	\$276,689	\$113,652	\$160,759	\$274,411	\$268,832
<i>Clubhouse</i>					
Security Monitoring/Fire/Alarm	\$5,000	\$3,697	\$548	\$4,245	\$7,243
Utility - Electric	\$12,000	\$6,014	\$6,014	\$12,028	\$14,520
Water/Wastewater	\$6,000	\$1,803	\$1,803	\$3,606	\$4,800
Telephone	\$2,100	\$1,298	\$1,342	\$2,640	\$2,904
Property Insurance/Workers Comp	\$19,800	\$19,299	\$0	\$19,299	\$22,079
Clubhouse Cleaning & Repairs	\$12,500	\$0	\$0	\$0	\$0
Clubhouse Cleaning	\$0	\$6,240	\$6,080	\$12,320	\$13,728
Clubhouse Maintenance and Repairs	\$0	\$37,845	\$50,000	\$87,845	\$30,000
Pool & Spa Maintenance	\$12,000	\$6,300	\$6,300	\$12,600	\$13,860
Pool & Spa Repairs	\$0	\$4,112	\$4,000	\$8,112	\$10,000
Propane Gas	\$25,000	\$19,838	\$10,162	\$30,000	\$33,360
Trash	\$300	\$0	\$300	\$300	\$300
Capital Outlay	\$1,000	\$37,611	\$0	\$37,611	\$25,000
Capital Improvement Reserve	\$0	\$0	\$0	\$0	\$59,000
Total Clubhouse	\$95,700	\$144,055	\$86,549	\$230,604	\$236,793
Total Expenditures	\$485,368	\$324,679	\$303,100	\$627,780	\$638,357
EXCESS REVENUES (EXPENDITURES)	\$0	\$118,992	(\$235,306)	(\$116,314)	\$0

River Place on the St. Lucie

Community Development District

General Fund

Description	Adopted Budget FY 2023	Actual Thru 3/31/2023	Projected Next 6 Months	Total Projected 9/30/2023	Proposed Budget FY 2024
<i>Other Financing Sources/(Uses)</i>					
Interfund Transfer In (Out) - Reserve funds	\$0	(\$118,992)	\$235,306	\$116,314	\$0
TOTAL OTHER FINANCING SOURCES/(USES)	\$0	(\$118,992)	\$235,306	\$116,314	\$0
Excess Revenues/(Expenditures)	\$0	\$0	\$0	\$0	\$0

River Place on the St Lucie CDD

Exhibit "A"
Assessments Per Unit

Description	Units/ Acres	O&M						Debt Service			Total
		FY2023		FY2024		INCREASE		Unit - Debt	Gross Debt Per Unit	Total Gross Debt - Series 2001 A	
		Gross O&M Per Unit	Total Gross O&M	Gross O&M Per Unit	Total Gross O&M	Gross O&M Per Unit	Total Gross O&M				
Single Family											
Moss Rose Place	12	\$913.62	\$10,963.49	\$1,213.63	\$14,563.54	\$300.00	\$3,600.06	12	\$479.00	\$5,748.00	\$20,311.54
Moss Rose Place (Maronda)	12	\$913.62	\$10,963.49	\$1,213.63	\$14,563.54	\$300.00	\$3,600.06	12	\$479.00	\$5,748.00	\$20,311.54
Little Kayak Point - Phase 1	32	\$913.62	\$29,235.97	\$1,213.63	\$38,836.12	\$300.00	\$9,600.15	32	\$479.00	\$15,328.00	\$54,164.12
Little Kayak Point - Phase 2	38	\$913.62	\$34,717.71	\$1,213.63	\$46,117.89	\$300.00	\$11,400.18	38	\$479.00	\$18,202.00	\$64,319.89
Canoe Park Circle- Phase 1	72	\$913.62	\$65,780.93	\$1,213.63	\$87,381.26	\$300.00	\$21,600.34	72	\$479.00	\$34,488.00	\$121,869.26
Canoe Park Circle- Phase 2	78	\$913.62	\$71,262.67	\$1,213.63	\$94,663.04	\$300.00	\$23,400.37	76	\$479.00	\$36,404.00	\$131,067.04
Multi Family											
A - Bent Paddle	36	\$913.62	\$32,890.46	\$1,213.63	\$43,690.63	\$300.00	\$10,800.17	36	\$299.00	\$10,764.00	\$54,454.63
C- Little Turtle- (CDD owned)	0	\$913.62	\$0.00				\$0.00	0	\$299.00	\$0.00	\$0.00
C- Little Turtle	52	\$913.62	\$47,508.45	\$1,213.63	\$63,108.69	\$300.00	\$15,600.24	52	\$448.50	\$23,322.00	\$86,430.69
E - Hawks Ridge	118	\$913.62	\$107,807.63	\$1,213.63	\$143,208.18	\$300.00	\$35,400.55	8	\$512.54	\$4,100.34	\$147,308.52
Office											
Parcel I	5.39	\$1,059.40	\$5,710.16	\$1,407.27	\$7,585.20	\$347.87	\$1,875.03	5.39	\$2,114.82	\$11,398.88	\$18,984.08
Institutional Parcel H & H1											
Woodlands	1	\$720.85	\$720.85	\$957.55	\$957.55	\$236.70	\$236.70	1	\$2,379.02	\$2,379.02	\$3,336.57
IR Bank	0.775	\$720.85	\$558.66	\$957.55	\$742.10	\$236.70	\$183.45	0.775	\$2,379.02	\$1,843.74	\$2,585.84
RP Partners	2.661	\$720.85	\$1,918.18	\$957.55	\$2,548.05	\$236.70	\$629.87	2.661	\$2,379.02	\$6,330.57	\$8,878.62
Commercial Parcel N	21.07	\$650.43	\$13,704.47	\$864.00	\$18,204.57	\$213.58	\$4,500.10	21.07	\$830.78	\$17,504.53	\$35,709.10
Gross Total			\$433,743.11		\$576,170.37		\$142,427.26			\$193,561.09	\$769,731.46

less discount 4%	\$17,349.72	\$23,046.81	\$5,697.09	\$7,742.44	\$30,789.26
less commission 2%	\$8,674.86	\$11,523.41	\$2,848.55	\$3,871.22	\$15,394.63
Net Total	\$407,718.52	\$541,600.15	\$133,881.63	\$181,947.42	\$723,547.57
property appraiser 2%	\$8,674.86	\$11,523.41	\$2,848.55	\$3,871.22	\$15,394.63

River Place on the St. Lucie

Community Development District

Allocation of Capital Reserves ⁽¹⁾

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	\$419,053	
FY 2018 Excess of Revenues Over Expenditures	\$179,773	\$1,030,576
Subtractions:		
FY 2009 Deficiency of Revenues Under Expenditures	(\$126,154)	
FY 2013 Deficiency of Revenues Under Expenditures	(\$126,513)	
FY 2014 Deficiency of Revenues Under Expenditures	(\$61,248)	
FY 2016 Deficiency of Revenues Under Expenditures	(\$66,944)	
FY 2017 Deficiency of Revenues Under Expenditures	(\$202,270)	
FY 2019 Deficiency of Revenues Under Expenditures	(\$46,200)	
FY 2020 Deficiency of Revenues Under Expenditures	(\$125,964)	
FY 2021 Deficiency of Revenues Under Expenditures	(\$40,984)	
FY 2022 Deficiency of Revenues Under Expenditures	(\$75,401)	(\$871,678)
Total Projected Capital Reserve Funds as of 09/30/23		\$486,312

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

REVENUES:

Maintenance Assessment-On Roll

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

Maintenance Assessment-Direct

The District will levy a non-ad valorem assessment on one (1) platted property within the District in order to pay the Administrative expenses incurred during the fiscal year.

Storm Water Fee Assessment

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

Rental Fees

Fees charged for Boat Storage.

User Fees

The District collects rental fees for various amenities including the Clubhouse.

Interest Income

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

EXPENDITURES:

Administrative:

Supervisor Fees

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

FICA Taxes

Related payroll taxes of 7.65% for above.

Engineering Fees

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

Attorney Fees

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

Property Appraiser

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

Arbitrage Rebate

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

Dissemination

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

Annual Audit

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

Trustee Fees

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

Administrative: (continued)

Management Fees

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

Website Compliance

Per Section 199.069 F.S., all Districts must have a website by October 1, 2015 to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS-SF, LLC and updated as required by the Statute.

Telephone

Telephone and fax machine.

Postage

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

Printing & Binding

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

Rental & Leases

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

Insurance

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

Legal Advertising

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

Other Current Charges

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

Property Taxes

Property Taxes for property owned by the District.

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

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

Field:

Field Management

The District currently contracts the operation of the Property and its contractors. The monthly fees are \$26,604.

Utility - Electric Irrigation

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

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

Field: (continued)

Water/Wastewater

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

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

Preserve Maintenance

The line item is for preserve/plant maintenance.

Hog Removal

The line item is for hog removal throughout the district.

Aquatic Maintenance

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

- Control algae
- Treat torpedo grass
- Deaden cattail
- Control undesirable plant infestations
- Monthly Lake maintenance
- The L-107 canal maintenance
- Preserve Isolated Wetlands Maintenance
- Preserved Riverine and Creek Wetlands maintenance.

Landscaping Maintenance

The District has contracted Hugo's Lawn Care LLC. for its annual common area and secondary areas landscape maintenance. The annual agreement is \$86,400 plus \$13,600 contingency. The monthly maintenance services include:

- Grass mowing, trimming and edging
- Plant and tree trimming
- Weeding & Clearing
- Mulching
- Perennials
- Pest & Disease Control

Fertilization/Weed and Pest Control

Landscape fertilization weed and pest control. District contracted Adams Pest Control for a quarterly fee of \$270 for services such as monthly interior inspection & treatment on a need basis. Monthly exterior inspection & treatment as necessary of the club house & pool area. Addition \$113.75 every quarter for termites.

Irrigation Maintenance

The District has contracted with Hugo's Lawn Care, LLC to maintain and repair the irrigation system.

Fountain Maintenance

The District has contracted with Treasure Coast Aquatics to maintain 5 fountains.

Repairs & Maintenance

All general repairs and maintenance that the District should incur during the fiscal year. This amount is based on prior year's cost with the inclusion of caretaker labor.

Signage Maintenance

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

Operating Supplies

Purchase of supplies for the District's pool, club house, etc.

PSL Interlocal Agreement

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

Contingency

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

Clubhouse

Security Motoring/Fire/Alarm

The District has a contract with High Rise, Inc for fire and alarm monitoring with starlink. The total annual charge for security maintenance is \$1,643. Additional cost for annual testing \$600 and replacement/repairs \$5,000.

Utility - Electric

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

-450 NE Lazy River Pkwy - Clubhouse

Water/Wastewater

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

-450 NE Lazy River Pkwy- Clubhouse

Telephone

AT&T telephone service at the clubhouse.

Property Insurance/Workers Comp

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

Clubhouse Cleaning

The District has contracted with IClean Inc for monthly Clubhouse, bathrooms, kitchen, pool area and gym cleaning

Clubhouse Maintenance and Repairs

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

Pool & Spa Maintenance

The District is contracted with Ultra Blue Pool Service for monthly pool maintenance. Weekly service includes vacuuming, brushing, tile cleaning as needed, chemical balance and equipment inspections for proper function, logbooks filled out.

Pool & Spa Repairs

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

Propane Gas

This expenditure is for propane for the pool water heaters, SPA and BBQ tank.

Trash

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

Capital Outlay

Represents any new/replacement for infrastructure within the district.

River Place on the St. Lucie

Community Development District

Debt Service Fund

Series 2001, Special Assessment Revenue Bonds

Description	Adopted Budget FY 2023	Actual Thru 3/31/2023	Projected Next 6 Months	Total Projected 9/30/2023	Proposed Budget FY 2024
Revenues					
Carry forward surplus ⁽¹⁾	\$49,836	\$50,523	\$0	\$50,523	\$59,465
Assessments - On Roll	\$181,947	\$165,979	\$17,352	\$183,331	\$181,947
Interest Income	\$0	\$914	\$200	\$1,114	\$500
Total Revenues	\$231,784	\$217,416	\$17,552	\$234,968	\$241,913
Expenditures					
<u>Series 2001A</u>					
Interest - 11/1	\$38,316	\$38,316	\$0	\$38,316	\$34,694
Interest - 5/1	\$38,316	\$0	\$38,316	\$38,316	\$34,694
Principal - 5/1	\$95,000	\$0	\$95,000	\$95,000	\$100,000
Property Appraiser	\$3,871	\$3,871	\$0	\$3,871	\$3,871
Total Expenditures	\$175,502	\$42,187	\$133,316	\$175,502	\$173,259
Excess (deficiency) of revenues Over (under) expenditures	\$56,281	\$175,229	(\$115,764)	\$59,465	\$68,654
Excess Revenues/(Expenditures)	\$56,281	\$175,229	(\$115,764)	\$59,465	\$68,654

⁽¹⁾ Carry forward surplus is net of the reserve requirement and Series B is not included.

11/01/24- 2001A Interest Payment	\$30,881
	<u>\$30,881</u>

River Place on the St. Lucie
Community Development District

Amortization Schedule
Series 2001A, Special Assessment Bonds

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/1/2022	\$1,005,000.00	7.625%	\$0.00	\$38,315.63	\$180,443.75
5/1/2023	\$1,005,000.00	7.625%	\$95,000.00	\$38,315.63	\$0.00
11/1/2023	\$910,000.00	7.625%	\$0.00	\$34,693.75	\$168,009.38
5/1/2024	\$910,000.00	7.625%	\$100,000.00	\$34,693.75	\$0.00
11/1/2024	\$810,000.00	7.625%	\$0.00	\$30,881.25	\$165,575.00
5/1/2025	\$810,000.00	7.625%	\$110,000.00	\$30,881.25	\$0.00
11/1/2025	\$700,000.00	7.625%	\$0.00	\$26,687.50	\$167,568.75
5/1/2026	\$700,000.00	7.625%	\$120,000.00	\$26,687.50	\$0.00
11/1/2026	\$580,000.00	7.625%	\$0.00	\$22,112.50	\$168,800.00
5/1/2027	\$580,000.00	7.625%	\$130,000.00	\$22,112.50	\$0.00
11/1/2027	\$450,000.00	7.625%	\$0.00	\$17,156.25	\$169,268.75
5/1/2028	\$450,000.00	7.625%	\$140,000.00	\$17,156.25	\$0.00
11/1/2028	\$310,000.00	7.625%	\$0.00	\$11,818.75	\$168,975.00
5/1/2029	\$310,000.00	7.625%	\$150,000.00	\$11,818.75	\$0.00
11/1/2029	\$160,000.00	7.625%	\$0.00	\$6,100.00	\$167,918.75
5/1/2030	\$160,000.00	7.625%	\$160,000.00	\$6,100.00	\$166,100.00
TOTAL			\$910,000.00	\$298,900.00	\$1,342,215.63