



River Place on the St. Lucie Community Development District

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Christina Lynch, Chair

Jeffrey Baldino, Vice Chairman

Bruce Wills, Assistant Secretary

Steven Vidal, Assistant Secretary

Charles Lynch, Assistant Secretary

June 18, 2026



River Place on the St. Lucie Community Development District

Updated 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
June 18, 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 April 16, 2026 Meeting – **Page 5**
3. 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
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 - B. Public Comment and Discussion
 - C. Consideration of **Resolution #2026-03** Annual Appropriation Resolution – **Page 63**
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 - B. Roll Call**
 - C. Selection of Criteria for Evaluation**
 - D. Authorizing of RFP**
 - E. Adjournment**
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 - 3) Park Warehouse, LLC Quote# Q334153 – **Page 83**
 - B. Proposals for Concrete Pads
 - 1) Atlantix Structural, LLC – **Page 85**

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- 8. Discussion of:
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 - B. Board Meetings/Workshops
 - C. Maintenance Schedule (to be developed in conjunction with Engineer)
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11. Supervisors Requests and Audience Comments

12. 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, April 16, 2026, at 2:00 p.m. at the River Plantation House, 450 Lazy River Parkway, Port St. Lucie, Florida.

Present and constituting a quorum:

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

Also presents were:

Andressa Hinz-Philippi	District Manager
Michael Pawelczyk	District Counsel
Juan Alvarez	District Engineer (via teleconference)
Alex	Alvarez Engineering
Amanda Valdes	Alvarez Engineering
Matt Hans	GMS
Eddie De La Rosa	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 January 15, 2026 Meeting

Ms. Hinz Philippi: The next item is the approval of the minutes of the January 15, 2026 meeting. If you have any additions, deletions, or corrections if not, a motion to approve them would be in order.

On MOTION by Mr. Lynch seconded by Ms. Lynch with all in favor, the Minutes of the January 15, 2026 Meeting were approved.

THIRD ORDER OF BUSINESS

Consideration of Resolution #2026-02 Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing

Ms. Hinz Philippi: The next item is the consideration of Resolution #2026-02 Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing. This is a motion that has two parts. The first is we are approving the budget. The second we are setting up the public hearing. Remember from now to the adoption we can make adjustments. We can't raise the assessments but we can make adjustments to the budget if there is anything you guys want to change. This is the same budget as last year. Nothing has changed in what we are proposing. Nothing like that. If the Board has any questions, if not, I will be looking for a motion to approve but we need to take a look at the calendar. I think our next meeting is going to be on June 18th, but we need 60 days. I think we are covered for the 60 days. If you guys want to make a motion to approve Resolution #2026-02. The public on the 18th is good.

Ms. Lynch: Yes.

On MOTION by Mr. Wills seconded by Ms. Lynch with all in favor, Resolution #2026-02 Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing date for June 18, 2026 at 2:00 p.m. at the River Plantation House, 450 Lazy River Parkway, Port St. Lucie, Florida was approved.

FOURTH ORDER OF BUSINESS

Discussion of:

A. Procedures for General Election

Ms. Hinz Philippi: The next item is the discussion for procedures for the general election. Seat #1, Seat #2 and Seat #3, Bruce's seat, Christina's seat and Jeff's seat are

up for election in the November election. The qualifying period is from noon on June 8th till noon on June 12th. We have the addresses there on your agenda. Remember to put the number of your seat because you don't want to be running against your fellow Board member.

Mr. Pawelczyk: What I always say is when you go to qualify ask if there is anybody else qualified for this seat.

Ms. Hinz Philippi: Just wanted to bring that up because you do have this qualifying period coming up, so you are aware of it.

B. Benches, Table, and Grill

Ms. Hinz Philippi: The next item will be about the benches, table and grill. I think Christina asked me to put this on the agenda.

Ms. Lynch: Not one but several residents have come and asked about putting some benches, there is a bench right there at the Hawks Ridge pond and it is quite active. Since it has been brought to my attention I have been paying a lot closer attention to it. It is quite active where people will walk, stop with kids, grandkids, themselves, and they are asking if it is possible for us to put additional benches along Lazy River for people that are older or with grandkids to stop and kind of rest. I thought that was a pretty good idea. Also a convenience for some of our elders that are walking more now that the weather is nice. As far as the tables and grills I would really like to see us utilize that area outside the pool for BBQ pit. I think that was planned at one point in time out there. Picnic tables so when people are enjoying the pool they can go outside under the shade and enjoy the afternoon. That is a project I think I would like to bring forward but the benches I think we could do that feasibly within this year.

Mr. Hans: So you guys have an idea for the pricing for those benches for the recyclable plastic benches the four foot bench with the back is roughly just under \$600 for purchasing a single one. If we are purchasing more than three, it comes down to about \$550 per bench.

Ms. Lynch: There is even less expensive ones out there too. There is just that one concrete one and that one really is not great because it gets knocked over.

Mr. Wills: Do they sit and look at the pond?

Ms. Lynch: They look at the pond, they sit there and watch the kids run up and down on the grass.

Mr. Lynch: At one point in time we had benches at the Canoe Park pond.

Mr. Hans: We still have some benches over there.

Mr. Lynch: They are not very good. They are not even usable. We will have to do some research on it. It has to be installed. If we are going to stick benches in one neighborhood we should consider all of them.

Ms. Lynch: I am not talking neighborhood Chuck. I am talking along Lazy Rive the main drive. I am going to tell you a true story. There was an elderly woman in my community she has been diagnosed with cancer and that is the thing that gets her out of the home every day. She gets winded and stops at that bench. Continues to the park, turns around, stops at that bench and makes it back home. To me that is a glorious sight. She gets out of the house everyday and that is her goal.

Mr. Lynch: It is in a common area.

Ms. Lynch: All along Lazy River. We have people in Moss that have that situation. We have people in Canoe that walk this. We have a lot of families with strollers, and it is helping people in the community to be active and still give them a break.

Mr. Baldino: The only thing I would say is Lazy River is public so you have to always know that the public may use it as well, which is fine, but if we go with PVC or the plastic it might be a little lightweight so we might have a theft issue. The concrete is anchored and is a little heavier so that would be my only concern there. Do we want to look at the price differences of those two and see what we need to do because it is going to be in the public area.

Mr. Lynch: Even the recyclable ones can be installed.

Mr. Hans: Yes. There is mounted hardware for these as well. If you are putting them along Lazy River Parkway you would want to put the benches on a pad essentially.

Mr. Baldino: We have to do our homework on that.

Ms. Lynch: Like I said it is more than one resident that has said hey look this would be nice. The more I thought about it and the more I have paid attention to this particular bench because I can see it, it has a lot of tushes that sit on it.

Ms. Hinz Philippi: Alright so we are going to bring proposals for the next meeting.

Mr. Baldino: Also include like Michael said the ADA. Make sure we have all that in the proposal because that is a cost.

Mr. Pawelczyk: I don't think it is going to cost you anything more because you need the padding.

Mr. Baldino: But there is compliance issues. There is probably certain spacing correct for ADA.

Mr. Pawelczyk: Just so the wheelchair can get through.

Mr. Baldino: I am just saying include all that, so we know.

Mr. Hans: You can't interfere with the sidewalk essentially.

Ms. Lynch: Maybe four in one side and four on the other and space them out.

Mr. Pawelczyk: I think you will find that the pad costs more than the benches. Just FYI.

Ms. Lynch: Just for giggles I did look at marketplace and there are companies that are selling them. I don't know if they are necessarily our style but there is avenues to look at different options to move forward.

Mr. Pawelczyk: For what it is worth I have plenty of other communities that I consider then walking communities like yours is pretty walkable. If you put those benches on areas just like the one you describe they will get used. Your next question is going to be should we put a garbage receptacle out there.

Mr. Vidal: You are talking increased maintenance.

Mr. Pawelczyk: A little bit more maintenance and I would encourage you not to use pavers and use concrete even though pavers might look nice when you install them. They don't last forever.

Ms. Hinz Philippi: The next item is city park.

C. City Park

Ms. Hinz Philippi: Where are we with the city park? We have been receiving invoices from them, but we did not have any type of communication that is asking for payment or anything like that. I spoke with Michael and since our agreement that we have is so old and was signed by the person that was the developing person.

Mr. Pawelczyk: Let's put it this way there is a lot of questions around that letter. We have not received a demand for payment, formal demand. You just received an

invoice. My understanding was the last time Val and Andressa met with the city the city was supposed to get back to us and never did. Correct?

Ms. Hinz Philippi: The way they put it was like: Was this agreement made indefinite?

Mr. Vidal: How long has it been?

Ms. Lynch: Almost a year?

Mr. Pawelczyk: You only missed on payment right?

Ms. Hinz Philippi: No more. Two or three payments that we have missed.

Mr. Vidal: Is it quarterly?

Ms. Hinz Philippi: Yes.

Ms. Lynch: I say we just leave it status quo until they get upset.

Mr. Vidal: The only issue is that money is still budgeted. So it is there.

Mr. Pawelczyk: We said don't spend it.

Mr. Vidal: I just wanted to make sure it was still there.

Mr. Baldino: So we have no idea why we were paying that.

Ms. Lynch: Yes we do. When this community was finished being developed the person that developed our community went to the city and in order for them to get all the things they wanted the city say yes well you will have to pay for this park. That is why Lazy River ultimately is a city street because we have to access to the city park. There is a dock over there that is all busted up and that was brought to the city's attention. They have never fixed it. There is a lot of things that are happening.

Mr. Pawelczyk: It is not unusual. What is unusual is the way it was done. I don't know who was involved. This was way before all of us. If a fairly decent lawyer or better to not work on that document I will say that.

Ms. Lynch: Have we even seen the document?

Mr. Pawelczyk: It is one page. There should have been an interlocal agreement that is recorded in the public records, which would have had a term. If it is 5 years renewal after the next five years whatever, there would be a term to it. There would be a consideration. There is no consideration. There is no term.

Ms. Hinz Philippi: There is nothing.

Mr. Vidal: So it is a useless document.

Ms. Lynch: But the city doesn't really assist either when there is problems at the park. When we have requested for it to be left open for additional parking for Halloween forget it. They don't open it on time. They barely close it on time.

Mr. Pawelczyk: I think you need to get the city to answer us, provide direction. I am going to throw this out there. I have a community in Broward County that has an adopt a park agreement. So it is a city park and the CDD has said in that community we will maintain these portions of the park whether it is we will mow the grass, we will make sure the fence is ok and then the city is responsible for everything else. That way the city doesn't have to go in there and do it. The park is maintained in a level that is consistent. There is ways to address that via an interlocal agreement where at least if you are contributing to the park you are seeing a benefit to your contribution which right now you don't see. There is a way to work this out with the city if you guys want to go in that direction. We just have to get them to answer the question. We are just waiting on them.

Mr. Vidal: It is status quo for now.

FIFTH ORDER OF BUSINESS

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

Ms. Hinz Philippi: The next item will be the update on the city's supplemental draw on the letter of credit.

Mr. Pawelczyk: The only thing I have to report on is, that it is done. You received your \$14,000 and have been paid for that. I think on the next agenda Andressa is going to put something on for the CDD to consider to the release of that letter of credit. The developer wants to release the letter of credit. That is all we know right now unless we get more information we can put that on the agenda for next meeting. Christina has been actively involved in that review process with us. We will make sure we talk to her first before we move forward with that item.

Mr. Lynch: There is still some paving issues over there.

Mr. Pawelczyk: There are certain things that aren't covered by the letter of credit. We have to see if there is anything else.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Pawelczyk: I don't have anything further then we have already discussed and we probably will discuss later unless there are any questions.

B. Engineer

1) Proposal for Sidewalk Repairs

a. Map of Sidewalk Repairs

b. K.G. Concrete & Development, LLC

c. Venice Commercial Services, Inc.

Ms. Hinz Philippi: Juan you have a couple of items. You can decide which one we want to start with.

Mr. Alvarez: The sidewalk repairs. We presented a map before, and you have it again in here. It shows where the sidewalks need repair. The map is in your agenda. We brought you last time one proposal for repairs. The name of the company was Venice Commercial Services, Inc. That proposal was for \$59,990. I mentioned to you that I have a very good impression from the company. They described well what they are going to do. You asked me to bring more proposals in order to compare. We went to other vendors and one of them responded. The name of the company is K.G. Concrete & Development, LLC. You have the proposal in there. It is very detailed. I am very impressed with it also. They are proposing \$51,950. At the last meeting we also talked about doing these in phases if that is the preference. You could do two or three phases.

Mr. Wills: From your perspective there is differences between the two proposals is it worth the money the higher one?

Mr. Alvarez: I think both of them are very qualified contractors and obviously I like the work of Venice.

Ms. Lynch: I know this is standard and I have seen where it says this subbase is thoroughly compacted reenforced with wire, but it says not responsible for irrigation and sod unless noted. If you are working on my sidewalks and you damage my irrigation and you are saying the company is not responsible.

Mr. Alvarez: They should be responsible. The idea would be that if you select any proposal I think Mike you would prepare a small project agreement where we would stipulate that they are responsible.

Ms. Lynch: I just wondered.

Mr. Alvarez: It is a very valid point, and it happens frequently, but they would be responsible.

Ms. Lynch: Thank you.

Mr. Pawelczyk: The only time I have seen a fight over that is when the irrigation was installed improperly in the first place. The irrigation pipe is actually in the concrete, so they break up that concrete and bust the irrigation line. If it is under the concrete and installed properly then there is no issue. That is the only time I have seen a dispute. There is no way they could know the irrigation was installed in the concrete.

Ms. Lynch: Got it. And then next to the stump. Grind the stump.

Mr. Alvarez: Yes that would be the idea because some of these fractures have been because of the roots.

Mr. Wills: Did we receive a detailed list like this from Venice?

Mr. Alvarez: Not actually like that. The proposal is based on the map. We spoke with them and we are satisfied. If you were to select the higher one we could ask them to make a list like the other one.

Ms. Lynch: It just seems like the majority of the needed repair is stump related.

Mr. Vidal: If it is done in phases does that alter the cost?

Mr. Hans: It definitely will because it is going to get more expensive as we wait. I will say also that these two proposals I do have a relationship with Venice and they would work with us price wise as well. They would definitely match the price from K.G. so we can look at them as apples to apples.

Mr. Baldino: So you are saying that they would match.

Mr. Hans: I am saying if we want to go with Venice I will speak with them and they will make it work price-wise to match for sure.

Ms. Lynch: But you have used both companies right Juan?

Mr. Hans: We have in this area, GMS has personally. I do prefer Venice. I have had better work from Venice.

Mr. Baldino: Why do you prefer them?

Mr. Hans: The crew it a lot more professional. They guys they send out they work efficiently. K.G. was the one who did the jobs for us already in Little Kayak as well. The

crew that they sent out was not as professional. They don't have anybody overseeing them. Venice does have more oversight.

Ms. Lynch: There have been some repairs over there that have not been completed accurately. It was a problem.

Mr. Hans: Venice I have not had an issue with them. They did a massive sidewalk, almost identical project for us in another community and it went without issue.

Mr. Baldino: So if we entertain the Venice contract at \$59,990 and that is for everything.

Mr. Hans: Yes that is for everything. I do think talking to them I can get them to agree to do it for that \$51,950.

Ms. Hinz Philippi: We can do a not to exceed \$52,000.

Ms. Lynch: What are we looking for time wise for this project start to finish? If we do it all at one time what is the time frame?

Ms. Hinz Philippi: How long did it take us?

Mr. Hans: It took about a month and half to do the project if the crew is in there Monday through Friday working essentially. They had one crew that was running ahead that was removing everything and another crew coming back filling everything in.

Mr. Baldino: The problem with doing it in phases is that you are tearing the community three times.

Ms. Hinz Philippi: You better doing it at once.

Mr. Vidal: If you are going to do this with the amount that is in Little Kayak and I thought I saw a number in there.

Mr. Hans: There is a lot.

Mr. Vidal: To got ahead and approve that and see how they do instead of giving them a contract for \$60,000, the entire community when you don't even, I don't even know what should be done out there. I have seen plenty when they when they were doing estimates and previous companies doing estimates, they are tearing up twelve feet of sidewalk. There is a lot of things. I don't see doing this all in one phase.

Ms. Hinz Philippi: It is going to be more expensive if you break it up.

Mr. Vidal: It won't be that much more expensive.

Ms. Hinz Philippi: It is because of mobilization. They have to mobilize the people.

Mr. Vidal: They are mobilizing every day that they come out here. They are not leaving trucks and equipment and everything out here.

Mr. Hans: We are looking at maybe a couple extra thousand dollars. We are not talking about a \$10,000 increase by splitting it up. It is probably an extra couple thousand of dollars for each phase.

Mr. Baldino: If you look at the map you can break it into three phases very easily.

Mr. Hans: The real savings would come in purchasing three cubic yards you have a full truck otherwise it is a short order, and they charge you more for that. That is the main thing. We are going to have full orders for all the trucks. We can break it down that way.

Ms. Lynch: The greatest repair are needed in Canoe Park Circle. That is the larger to do list. Then it turns into Kayak.

Mr. Baldino: Then a little bit on Lazy River.

Ms. Lynch: If you want to do it in three phases you could.

Mr. Vidal: The other issue that I have is and the question I have is what is the situation with the money that we have for projects that this is going to come out of and what is going to be left for the remainder of the year? It is not coming out of general funds.

Ms. Hinz Philippi: We do have the money.

Mr. Vidal: You are saying we have the money, but I want to know how much money do we have. Last year with this pool thing we were supposed to split this up over some from last year's budget and some from this year's budget, so we didn't wipe out an entire year's allowance of project money. If we did that at \$55,000 that is already coming out for this pool and now you are going to spend another \$50,000 on sidewalks there is no money left.

2) Discuss Best Potential Management Practices (FDEP) Nutrient Reductions

a. Planned BMPs for River Place Proposed to FDEP

b. Catch Basin Cleanout Proposals

1) Raptor Vac

2) US Utility Services

c. Street Sweeping Proposal

1) SCA Sweeping Corp of America

Mr. Alvarez: We also have here a presentation about some requirements that the CDD would have to make in order to comply some Florida Department of Environmental Protection. We are going to need some money for that. If you want to hear that presentation.

Mr. Vidal: Environmental protection for what.

Mr. Hans: The new requirements that we have to reduce the nitrogen levels going into the St. Lucie River. While you are looking at this let Juan present #2 that way we can see how much we are looking at for this as well.

Mr. Alvarez: Very good. You remember at the last meeting I mentioned that the Department of Environmental Protection has done a study. It is not a new study. It was done in 2013. The intention is to remove nitrogen and phosphorus from the storm water runoff going into the St. Lucie River. It is a big water shed that comes from Lake Okeechobee all the way to the St. Lucie River and encompasses 25 communities. Some as big as this and some much bigger than this. What the FDEP they have allocated certain amounts of nitrogen and phosphorus for each community that they need to take care of, to reduce. Where does the nitrogen come from or phosphorus? It comes from the storm water. When it rains the water picks up fertilizer, leaves and some of those sediments get trapped in the gutters, some of them get trapped in the sumps of the inlets and some of those nutrients make it into the lake. Each community has to have certain programs in place for removing these nitrogen and phosphorus. There is different ways. Some of them are less expensive. The least expensive ones are programs of education for the residents, so they use effective ways of using fertilizer and you disseminate this programs through a website or flyers or something like that. Less expensive methods are street sweeping. Cleaning all the drainage inlets more expensive and the other in the lakes what you do is you plant certain aquatic plants along the perimeter and intake the nutrients from the water. There is a sequence of programs that need to be in place. Here is the thing FDEP requires that these programs be started in 2013, many years ago and be completed in November of 2028. I have been your engineer for a year last April. We have reviewed the files and noticed that this community has not really reported any of those programs. We are really against the wall because have really three years to do that. Two fiscal years, the fiscal year coming up 2027, 2028 and a portion of 2029 in order

to fund and make these programs be in place. I am just talking in general. We have here some pamphlets that you all have that describe each one of these programs. I am going to ask Amanda and Alex to tell you a little bit about each product and then at the end I am going to tell you how much each one of these products is going to cost so you can begin to think about how you are going to budget for these.

Ms. Valdes: So basically *Ms. Valdes was inaudible at this time*. We are recommending some over here. You are going to have the catch basin clean outs. It is basically to clean out the drains. Once we clean the system we remove the sediments, debris, oil, everything in the structure so that is going to improve the water quality before getting to the lake. Then you have some pictures over here. We are recommending right now instead of doing the whole CDD every five years since we have to accommodate a certain goal by 2028 we are planning to divide the CDD drain system in three. That is why we have 63 structures per year. This more or less will be the amount that we are going to be trying to do for that. The next one would be the cleaning of the roadways, street sweeping. That is consistent of a truck that is going to clean the roadways. They are going to remove all the debris from the curbs, gutters, everything before getting to the storm system. That is going to protect the drainage system, extend the life. Right now we are recommending four times per year. It could be more or less depending. Another FDEP that we can recommend right now would be restoration of the shorelines. That would consist of stabilization of the shorelines and also *Ms. Valdes was inaudible at this time*. So the first one is going to be the shoreline stabilization. More like structural part. There is different types of methods that we can use for that depending on the condition of the lake. We have some areas over here like 50% could be way less. There is a contractor that has to come on the project we decide and make a special study. They are going to let us know what percentage of the lakes we need to work on and which ones are not. This amount is going to be for 50% of the lakes assuming that we have to do the restoration and stabilization of those lakes.

Mr. Alex: I just want to add that these are conservative values. These are values not to exceed so we are estimating that we are going to be anywhere below this number. We shouldn't be exceeding this number.

Ms. Hinz Philippi: Shoreline restoration is what you are looking at because there are many options.

Mr. Alex: As you mentioned there is going to be mechanical methods which is going to be right after we show the existing conditions. You have existing shoreline features. This is the existing features we are looking to correct. The following sheet shows the shoreline stabilization methods. These would be some of the more physical methods. We are showing four here but companies that specialize in this type of work have over six to eight different methods of stabilizing the shore.

Ms. Hinz Philippi: You are talking more about erosion, washouts, and this type of work, right?

Mr. Alex: Yes exactly.

Ms. Hinz Philippi: We could consider the plantings. They are environmentally friendly and cost less.

Mr. Alvarez: First you correct the erosion and then you finish it up with plants.

Ms. Valdes: The first part would be the structural part. You are going to help with the structure part of the plan, the lake edges and then you are going to implement the living shorelines or the buffers. The buffers will be like a filter, so they are going to filter the runoff that is going to end up in the lake. First you stabilize then you plant.

Ms. Lynch: We already have grasses that are growing around our ponds.

Mr. Alvarez: We are going to take credit for those. When we say we are going to do this in 50% of the shoreline it is just an assumption. It tends to be conservative.

Ms. Valdes: The lake is just an example to show that it has erosion, so it has been worked on. It doesn't mean that we are going to work on that lake. Of course we don't want to stabilize or plant where there is no need for it.

Ms. Hinz Philippi: You are just explaining what the options are for after they talk about it and decide what they want to go forward with then you are going to get proposals?

Ms. Lynch: The only issue as far in some of those areas people have taken it upon themselves to kill those grasses because they don't like the way they look. What I heard was we need an education in the community to get credit, which costs nothing so we could put that education out. Is that credit number 2?

Ms. Valdes: Education efforts yes that is true, but at the same time it is not going to give you the amount of efficiency that you need to accomplish by the end of 2028. Basically there is a bunch of BMPs. We try to work around the cheapest options. Things that we can implement in the community.

Ms. Lynch: We get credit for having education, correct?

Ms. Valdes: You do

Ms. Lynch: How do they know we are putting all that phosphorus in?

Ms. Valdes: We report it. There is a portal where you report. You report projects that you are working on. Projects you are planning to do. Then there is some kind of answer and you get the efficiency you are getting for those.

Ms. Lynch: What are our current phosphorus levels in the first place?

Ms. Hinz Philippi: They sent it to us. It was too high. It was phosphorus and nitrogen. However, we can work with them. This is new. They don't even know what they are specifically looking at. They are working with the Districts. We can work with them and say this is what we can do right now. This is how we are planning.

Ms. Lynch: I get it. I just see some of these dollar signs and I am like you have to be kidding me.

Mr. Vidal: You have down here annual costs for stabilization at \$190,000 as an annual cost. Once it is done it wouldn't be a cost.

Mr. Alvarez: When you finish the erosion the planting turns into maintenance.

Mr. Hans: When you say annual cost it is talking about over the three year plan.

Ms. Valdes: We are trying to make the presentation annual cost per year. Basically that is why you see the prices.

Mr. Alex was inaudible at this time.

Ms. Valdes: After the stabilization we want to recommend to do some little *Ms. Valdes was inaudible at this time.* would be like the buffers that is going to filter the runoff before getting to the water body

Mr. Alex: This particular aspect we would be supplementing the existing plantings because as you guys mentioned there are existing that are producing credits. That will be part of our annual reporting. We will be quantifying the existing planting, quantifying whatever we propose as supplemental planting and have a higher yield of reduction which

is the ultimate goal. The next slide talks about fertilizer reduction. Honestly over fertilizing exacerbates the issue. There is a lot of practices for reducing those high fertilization levels and of course reducing the amount of runoff that gets to the lakes. Just one practice off the top of my head about ten feet around the lake you don't want to fertilize anything beyond that lake line because of course when storm events take place that lake bank tends to flood and then you have a lot of those runoffs contaminates make their way to the lake. There is plenty of other practices that could also help reduce these nitrogen levels and phosphorus.

Ms. Valdes: Then the next one would be the education efforts. Basically any engagement with the community, engagement with contractors, there is plenty of options. We can do flyers. We can even put more information on the CDD website. We can do webinars with the residents. For the new residents we can include some of the rules and regulations in their welcome package.

Mr. Vidal: Any type of a program where they are specifying standards that have to be met or trying to be met?

Mr. Alex: There is a target threshold on the public website. They already quantified the amount of nutrients that they expect that this community producing. The idea is to hit that target goal by 2028 reduction wise. They have a projection of where the community stands right now as far as production of these nutrients.

Mr. Vidal: And that is on a website?

Ms. Valdes: Yes. It is St. Lucie River and Estuary Basin Management Action Plan. I can provide a link for you guys. It is on the very last page. They have the reduction they expect for every community.

Ms. Hinz Philippi: One thing that I wanted to ask is how many credits we have for each one of them. I want to know how much we can get from each one of these projects. I want to compare like I am going to spend \$5,000 but I am going to get 20 credits. I am going to spend \$100,000 but I am going to get 2,000 credits. I want to know how many credits for each project. I didn't see that.

Mr. Alvarez: The idea here is to present all the opportunities. Now the next step is going to be to study them in more detail and come out here and see how many areas of the lakes are planted already that you can take credit for. How many can be repaired and

how many can be added to the landscape program that you have. Then that is where we can determine in a better how much credits you are going to get for each one of these. These are rather conservative numbers that we have come up with. I would suggest if it is ok you study each one of these problems and go ahead. For some of the projects we already have here some proposals. We have some proposals in your agenda. Those are things that we started talking about how much money there is available. These are projects you can start right now. The street sweeping for example. The street sweeper would have to collect how much material they are sweeping and they provide that amount and based on the amount that they are collecting that is how you determine the credits that you are getting.

Ms. Hinz Philippi: If you could get back to us how many credits we can get for each one because probably they have a breakdown. I know they have on the website how many you can get from education. I know that they have that. If you could put together for us and the other thing I would like to do for us is to study our permit because on the permit I think it is the amount that we are obligated to achieve.

Mr. Alvarez: They have two numbers. They amount that they say that this community is producing and the other is how much you have to reduce. The amount that they say that this community producing they did the numbers. We will review how they got those numbers. If you find any fault or something like that we will talk to them and try to let them know that they are asking us to reduce more than we produce.

Ms. Hinz Philippi: What I think that I would recommend is for us to get a company that measures the water, the quality of the water. We have a company that we did that in two other Districts.

Mr. Hans: I will say the results that we got back from those tests showed higher nitrogen levels then were expected or projected.

Mr. Vidal: Be careful what you ask for.

Mr. Hans: We can definitely do a round of testing and find out what the results are.

Ms. Hinz Philippi: It is for our use not for their use. We just make sure what they are showing us is exactly what we are seeing.

Mr. Alvarez: There are two things. We are going to be sharing information with you, and you can share information with me. Share the results with us so that we can create models that hopefully reduce these.

Ms. Hinz Philippi: And we should also look I think because we have such a big area of conservation with the wetlands that could be credit back to us too. I think that is a big piece that we can use for the credits. We have to work on what we have and compare. First we need to see how much credit we already have to put against what they are asking and then go with what we need to do. Alright?

Mr. Alvarez: That will be part of the next step to do.

Ms. Hinz Philippi: Sounds good.

A resident: Juan check into I don't know if you have seen it before but hydrogel. It was developed by North Carolina State University, and it is much less expensive than the stuff that we are looking at here.

Mr. Hans: It is a treatment that you spray in the lake, correct?

Mr. Alvarez: We can look at it. What is important is the timeline that we have. We have fiscal year 2027 coming up. We have fiscal year 2028 and we have a third opportunity in fiscal year 2029. But in fiscal year 2029 we are going to have two months to implement whatever it is. In the next two fiscal years we have twelve months to work with these programs but at the very end we have two months. We have to report all the successes by November 2028. We could do somethings this year too like starting the education programs, the street cleaning if you would like or if you would like to start drainage structures now depending on how much you have.

Mr. Hans: We have been talking about cleaning these catch basins for years now.

Mr. Alvarez: With the catch basins whichever vendor you select we have to make sure that they report to us how many kilo yards they collect. That is one of the parameters that we need to include to these programs and that tells you how much sediments.

Mr. Vidal: Have we ever gotten prices for the catch basins?

Mr. Alvarez: We have prices in here. We have two proposals. We have one from Raptor Vac to clean the entire area \$366,000. Now we split it in three years. The second proposal from US Utility, which is a company that is closer to here they have a much better price - \$232,000. The numbers you see in their estimate is an average. For example

hypothetically if you wanted to start US Utility now we could start that particular program this year ahead of the three year estimate.

Mr. Hans: We have a roughly 190 structures. That breaks down by quantity. That one for \$37,000 is going to be 38 structures. The next one is also 38 structures. By 2030 we will have cleaned every single structure.

Ms. Valdes: We tried to do a five year phases. Now we have to it in three phases in three years to accomplish the goal we are trying to do by November 2028. Probably the person is going to go a little lower just because they are charging fee for inflation every year.

Mr. Hans: We have 190 in total and what we are looking at from this US Utility is them splitting 190 over five years.

Mr. Vidal: Is that it, Juan?

Mr. Alvarez: Yes. With that we are done.

Mr. Wills: What is the amount just so we know?

Ms. Lynch: For what?

Mr. Wills: The last thing you mentioned was street sweeping.

Mr. Alvarez: One proposal from SCA Sweeping and they are saying \$980 per sweep and 4.5% environmental fee. It comes out to about \$4,000 per year. They do it four times. You can do less or more times.

Multiple people at this time.

Ms. Lynch: Clearly we have to do something. It is just what is best for River Place.

Ms. Hinz Philippi: You can give direction to Juan to work those numbers for us and see how much credit we have and see exactly what we are looking at the number with the credit and then it bring it back to us at the next meeting with the credits that we would gain from each one of the projects so we can have a better idea of how much or what we are looking at for this property.

Mr. Hans: Do we also want to try to make sure we do focus on these catch basin cleanings?

Ms. Hinz Philippi: The catch basins need to happen. That is a need to happen thing. However what we asking is for them to apply the credit and bring it back. How

much are we going to get from catch basins, how much we are going to get from the other ones. We do need to do the catch basins.

Mr. Alex: One thing I would just like to add is the amount of credits that we generate from cleaning these catch basins is dependent on the amount of sediment that is extracted from the catch basin. We could project but if we are able to obtain value, like we were talking cubic yards we could then give an exact amount of credit that would be generated.

Mr. Alvarez: What we are going to do is we are going to come back here. See the littoral shelves that you have, make an estimate what we need to repair. The next time we are going to have a better idea of the credits we are going to get and better numbers. We will have done a better survey, come and measure pretty much how much sediments are in the inlets and make an estimate.

Ms. Hinz Philippi: Alright sounds good. Thank you guys. Is there any other questions for Juan?

Mr. Alvarez: Ok, thank you.

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

Ms. Hinz Philippi: I have a question for Michael. If we don't do anything what is the resource that the city has?

Mr. Pawelczyk: I have no idea. That is really an engineering question. I think you want to look at the permit requirements. I don't know.

Ms. Hinz Philippi: That is my question for you for the next meeting. Can they do something about it? They just started this project, and they are still working with the community and with the District so I want to understand exactly what we are looking at if we cannot accomplish that goal. Can we extend the time? Can they fine us? That is my question because it is important for us to know if we do get that done.

Ms. Lynch: Addressa Juan said though that this program was started in 2013.

Mr. Hans: We had our first meeting for it that we were invited to as a CDD back in 2024. Addressa and I had attended. Before that they didn't have the communities involved. It was something that they were doing on a large scale for the area, but they were not involving the HOAs and CDDs. There were no standards or anything at that time. It was just informational.

Ms. Hinz Philippi: When we attended that meeting they were informing us this is what we are doing and we are trying to achieve this, but they never said you have to do that. This year they came out.

Ms. Lynch: So they did this year and expect everything to be done by 2028.

Ms. Hinz Philippi: Ready for 2028.

Ms. Lynch: That just seems a little sketchy to me. We have a lot of these things in place already. Some of it we have to correct. User error with people killing things.

Mr. Baldino: Fertilizing their backyards. That is a big problem.

Mr. Vidal: Most of the fertilization is done by the maintenance companies with the exception of Little Kayak. A lot of us in Little Kayak use the same company that does over here so it is all the same material.

Ms. Hinz Philippi: We have to wait for them to bring back a better number for us and study what we can do with that. If they come with a number we do have to do the project the catch basins anyway. So if they came with a number that we can achieve with just cleaning the catch basins then we have to do that project anyway and then we can achieve our numbers. It depends so much in what they are going to bring. They still have to put all the credits that we have and we don't have that number now. Until we have that it is just speculation.

Mr. Pawelczyk: I don't anything about this program but if they are going to treat it like code enforcement they are going to want to see that you are doing something. If you ignore them they are definitely going to come after you. If you are making progress within putting things in your budget to address issues even if it may be a little longer maybe there is an extension you can get. I can imagine that this isn't the only community that is going to struggle budget-wise. There is going to be other communities that have more of struggle then what you all have. Seeing the types of homes that are in here there are more communities out there that are less capable of addressing that from a budget standpoint typically if it is an HOA. They are going to have more trouble achieving those goals than you are. Luckily you do have a team on your engineering side that knows what they are doing. They are very good.

Ms. Lynch: I don't think anyone is suggesting to blow this off.

Mr. Pawelczyk: I just want to make sure that is not the case. That might be addressing starting with the cleaning the basins. Most of my communities clean them every five years. There is a five year rotating program and every year they do a fifth of the catch basins. That is not for an environmental reason that is to prevent flooding.

Ms. Hinz Philippi: There is so much that the catch basins help to prevent also.

Ms. Lynch: My question is in River Place with all of our catch basins are we already on a tracked path of which ones have been cleaned?

Mr. Hans: Since I have been here we have not cleaned a single catch basin.

Ms. Lynch: That is not true. You did one in the trail over there.

Mr. Hans: You are right. We did do that. Other than that one we have not had any type of catch basin cleaning. One of the reasons why we got rid of Culpepper and Terpening was because we were asking them for two and half years to bring us bids for catch basin cleanings. They had not. These are the first bids that have been presented to us from our engineers for the catch basin cleaning since I have been with this property. Here is the next question. In other properties have you used this US Utility Services?

Mr. Hans: We have not, no.

Ms. Lynch: Do you have a company that you have used in other communities?

Mr. Pawelczyk: Raptor does a lot down south in my area.

Ms. Lynch: What I am hearing is we have never cleaned the catch basins except the one. Hurricane season is upon us. We did have some pretty torrential rains and there were some areas that were holding water and some of them are meant to do that and dissipated. Do we even know where they are all located?

Mr. Hans: The engineers have the locations for all those. They are in the original engineering plans for the community. We have 190 in total.

Ms. Lynch: Do we need to inspect that as our property person which ones are needing immediate if we do start this rotation thing? We need it tracked.

Mr. Pawelczyk: I think that is a good idea and I am going to tell you why because sometimes if you have a particular area that is showing standing water you just want to send them in there and clean those areas. After you clean them if it is still there then you might want to run cameras through your pipes because you might have a broken pipe where dirt is just leaking. That is why you have all the sediment in there.

Mr. Hans: The best way to for one of these inspections is they have to come when it is raining.

Mr. Pawelczyk: Or just take pictures of locations or your residents can. This ponded at this day at this time. The engineer is going to go back and look at the rain for this area at that time and somehow they can determine that is unusual based on the design. That is more water and the water lasted longer than it should have been in that location. Then they can go back in. That is opposed to inspecting.

Ms. Lynch: I just want to know if visually you could see.

Ms. Hinz Philippi: They are going to clean the catch basins. Here they broke it down. I want to know which ones are worse and which ones are the best. That is how I determine. You have red, yellow, and green. Which ones are the worst. Which ones are the best ones is how you determine which ones come first.

Ms. Lynch: Has Juan visited these places?

Mr. Hans: They are just looking at the schematics for these. What they said they can do is essentially stick probes in there to see how much sediment it has. Those would be our methods of checking when it is raining so we can see if there is areas that are draining really slowly, having them probe it or camera it.

Ms. Lynch: I am just thinking hurricane season is coming up and we need to address any that are in need.

Mr. Pawelczyk: I think you would want to set, and Juan can help you with this if it is on a five year basis set up five phases, but the first phase should include the geographic phase and the ponding areas that we are seeing.

Ms. Hinz Philippi: I will follow up with Juan and ask him to give us a schematic of worst to best and then the numbers. It makes more sense for us to advance and do the ones that are the worst first in the first phase. That makes sense. I will ask Juan and we can go from there. We had a request from the city to basically do some work on St. James Drive.

Mr. Hans: Right at where the canal is on St. James Drive they were asking us for a right-of-way easement to do some work over there. This is Michael and Juan's recommendation.

Ms. Hinz Philippi: We did reach out to Mike and Juan because I don't want them to go there and do the project and then if they damage something, then we have a problem. The suggestion from Juan was to send us the plans for it for the work and then we talked to Michael and the suggestion is a construction easement.

Mr. Pawelczyk: Typically, what they do is we will give them a temporary construction easement that says you have the authority to come in here on our property, do this right-of-way work and you are responsible to repair to the same or better condition it was when you left it. We wouldn't record it in the public record but that is what we would typically require so they have permission to come on our property.

Ms. Lynch: What are they doing there? The reason I ask because now they see it on the map this is getting ready, it has been sold, the plans I believe are approved for the Rock Development. Is that going to cause issues?

Ms. Hinz Philippi: They didn't send the plans yet. Once they send the plans Juan is going to take a look and see. If there are any problems we are going to bring it back to you.

Mr. Pawelczyk: They are boring a sewer line under the drainage. It is the city that is doing it. They need a portion of our property to do the work. I guess what we are asking is we asked the city for a temporary construction easement. Send me your form. In other words don't make Mike spend an hour preparing something. Send Mike something he can review in ten minutes because it should be simple. Then we would ask to Board to move to authorize the execution of that temporary construction easement by Christina or the Chair or Vice Chair subject to legal review. We haven't seen the easement yet. They are supposed to send it.

Ms. Lynch: I don't have a problem. I was just worried when I saw the location but if that is what it is it is not going to bother anything.

Mr. Hans: We do already have pictures that were taken two weeks ago of the area and what is currently looks like.

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

Mr. Pawelczyk: We just need a motion authorizing the proper District officials to execute a temporary construction easement for the St. James Force Main Project subject to review by counsel.

On MOTION by Ms. Lynch seconded by Mr. Wills with all in favor, a motion authorizing the proper District officials to execute a temporary construction easement for the St. James Force Main Project subject to review by counsel was approved.

Mr. Pawelczyk: Once that is done we will circulate it to the Board just so you all know it was done.

C. Manager

Ms. Hinz Philipp: For me I don't have anything to report besides what we have been talking about today.

D. Clubhouse/Field Manager Report

- 1) Monthly Report
- 2) Boat Storage Rentals
- 3) Community Landscape Upgrades
 - a. Plant List
- 4) Elliptical Repair/Replacement
 - a. Gym Surgeon, LLC
 - b. Platinum Fitness
- 5) Street Signposts Repainting
 - a. Painting and Safety
 - b. Hanna Painting
- 6) Freeze Damage Plant Replacement
 - a. Hugo's Lawn Care, LLC

Mr. Hans: I have plenty of items for you. We have something I left off my manager's report. We have homeowner where there is a tree in their backyard. It is a massive dead pine tree. I know in the past we have varying stances on it. I just wanted to present it.

Ms. Lynch: Take it down. Look at how close it is to their homes. It is dead.

Mr. Hans: We have two separate proposals. One from Jeremy's Tree Service to do it for \$4,600 and one from Sampson for \$4,850. The reason for the cost is the tree is located in the backyard, so it is more difficult to get to, and the size is about 75 feet tall, and it is dead. It proposes a risk to the workers as they are removing it as well.

Mr. Baldino: You only got the one bid?

Mr. Hans: No. There is one behind it from Sampson. There is roughly a \$300 difference in price.

Mr. Baldino: What did Hugo want?

Mr. Hans: That well outside of Hugo's capability.

Ms. Lynch: I don't know the man does everything.

Mr. Hans: For a tree like that with its location you want a licensed arborist doing that type of removal especially how close it is to the house. We have all seen the U-Tube videos on that.

Ms. Lynch: This is a no brainer to me. I don't like the cost. Jeremy's Tree Service has taken things down for us before.

Mr. Hans: We have used them in the past.

On MOTION by Ms. Lynch seconded by Mr. Baldino with all in favor, a proposal in the amount of \$4,600 with Jeremy's Tree Service to remove a dead tree was approved.

Ms. Lynch: When it comes to situations like that and we know that they are sitting here and that is the only thing that they are here for let's just take it at the beginning. From here on out if you know that it is a situation where it is just a question. Let's not make people wait if they don't want to. We love that they are here.

Mr. Baldino: The resident should always come first. They were very patient. I didn't know that is what they wanted.

Mr. Hans: In the future we can definitely do that.

Ms. Lynch: Especially for something like that. That is a no brainer. One of us should have been able to say.

Mr. Hans: The issue is Kathy's tree is identical and we told her no so that is why I brought it to the meeting.

Ms. Lynch: I don't think hers is that bad.

Mr. Hans: It is pretty close to be honest.

Mr. Baldino: What?

Mr. Hans: I presented a similar tree at a meeting a couple of months ago. That is why I brought this.

Ms. Lynch: It wasn't that dead.

Mr. Hans: It is pretty close to be honest. We can discuss it later. Let's move onto the next item, which is the boat storage rentals. We have sent multiple letters out. We currently only have one person that is in the rears that has received the letters and that is the Browns. We have sent a final letter to them. There is no going back from here. If we do not receive a response by the end of this week that we had given them to we are going to be moving forward with action essentially. Whether is will be a lien or something along those lines. I will say the other two that you notice that are a little bit high in there, one for \$175 and another one for \$185. I know we deposited the one for \$185 on Tuesday afternoon. Mario's I have to double-check I am not entirely sure but if he is not paid up we will be sending him a letter this week as well.

Ms. Lynch: So you are saying 12T is paid up.

Mr. Hans: Yes. They dropped off payment this week.

Ms. Lynch: And 15T is paid up?

Mr. Hans: Yes. They had also dropped off payment that should have been deposited this week as well.

Ms. Lynch: But 16 is not?

Mr. Hans: 16 I cannot 100% confirm but I do not believe 16 dropped off payment this week so he will be receiving a letter and spot 22 is our person who received their final warning. That is the one that has received all warning.

Ms. Lynch: It does look a lot better.

Mr. Baldino: And we have three vacancies is that correct? Or four?

Mr. Hans: Yes. But one is always a vacancy.

Mr. Baldino: Ok, thank you.

Mr. Hans: We do have people that we are in a discussion with for filling those vacancies as we speak.

Ms. Lynch: Under the new contract.

Mr. Hans: Yes, every new person has gotten the new contract.

Mr. Baldino: Have they signed it?

Mr. Hans: All of our new renters have yes.

Mr. Baldino: Ok, good.

Ms. Lynch: Matt is some of this delayed with it getting credited into our spreadsheet here because you are getting physical checks.

Mr. Hans: Yes. These are all physical checks that we are receiving for the most part from the residents. We typically make the deposit on the first of the month. Anything that comes in after that gets deposited later. This got put out before the last deposit we did. The last deposit was this week, and this was put out last week.

Ms. Lynch: I know that there has been some that have said that check has been sitting in there.

Mr. Hans: That was specifically number 15. There check ended up in the wrong folder. The HOA had switched up my folder where they drop checks off for me.

Ms. Lynch: Maybe it a good communication with you and Caitlin in saying all CDD stuff.

Mr. Hans: It was a communication with me and Tony. Tony is actually the one that opens the drop box, but that person had put theirs in the other folder on their own.

Ms. Lynch: Alright. Just want to make sure.

Mr. Hans: It has been communicated so going forward it won't be an issue.

Ms. Hinz Philippi: The next one is the community landscape upgrades.

Mr. Hans: That one in there you have proposals specifically for Hawks Ridge. Hugo is also getting me the counts and totals for the other areas as well. I am going to say at the current moment plant prices have increased due to the freeze. It probably would be more beneficial for us to focus on the Hawks Ridge area, which has absolutely nothing, and the replacement of some of our plants as well. Right now what we have for Hawks Ridge from Hugo is \$1,960. This would essentially create the landscape design Karen Day helped us come up with for the Hawks Ridge section. I do have numbers and counts for the other areas as well.

Mr. Baldino: I know we talked about that at the last meeting. We should have the individual money per community correct.

Mr. Hans: Yes I do have that right here as well.

Mr. Baldino: This is just the one though.

Mr. Hans: Yes, that is just the one for Hawks Ridge. That was the only one he gave me the actual proposal for, but he did give counts and pricing for the others. The Little

Turtle South monument it is roughly \$1,008. We would be looking at adding two of the 15 gallon back plants over there framing the monument as well as adding the plants on the side to give depth. That one already has low lying plants so we would be creating our three tier system there with that. For the Little Turtle North entrance we are looking at \$1,128 there. That is the same thing. We would be adding additional 2 back plants for that one. Ten plants adding a pop of color and then seven plants on the side to add layers essentially. Moss Rose is going to be \$1,030 if we want to do that one as well. We are looking at adding two back plants there, 10 plants for the side and 15 low lying plants in front of that one as well.

Mr. Baldino: And those are perennials, right?

Mr. Hans: Everything that is suggested and recommended here are all perennials. It is not something that we will be swapping out. For the two Little Kayak entrances we are looking \$880 each for those. Its back plants for framing and ten side plants for both of those as well. Kayak Park Circle we have the low lying plants there.

Mr. Baldino: We just lost the Bougainvillea due to the freeze I know that.

Mr. Hans: That is part of the agenda. It does have the replacement of that.

Mr. Baldino: I saw that which is all it really needs anyway.

Ms. Hinz Philippi: If all of this is about \$1,000.

Mr. Hans: Kayak Park would be around \$1,000 as well. It has the low lying plants, and it has the back plants.

Ms. Lynch: What about Bent Paddle?

Mr. Hans: That was also missed. Bent Paddle has nothing as well.

Mr. Baldino: Did we get a bid for that?

Mr. Hans: We did not get a number for Bent Paddle. I will get that one.

Mr. Baldino: Last meeting we wanted to get bids for all of them remember that?

Mr. Hans: 100%. I was going back and forth with him. It was a little bit of a challenge to get these. But I will get Bent Paddle as well.

Ms. Hinz Philippi: We can estimate. The worst case scenario is \$2,000.

Mr. Baldino: And there is only one.

Mr. Vidal: Is this due to frozen plants?

Mr. Hans: No this is based off of our discussion from the last meeting that we had.

Mr. Vidal: What are we faced with right now was far as replacement plants?

Mr. Hans: That is on page 81 of the agenda. We are looking at \$2,642. That is replacing that we lost along the entranceway.

Mr. Vidal: If all this is done we are looking at \$10,000.

Mr. Hans: Yes.

Mr. Baldino: That will bring all the monuments to look unified.

Mr. Hans: Everything we are using is native essentially.

A resident: Is that also including replacing the emblems?

Mr. Hans: We are ready to replace the emblem for Moss Rose and for Hammock Creek. The emblems are not planned to be replaced at this time.

Mr. Vidal: I make a motion that we just do them, all the monuments and replace the damage plants from the freeze.

Ms. Hinz Philippi: So we approving the proposal to do all the monuments and the replacement of the plants from freeze damage.

Mr. Baldino: For the record Matt make sure you have all of them including Bent Paddle every single one. What is the time frame on that with Hugo?

Mr. Hans: I will get with Hugo tomorrow and we will discuss a timelines for getting everything ordered and see what he needs from us in terms of deposit before he can start.

Mr. Lynch: One other thing I know we talked about is irrigation at the monument for Hawks Ridge.

Mr. Hans: That is in his bid.

Ms. Hinz Philippi: Just for the record we are talking about Hawks Ridge, Little Turtle has 2, Moss Rose, Little Kayak has 2, Canoe Park, and Bent Paddle. Then we are also getting all the freeze damaged plants replaced.

On MOTION by Mr. Vidal seconded by Ms. Lynch with all in favor, a motion to approve the proposal for plants at all monuments along with a proposal to replace damaged plants from the freeze were approved.

Mr. Hans: Hugo has already replaced the annuals that was part of his contract because they were due to be replaced soon anyway.

Mr. Baldino: I saw he planted the annuals in front of the clubhouse, but we are specifically talking about the Plantation House sign on the hill as you come into Canoe Park Circle or Lazy River were they removed the bougainvillea there so are we replacing that plant?

Mr. Hans: Yes. That bougainvillea is on the proposal that is on page 81.

Ms. Hinz Philippi: Alright. What else Matt do we have?

Mr. Hans: Our elliptical has been having some issues. It is essentially rubbing metal on metal at the moment. There are two options. One option is for repairs, and one is for replacement. The elliptical is something that got brought over from the old gym to the new gym. They no longer manufacture this model. It was very challenging for Gym Surgeon to be able to source the parts for a proposal for us. We are looking at another option which is Platinum Fitness. We called around to a few other companies as well. Platinum Fitness was the only came with the best price. We looked at the same elliptical in other places and theirs came in the cheapest. The price difference between repair which is going to cost us a little over \$1,000 and the replacement is going to cost us around \$2,900 for a brand new elliptical but it does provide us a fresh warranty for parts. You are also able to source parts for this one as well.

Mr. Wills: What is the classification of the one that we have?

Mr. Hans: The one that we have is light commercial is what we currently have. Looking at the difference in warranties between the light commercial and the heavy commercial they don't guarantee anymore for the heavy commercial. The warranty is identical essentially.

Mr. Baldino: What is the warranty on that?

Mr. Hans: The warranty for the light duty commercial is ten years for the frame, five years for the brake, five years for parts, two years for labor and six months for wear and tear. Wear and tear items are the belts or anything that is rubber essentially.

Ms. Lynch: It is very popular.

Mr. Hans: The elliptical gets the most use.

Mr. Wills: I would move to get a new light commercial.

Mr. Baldino: And we are going to go with the same company that has already been doing. We have a good relationship with them, correct?

Mr. Hans: Yes. They gave us the best price. \$2,800 from Platinum Fitness.

On MOTION by Mr. Wills seconded by Mr. Lynch with all in favor, a proposal in the amount of \$2,800 from Platinum Fitness for a light commercial elliptical was approved.

Mr. Hans: We are looking the repainting of the signposts throughout the community. All of our nice lovely white signposts that are currently orange from rust. We have two different options there. One from Painting and Safety he is the one who did the front deck for us and the bathrooms. His price came in at \$50 per pole. We have a second price from Hanna Painting, and they came in at \$120 per pole.

Ms. Lynch: Matt we will never use Hanna Painting.

Mr. Hans: Trust me I understand. I personally prefer KC but in terms of painting I know Hanna Painting usually gives a low price. I wanted to have that as a comparison.

Mr. Lynch: What signs?

Mr. Hans: Stop signs and the street signs.

Mr. Vidal: What material are they made of?

Mr. Hans: They are metal, aluminum.

Mr. Lynch: If you paint aluminum it is going to peel. You are going to be painting them every year. You are going to continue to paint.

Mr. Hans: It needs to be prepped properly.

Mr. Lynch: The other thing which ever we go with I know KC had given a price based on a certain number and I would like to see that adjusted to a per pole.

Mr. Hans: He is \$50 per pole.

Mr. Lynch: I want the unit price added to the additional posts or any other additional posts that come up so that he being compensated for each one.

Ms. Hinz Philippi: We can approve it at \$50 per sign.

Mr. Lynch: That is all I wanted.

Mr. Baldino: So just to clarify we are going to paint the aluminum?

Mr. Lynch: It has already been painted.

Mr. Hans: We can reassess. We can approve this pending you and me taking a look at it and deciding on it.

Mr. Vidal: Some of it is algae, some of it is rust. They have rust remover.

Mr. Hans: We can take a look after this meeting. We can approve this pending and I can always get numbers.

Mr. Baldino: This the stop signs and the street signs.

Mr. Hans: Yes.

Mr. Baldino: Are we looking at the lettering on the street signs?

Mr. Hans: I did get some numbers for that already.

Mr. Baldino: There is a handful of ones that are peeling off. Are we doing it all at once or piecemealing it?

Mr. Hans: Those would be separate because it is separate people that would be handling those. For the reinstallation of those signs we would have the sign company that manufactured them come out and install them.

Mr. Lynch: We need to adjust this and reassess some of this because if he is going to paint it then you are not going to paint it with a latex paint.

Mr. Baldino: I have a hard time with this because it doesn't make much sense to me that we are going to aluminum.

Mr. Pawelczyk: They should identify the type of paint that is being used. I think like Matt said if you want to move forward with it subject to Charles Lynch and Matt figuring it out. You want to do it right.

Mr. Baldino: Even if it is a little bit of money we don't want to throw it away.

Ms. Hinz Philippi: Do you want to bring it back next meeting or do you approve it?

Mr. Baldino: There is no reason to delay it. If they are willing to go out and look at the signs and assess what needs to be done and then come back with materials to do it then that is what we need to do.

Ms. Lynch: This price is for all of the signs that needed painted.

Mr. Hans: That is for every signpost in the community. I had Eddie go around and give me a count and map it all out.

Mr. Pawelczyk: It is based on 26 signs.

Mr. Lynch: The only thing that might need to be considered is an adjustment on the materials depending on what type of paint he is using.

Ms. Lynch: For all these it shouldn't go over \$2,000.

Mr. Pawelczyk: I agree with that.

Mr. Lynch: Just be aware we might have to make adjustments. Approve it based on the 33 posts with a do not exceed.

Ms. Hinz Philippi: Do not exceed \$2,000.

On MOTION by Ms. Lynch seconded by Mr. Vidal with all in favor, a not to exceed amount of \$2,000 with Painting and Safety to paint all signposts within the community was approved.

Mr. Hans: I do have one more item. They also submitted a bid for repainting the green railings that we have along our bridges and along Lazy River Parkway.

Ms. Lynch: Our streetlights?

Mr. Hans: Not for the streetlights at the moment. It is \$3,600 for doing the railing.

Mr. Lynch: There is a lot of railing. There is like 700 feet of railing.

Mr. Baldino: Can I ask a question? Why are we going with green? Why don't we do a dark color like black?

Mr. Hans: We don't necessarily need to stick to the color green that is already there.

Mr. Baldino: Why don't we do black?

Mr. Hans: The only thing is black for a handrail is that it is sitting out in the sun in Florida all day. It is something to consider. Green does get hot too.

Mr. Baldino: I was just thinking of something that we can prolong our maintenance on and longevity out of.

Mr. Lynch: It is not being painted because it is dirty it is flaking off.

Mr. Hans: It is faded and old essentially. Those have not been repainted in the last four years. It has been a long time.

Mr. Baldino: Keep it green?

Mr. Lynch: Stay with the color that it is. That way if you miss a spot nobody knows.

Ms. Lynch: That is true. In the meantime we need the streetlights.

Mr. Baldino: The streetlights definitely need to be done. I thought we were getting that.

Multiple people speaking at this time.

Ms. Hinz Philippi: Do I have a motion for moving forward with this?

Ms. Lynch: I make a motion to move forward with the rail painting.

On MOTION by Ms. Lynch seconded by Mr. Lynch with all in favor, a proposal in the amount of \$3,600 with Painting and Safety for the painting of the rails was approved.

Mr. Hans: That is all from me. I will stop talking now.

Ms. Hinz Philippi: For the next meeting we are going to have the quotes for the streetlights?

Mr. Hans: Streetlights. I will also be bringing quotes. I lied I am not done talking. The bollards that we discussed at our last meeting removing and replacing them with asphalt. After speaking with the city, John Hanlon, was correct we will have to go back in and replace the missing bollards. I will be bringing quotes to our next meeting for that. It took quite a long time to get contacted with someone from the city. We eventually had to speak with John and got the contact of who he spoke to because knew.

Ms. Lynch: Let me ask you this because my understanding is they would never had known or even freaded about this.

Ms. Hinz Philippi: They will not come and enforce but if somebody called.

Ms. Lynch: My question now goes if there is something in its place could we?

Mr. Hans: The other option would be raising the sidewalk.

Mr. Lynch: How about we just replace the ones that are missing and not spend a bunch of money?

Mr. Hans: It is going to be a lot more cost effective just to replace the ones that are missing.

Multiple people speaking at the same time at this point.

Mr. Hans: We have one number for it, but we are not ready to move forward for bids on it yet, but it was roughly around \$4,500 to replace the current ones that are missing. We can bring some options back to the next meeting for that.

Ms. Lynch: I do want to know Matt before you sign off where are we with the pool? I see our pool chairs are sitting over there, and we are not real happy how they are stored.

Mr. Hans: Right now they should be wrapping up the deck work by Monday. At the moment the company that is supposed be doing the filter work they were supposed to start today. I called them at 8:00 a.m. today and no response from anybody. I have been texting them and blowing them up. I have not been able to get a response from anybody in the company today. They were supposed to be here.

Ms. Lynch: I want more details because this now a breach of contract. This is why we had scheduled this in February so it was cold, and residents would not be out. This is the biggest and I will say it again this is the biggest amenity this community has and at no circumstances, unless absolutely necessary should that pool, spa or gym be shut down.

Ms. Hinz Philippi: I will copy you on our emails as I did before.

Ms. Lynch: I saw that.

Ms. Hinz Philippi: You are absolutely right. That was the first thing that I asked him. We are together on that.

Ms. Lynch: It is not your fault Matt.

Mr. Hans: I have been hounding them. I have been just as upset. I have been having plenty of conversations with residents about the pool as well.

Ms. Lynch: Including people knocking on my door. It is alright.

A resident: Can we get the total again for number 6 again Matt?

Mr. Hans: \$2,642.50 for the freeze replacement.

Ms. Hinz Philippi: Let's move onto financial reports.

SEVENTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Register

B. Approval of Unaudited Financials

Ms. Hinz Philippi: Financial reports. Tab A is the approval of the check register and tab B is the approval of the unaudited financials. If I can have a motion to approve both.

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

EIGHTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

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

Mr. Lynch: A lot of people are asking about providing some type of shade at the pool. It is not an easy thing to accomplish. There is no good place to do it. We want to put shade between the building and the pool on this side. That side along Lazy River is very narrow. There is hardly any room for a chair, so we are left to try and provide something back in this corner over here. I haven't gone over there during the day to see just where and how and what kind of shade would work. The other thing is we don't want to do it to where it covering the whole area either because not everybody wants shade.

Ms. Hinz Philippi: We can work on that and bring possibilities to the next meeting.

Mr. Lynch: To eliminate doing anything else on the patio you can go with a Cantilever system where the posts would be outside of the fence. We can go with a single post panel which is something like this. The post would be outside the fence. The canopy itself would be over the fence over the patio. It could provide anywhere from 12 x 12.

Mr. Hans: It is essentially an umbrella that extends out.

Mr. Lynch: That is all it is. It is not a residential umbrella. This is made for storms. You don't even have to take them down. They are rated for over 110 mph. The canopy can be taken down and leave the pole in place if a hurricane was coming and then it could be put back up which is not a big deal. This company here is in Delray. It is called Park Warehouse. They also have benches, tables and anything else. Maybe we can do a package deal with something like that. When I spoke with them today she said she would be glad to start volume discounts if we went with anything more than one umbrella. I don't know if we could use two umbrellas out there. I don't think there is a good place for them, but we could definitely use the one. The one umbrella depending on the size if approximately \$6,500 plus installation. This isn't some flimsy backyard umbrella.

Mr. Hanlon: How big an area does it cover?

Mr. Lynch: 12 x 12 so 12 feet from the corner and 12 feet out over the patio. Or we can shift it down some. They make a 12 x 12 and 12 x 14. They make 14 x 14, 15, x 15 all the way up to 20 x 20. It is all on one post. We don't need something that big. We don't have the area for it. If it provides an area over there where you could maybe get five chaise lounges under it then it is more than what we have now. Everybody is taking these chairs, and they are cramming underneath here in front of the bathrooms. That is not what that area is supposed to be for. If we can provide shade on that side.

Mr. Baldino: That is predominately where we would want to put the shade. It seems like that is where people are finding the shade in the afternoon.

Mr. Lynch: On this side but on the other side. In the afternoon you can't get any shade back there other than from the building.

Mr. Hanlon: The old umbrellas that we had at least you could sit at the table. You could tilt in the afternoon.

Mr. Lynch: I agree but by afternoon then you just move your chair over to this side because you are going to have shade from the building. It is not an all-day solution, but it provides something. I have seen it where the chairs are lined up in front of the bathroom. Anyway you can look at the pictures and maybe come up with a package that would accomplish both. The company's name is Park Warehouse down in Delray Beach. I don't know what the installation would be, but this is just material cost.

Mr. Baldino: Did we get a clubhouse report?

Mr. Hans: Yes. It is in the manager's report at the end.

Mr. Lynch: I will put some numbers together and get with Matt on the benches and whatever and we will put a proposal together.

Ms. Hinz Philippi: Ok, sounds good. The next item is audience comments. Do I have any audience comments?

A resident: I would like to piggyback on your idea. You have this vendor now that can do the benches and all that. You were talking about putting benches throughout the area. Has anyone considered putting a bench down by the river so that we can maybe sit. People walk that area. They may want to sit. Where the boat ramp is over in that

area. Put a bench over there. It is the only place you can see the water. A nice bench there would be an advantage I think.

Mr. Lynch: We don't need to line Lazy River Parkway by Hawks Ridge with benches either. If people use that over there then it is something we can provide them.

A resident: Back to the plants. It looks like this poinciana has died here in front of the building.

Mr. Hans: The one over there it did shoot off a leaf the other day. I am hoping that one comes back. I have another poinciana that is about that size in a different community, and it also just started to show some signs of life. There is a good chance on that one. The one that is outside that Val had installed there is no coming back on that one.

Mr. Baldino: You have to let them sit for a little while. It takes a while.

Mr. Hans: Me and Hugo were discussing this, and he provided me a list of trees that he is looking at. There is no rush on the trees.

A resident: Back to the plants. The bushes in the front at the entranceway are dead. Is anyone doing anything about that?

Mr. Hans: We were monitoring those, Hugo as well. He is supposed to be aggressively pruning them to see if they will bounce back and if not we will probably be coming back with some others.

A resident: Ok. The ones over here on the side going over to the gym.

Mr. Hans: The ones that we removed here we will be bringing back some numbers for these as well. There were hibiscus bushes that we had here. Those did not make it at all.

A resident: The ones that are clearly dead and have been for a while on the hedge going around.

Mr. Hans: Around the pool area, yes. Those we are bringing numbers back. We were hoping those would come back.

A resident: Those have been dead forever.

Mr. Hans: I will take a look at those. We can definitely bring some numbers back to the next meeting for that around the pool.

A resident: Even if the cut the hedge down to the ground maybe they will come back. I don't know. It just looks really bad. He might be able to cut the dead part out and maybe the plant will regenerate and fill in. I don't know.

Mr. Hans: I will talk to him and see if we can aggressively prune them all the way back.

A resident: When you were talking about the benches you are talking about anchoring them into the ground.

Mr. Hans: Yes. It would be on a concrete base.

Mr. Hanlon: At the January meeting I brought up a discrepancy with the entrance easement agreement. Was it every amended? It had to do with the monuments for Hawks Ridge, Little Turtle and Bent Paddle which is on OA property. When they did the agreement they didn't do it properly because it is stated for the purposes of this easement the entrance features do not include lighting, electrical facilities, or irrigation facilities, landscaping or hardscaping. So you just appropriated almost \$5,000 for OA property. I gave a copy and I thought it would be a simple amendment to fix that. I guess it was never amended.

Mr. Wills: In my memory Michael responded to you in that meeting.

Mr. Pawelczyk: I can look at it. I wasn't asked to look at it.

Mr. Hanlon: Anybody can read it. It says not in capital letters.

Mr. Hans: We manage the lighting and irrigation in those areas. All the lighting belonged to the CDD since conception and is all attached to our CDD system and all of the irrigation for those entrance monuments as well is attached to our irrigation.

Mr. Pawelczyk: I will look at it. I wasn't asked to, so I don't do anything unless the Board asks me to do the work.

Ms. Hinz Philippi: We don't need to agree with something that we already own.

Mr. Pawelczyk: We will look at it.

Mr. Hanlon: You don't own that property. It is OA property. It is just an entrance easement so the Owners Association is allowing you to go on there, but it says that you can't do landscaping on there and you just appropriated over \$5,000. It is a simple fix. You just have to amend it in writing.

Mr. Hanlon: The next issue is seven years ago I moved here. I went across to that house and asked the gentleman why are the bollards in front of the clubhouse. It was told me to me that it was a liability issue because if anybody drove up and hit somebody on that sidewalk it could be an issue. So putting in plastic fixtures.

Mr. Vidal: Have we said anything about putting in plastic fixtures?

Mr. Hanlon: I am not talking about that I am just saying putting in plastic replacements wouldn't meet the site requirements because the site requirements were amended because Caroline Cardella did not want to spend the money for a raised sidewalk and curb. That was a cheaper fix for her to put bollards to avoid that liability. The other issue is in the PUD regarding hardwood trees, and this has never been exercised in the seven years I have come to CDD meetings it specifically says no existing hardwood trees, oak, holly, maple with a caliber grader than 4 inches about existing grade may be removed from the PUD without prior approval in writing from the property owner's association and the District. I guess the way it supposed to work is the owner's association, it doesn't mention the arch because in the PUD they call it modification *Mr. Hanlon was inaudible at this time*. It does not mention an arch in this paragraph where it does in many other paragraphs and this PUD it says the owner's association and the District so both parties. The Board has to vote, and the District has to vote to remove a hardwood tree.

Mr. Vidal: First of all in my opinion, just because it says PUD, I have had this discussion with other people before, it doesn't mean it is enforceable by the POA or the CDD. The PUD is an ordinance from the city. When the control is turned over to the Association after completion of build out those items are normally incorporated into the documents. If it is not in the documents it is not enforceable. The other thing is the HOA needs to come up which you tried for a long time to get them, and they still don't have a tree policy. It can all be resolved by them having a tree policy. This stuff saying it in the PUD, 720 says it had to be in our documents or a document that is authorized by our documents to be used.

Mr. Hanlon: They just fired this gentleman who is probably the most knowledgeable person, the Chairman of the Modification Committee because of a new tree policy they are trying to implement.

Ms. Hinz Philippi: You made your comment.

Mr. Hanlon: Can I just finish? You have taken some of my time, so I am just trying to get back some of mine. This is a city ordinance so a city ordinance you would agree is a law. That is the way it was explained to me.

Mr. Vidal: It is an ordinance and that is all it is, a city ordinance.

Mr. Baldino: For one I would like to say. The trees have become an issue in this committee. Michael is there a way that we can look into if there is supposed to be CDD approval for a tree that is going to be taken down or replaced. Can we look into that?

Mr. Pawelczyk: Well the CDD has no jurisdiction over private property. We do not have power over what happens on your individual property because it is not public. We don't have the power under Chapter 190.

Ms. Lynch: The reason we approved the tree today because that is clearly on CDD property and it is also endangering their home.

Mr. Baldino: So with the POA.

Mr. Pawelczyk: I don't have any comment about POA.

Mr. Baldino: I am just saying that it has been brought to our attention that the CDD and the POA have to come together on a tree being taken down is there anything that we can look into?

Ms. Hinz Philippi: Only on CDD property.

Mr. Pawelczyk: The CDD has no power. It is in Chapter 190, it is all our powers. If you can find something in there that says the CDD has the power over private property show it to me. There is nothing in there. We don't have the power to enforce that. Just like we don't have the power to enforce covenants on paint colors on homes, property standards on individual lots. There is no CDD power to do that. The city might but the CDD doesn't.

Ms. Hinz Philippi: For the record if we could even make the city enforce the PUD we would be all over the place for them to enforce what the developers didn't do in this community. The CDD has to go there and do things because they are not doing and not enforcing.

Mr. Pawelczyk: The city doesn't have any power to grant a CDD powers that it is not authorized to perform under state law. The city can't expand the power to the CDD.

That is very clear reading the statute.

Ms. Hinz Philippi: Alright.

A resident: I just have two quick questions. I don't know if it was discussed about the dock. I don't know what the update is on where we are with the dock. Was it repaired?

Mr. Hans: We discussed that at the previous meeting. We are holding off any more dock repairs for the time being. The dock is perfectly safe and functional at the moment.

A resident: Also the railing for where the water runs under.

Mr. Hans: That is what we were discussing repainting.

A resident: And this is beautiful.

Mr. Lynch: In that regard, Steve engineered all of this. He and I put it up. It is not done yet. The blinds are ordered. If this is deemed to be somewhat of a success we as a Board need to address the main hall. This is an experiment. We are not experts in acoustics.

A resident: To answer your question two things. Yes this is much improved. I am a fairly new resident here and I am trying to learn who has the powers over certain places. I understand that the CDD has the power of maintenance and all of those four lots by the overpass on Leaping Frog. That is where the two ponds intersect. I just moved into the property adjoining. It is in bad shape. I have been working with Matt trying to get some help. The house that I moved into needed some big time repairs as well. I am doing what I can do to get that looking decent. Occasionally I creep over on your property and pull up a nasty twig or whatever and I am trying to get things cleaned up because it is right next to me.

Mr. Hans: We approved it last time. She is asking for more sod.

A resident: I just wanted to reinforce the effort that Matt is trying to get that place fixed up because it is in pretty bad shape. It is better with the little rain that we have had.

Mr. Vidal: What all does it need?

A resident: I just learned also that the property line is not where I thought it was. You guys have a whole lot more property now then what I thought I had. I only have a little tiny piece. You have a lot more property and whoever was there that planted stuff and let it go bad wound up being on your property now that I have taken it off because it was damaging the foundation of the house. As funds become available I am doing what

I can. You now basically have more property and there is a drainage ditch that comes off of your property and my property and that drainage ditch is getting to be a real problem. Somebody needs to look into that a little more. It is in pretty bad shape.

Ms. Hinz Philppi: Ok, thank you. We are good.

Ms. Lynch: I make a motion to adjourn.

A resident: The lending library is nice maybe down the road we can expand a little more. I know a lot of people are going up. It is a small space.

NINTH ORDER OF BUSINESS

Adjournment

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

Chairman/Vice Chairman

River Place on the St. Lucie
Community Development District

Approved Proposed Budget
FY 2027



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River Place on the St. Lucie

Community Development District

Approved Proposed Budget

General Fund

Description	Adopted Budget FY2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Approved Proposed FY 2027
<u>REVENUES:</u>					
Special Assessments - Tax Roll	\$ 517,267	\$ 507,825	\$ 9,442	\$ 517,267	\$ 517,267
Stormwater Fees	69,656	69,798	5,431	75,229	75,229
Rental Fees - Boat Storage	16,368	13,310	6,600	19,910	18,480
Rental Fees - Clubhouse	4,800	1,600	900	2,500	2,500
Revenue Fobs	-	275	-	275	-
Interest income	10,020	9,539	4,800	14,339	5,000
Other Revenue	-	14,145	-	14,145	-
Carry Forward Surplus	5,560	-	-	-	7,359
TOTAL REVENUES	\$ 623,671	\$ 616,492	\$ 27,173	\$ 643,665	\$ 625,835

EXPENDITURES:

Administrative:

Supervisor Fees	\$ 5,000	\$ 3,000	\$ 2,000	\$ 5,000	\$ 5,000
FICA Taxes	383	230	153	383	383
Engineering	15,000	39,688	10,000	49,688	15,000
Attorney	28,000	25,773	14,227	40,000	40,000
Annual Audit	4,000	4,000	-	4,000	4,200
Arbitrage Rebate	600	-	600	600	600
Dissemination Agent	2,679	1,886	793	2,679	2,813
Trustee Fees	4,180	-	3,675	3,675	3,675
Management Fees	46,419	30,946	15,473	46,419	48,740
Property Appraiser	11,006	12,097	-	12,097	11,006
Website Maintenance	1,071	714	357	1,071	1,125
Telephone	100	-	-	-	-
Postage & Delivery	1,000	470	200	670	1,000
Insurance General Liability	11,028	11,201	-	11,201	12,321
Rental & Leases	2,400	1,600	800	2,400	2,400
Printing & Binding	200	14	50	64	200
Legal Advertising	1,000	-	1,000	1,000	1,000
Other Current Charges	1,090	817	440	1,257	1,540
Office Supplies	100	0	25	25	100
Dues, Licenses & Subscriptions	175	175	-	175	175
TOTAL ADMINISTRATIVE	\$ 135,430	\$ 132,612	\$ 49,793	\$ 182,405	\$ 151,277

River Place on the St. Lucie

Community Development District

Approved Proposed Budget

General Fund

Description	Adopted Budget FY2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Approved Proposed FY 2027
Operations & Maintenance					
Field Expenditures					
Field Management	\$ 28,923	\$ 19,282	\$ 9,641	\$ 28,923	\$ 30,369
Utility - Electric Irrigation	13,200	7,934	5,266	13,200	14,000
Water/Wastewater	3,000	1,695	1,305	3,000	3,000
Preserve Maintenance	20,000	15,000	5,000	20,000	20,000
Aquatic Maintenance	13,220	9,005	4,215	13,220	13,220
Landscape Maintenance	85,200	56,800	28,400	85,200	85,200
Other Landscape Maintenance	12,800	480	12,320	12,800	12,800
Fertilization/Weed and Pest Control	1,688	792	396	1,188	1,188
Irrigation Maintenance	10,800	7,753	5,047	12,800	12,800
Fountain Maintenance	1,800	-	1,800	1,800	1,800
Repairs & Maintenance	13,000	15,675	4,325	20,000	20,000
Signage Maintenance	5,000	4,825	-	4,825	5,000
Operating Supplies	1,000	-	400	400	1,000
PSL Interlocal Agreement	25,000	-	-	-	-
Contingency	11,860	346	11,025	11,371	10,000
Subtotal Field Expenditures	\$ 246,491	\$ 139,587	\$ 89,140	\$ 228,727	\$ 230,377
Clubhouse Expenditures					
Security Monitoring/Fire/Alarm	\$ 4,000	\$ 1,585	\$ 2,415	\$ 4,000	\$ 4,000
Utility - Electric	22,000	11,815	8,185	20,000	22,000
Water/Wastewater	4,500	1,932	2,568	4,500	4,500
Telephone	1,440	599	300	899	960
Property Insurance/Workers Comp	25,542	23,606	-	23,606	25,882
Clubhouse Cleaning	18,000	7,695	10,305	18,000	18,000
Clubhouse Maintenance and Repairs	20,000	13,829	6,171	20,000	20,000
Pool & Spa Maintenance	16,800	11,725	5,075	16,800	17,640
Pool & Spa Repairs	10,000	15,390	1,000	16,390	20,000
Trash	300	651	328	979	1,200
Contingency	-	-	-	-	10,000
Capital Outlay	19,168	-	-	-	-
Subtotal Clubhouse Expenditures	\$ 141,750	\$ 88,828	\$ 36,346	\$ 125,174	\$ 144,182
TOTAL EXPENDITURES	\$ 523,671	\$ 361,027	\$ 175,279	\$ 536,306	\$ 525,835

River Place on the St. Lucie

Community Development District

Approved Proposed Budget

General Fund

Description	Adopted Budget FY2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Approved Proposed FY 2027
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Other Financing Sources/(Uses)

Interfund Transfer In/(Out)	(100,000)	(100,000)	-	(100,000)	(100,000)
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TOTAL OTHER FINANCING SOURCES/(USE)	\$ (100,000)	\$ (100,000)	\$ -	\$ (100,000)	\$ (100,000)
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EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 155,465	\$ (148,106)	\$ 7,359	\$ -
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Assessment Table					
Product	Assessable Units	Total Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase/ (Decrease)
Single Family					
Moss Rose Place	12	\$ 13,909.25	\$ 1,159.10	\$ 1,159.10	\$ -
Moss Rose Place (Maronda)	12	13,909.25	1,159.10	1,159.10	-
Little Kayak Point - Phase 1	32	37,091.32	1,159.10	1,159.10	-
Little Kayak Point - Phase 2	38	44,045.94	1,159.10	1,159.10	-
Canoe Park Circle- Phase 1	72	83,455.47	1,159.10	1,159.10	-
Canoe Park Circle- Phase 2	78	90,410.09	1,159.10	1,159.10	-
Multi Family					
A - Bent Paddle	36	41,727.74	1,159.10	1,159.10	-
C- Little Turtle	52	60,273.40	1,159.10	1,159.10	-
E - Hawks Ridge	118	136,774.25	1,159.10	1,159.10	-
Office					
Parcel I	5.39	7,244.38	1,344.04	1,344.04	-
Institutional					
Woodlands	1.00	914.53	914.53	914.53	-
IR Bank	0.78	708.76	914.53	914.53	-
RP Partners	2.66	2,433.57	914.53	914.53	-
Commercial Parcel N	21.07	17,386.54	825.18	825.18	-
Total	481	\$ 550,284.49			
Net Assessments		<u><u>\$ 517,267.42</u></u>			

River Place on the St. Lucie

Community Development District

Proposed Budget

Capital Reserve Fund

Description	Adopted Budget FY2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
<u>REVENUES:</u>					
Interest Income	\$ 5,000	\$ 9,447	\$ 4,600	\$ 14,047	\$ 9,000
Carry Forward Surplus	319,195	318,614	-	318,614	316,533
TOTAL REVENUES	\$ 324,195	\$ 328,061	\$ 4,600	\$ 332,661	\$ 325,533
<u>EXPENDITURES:</u>					
Capital Outlay	\$ 100,000	\$ -	\$ -	\$ -	\$ 100,000
Pool Equipment	-	63,830	33,920	97,750	-
Pool Deck Resurfacing	-	18,378	-	18,378	-
TOTAL EXPENDITURES	\$ 100,000	\$ 82,208	\$ 33,920	\$ 116,128	\$ 100,000
<u>Other Financing Sources/(Uses)</u>					
Interfund Transfer In/(Out)	\$ 100,000	\$ 100,000	\$ -	\$ 100,000	\$ 100,000
TOTAL OTHER FINANCING SOURCES/(USE)	\$ 100,000	\$ 100,000	\$ -	\$ 100,000	\$ 100,000
EXCESS REVENUES (EXPENDITURES)	\$ 324,195	\$ 345,853	\$ (29,320)	\$ 316,533	\$ 325,533

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

REVENUES

Special Assessments-Tax Roll

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

Stormwater Fees

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

Boat/RV Storage Fees

Boat/RV Storage rent fees.

Clubhouse Rental

The District collects rental fees for the Clubhouse.

Interest

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

Expenditures - Administrative

Supervisors Fees

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

FICA Taxes

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

Engineering

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

Attorney

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

Annual Audit

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

Arbitrage Rebate

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

Dissemination Agent

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

Trustee Fees

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

Management Fees

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

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

Expenditures - Administrative (continued)
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Property Appraiser

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

Information Technology

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

Website Maintenance

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

Postage and Delivery

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

Insurance General Liability

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

Rental & Leases

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

Printing and Binding

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

Legal Advertising

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

Other Current Charges

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

Office Supplies

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

Due, Licenses & Subscriptions

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

River Place on the St. Lucie

Community Development District

Budget Narrative

FY 2027

Expenditures – Field

Field Management

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

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

Utility - Electric Irrigation

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

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

Water/Wastewater

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

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

Preserve Maintenance

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

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

Aquatic Maintenance

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

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

Landscape Maintenance

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

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

Other Landscape Maintenance

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

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

River Place on the St. Lucie

Community Development District

Budget Narrative

FY 2027

Expenditures – Field (continued)

Fertilization/Weed and Pest Control

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

Irrigation Maintenance

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

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

Fountain Maintenance

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

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

Repairs and Maintenance

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

Signage Maintenance

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

Operating Supplies

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

Contingency

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

Expenditures – Clubhouse

Security Monitoring/Fire Alarm

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

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

Utility - Electric

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

Description	Vendor
-450 NE Lazy River Pkwy - Clubhouse	FPL

River Place on the St. Lucie

Community Development District

Budget Narrative

FY 2027

Expenditures – Clubhouse (continued)

Water/Wastewater

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

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

Telephone

AT&T internet service at the clubhouse

Property Insurance/Workers Comp

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

Clubhouse Cleaning

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

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

Clubhouse Maintenance and Repairs

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

Pool & Spa Maintenance

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

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

Pool & Spa Repairs

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

Trash

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

Contingency

Any other items that are not above.

Other Financing Sources/(Uses)

Interfund Transfer In/(Out)

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

River Place on the St. Lucie

Community Development District

Approved Proposed Budget

Debt Service Series 2001 Special Assessment Revenue Bonds

Description	Adopted Budget FY2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
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REVENUES:

Special Assessments - Tax Roll A	\$ 181,947	\$ 177,176	\$ 4,771	\$ 181,947	\$ 180,534
Special Assessments - Tax Roll B ⁽²⁾	72,607	-	72,607	72,607	-
Interest Earnings	3,500	3,720	1,500	5,220	3,500
Carry Forward Surplus ⁽¹⁾	56,869	58,534	-	58,534	63,676
TOTAL REVENUES	\$ 314,924	\$ 239,431	\$ 78,878	\$ 318,309	\$ 247,710

EXPENDITURES:

Series 2001 A

Interest - 11/1	\$ 26,497	\$ 26,497	\$ -	\$ 26,497	\$ 21,731
Special Call - 11/1	-	5,000	-	5,000	-
Interest - 5/1	26,497	26,306	-	26,306	21,731
Principal - 5/1	120,000	120,000	-	120,000	125,000

Series 2001 B ⁽²⁾

Interest - 11/1	\$ -	\$ -	\$ -	\$ -	\$ -
Interest - 5/1	37,607	-	37,607	37,607	-
Principal - 5/1	35,000	-	35,000	35,000	-
Property Appraiser	3,871	4,222	-	4,222	3,871

TOTAL EXPENDITURES	\$ 249,472	\$ 182,025	\$ 72,607	\$ 254,632	\$ 172,334
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EXCESS REVENUES (EXPENDITURES)	\$ 65,452	\$ 57,405	\$ 6,271	\$ 63,676	\$ 75,376
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⁽¹⁾ Carry Forward is Net of Reserve Requirement

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

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

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

River Place on the St. Lucie

Community Development District

AMORTIZATION SCHEDULE

Debt Service Series 2001 Special Assessment Revenue Bonds

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

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

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

RESOLUTION 2026-03
[FY 2027 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE RIVER PLACE ON THE ST. LUCIE COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“FY 2027”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the River Place on the St. Lucie Community Development District (“**District**”) prior to June 15, 2026, proposed budget(s) (“**Proposed Budget**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website in accordance with Section 189.016, *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RIVER PLACE ON THE ST. LUCIE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. RECITALS

The foregoing recitals are hereby incorporated as findings of fact of the Board.

SECTION 2. BUDGET

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the River Place on the St. Lucie Community Development District for the Fiscal Year Ending September 30, 2027."
- c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Section 189.016, *Florida Statutes* and shall remain on the website for at least two (2) years.

SECTION 3. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2027, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

SECTION 4. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2027 or within 60 days following the end of the FY 2027 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Section 189.016, *Florida Statutes*, and remain on the website for at least two (2) years.

SECTION 5. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 18th DAY OF June, 2026.

ATTEST:

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

Secretary / Assistant Secretary

Chair / Vice Chair

Exhibit A: FY 2027 Budget

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BENT CREEK COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING NON-AD VALOREM SPECIAL ASSESSMENTS FOR FISCAL YEAR 2027; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Bent Creek Community Development District (the “District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, for the purpose of providing, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District; and

WHEREAS, the District is located in [St. Lucie County, Florida](#) (the “County”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors (the “Board”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“Adopted Budget”) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“Fiscal Year 2027”), attached hereto as Exhibit A and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a special and peculiar benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose non-ad valorem special assessments (the “Assessments”) on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the Assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2027; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such Assessments may be placed on the tax roll and collected by the local tax collector ("Uniform Method"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Bent Creek Community Development District ("Assessment Roll") attached to this Resolution as Exhibit B and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BENT CREEK COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. RECITALS. The foregoing recitals are hereby incorporated as findings of fact of the Board.

SECTION 2. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in Exhibit A confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the Assessments. The allocation of the Assessments to the specially benefitted lands, as shown in Exhibits A and B, is hereby found to be fair and reasonable.

SECTION 3. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, Florida Statutes, and using the procedures authorized by Florida law for the levy and collection

of non-ad valorem special assessments, an Assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with Exhibits A and B. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance Assessments.

SECTION 4. COLLECTION. The collection of the operation and maintenance special Assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on Exhibits A and B. The decision to collect non-ad valorem special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect such special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 5. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as Exhibit B, is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 6. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 7. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 8. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 18th day of June 2026.

ATTEST:

**BENT CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By:_____
Chair / Vice Chair

Exhibit A: Adopted Budget for Fiscal Year 2027

Exhibit B: Assessment Roll

Exhibit B

Parcel ID	O&M	Debt 2001A	Total	Legal Description
3416-675-0034-000-7	\$ 17,386.75	\$ 17,504.54	\$ 34,891.29	RIVER PLACE ON THE ST LUCIE TRACT N (21.30 AC) (OR 4085-186)
3416-676-0014-000-4	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 2- LOT 1(OR 1500-718)
3416-676-0015-000-1	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 2- LOT 2(OR 3871-2884)
3416-676-0016-000-8	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 2- LOT 3 (OR 3884-684)
3416-676-0017-000-5	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 2- LOT 4 (OR 1418-2794; 2621-411)
3416-676-0018-000-2	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 2- LOT 5 (OR 3481-2404)
3416-676-0019-000-9	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 2- LOT 6 (OR 1481-481)
3416-676-0020-000-9	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 2- LOT 7
3416-676-0021-000-6	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 2- LOT 8
3416-676-0022-000-3	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 2- LOT 9 (OR 3383-2083)
3416-676-0023-000-0	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 2- LOT 10 (OR 3679-2939)
3416-676-0024-000-7	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 2- LOT 11
3416-676-0025-000-4	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 2- LOT 12 (OR 3549-2620; 4094-437)
3416-676-0026-000-1	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 2- LOT 13
3416-676-0027-000-8	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 2- LOT 14 (OR 1505-1761)
3416-676-0028-000-5	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 2- LOT 15
3416-676-0029-000-2	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 2- LOT 16
3416-676-0030-000-2	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 2- LOT 17
3416-676-0031-000-9	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 2- LOT 18
3416-676-0032-000-6	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 2- LOT 19 (OR 1787-1214)
3416-676-0033-000-3	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 2- LOT 20
3416-676-0034-000-0	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 2- LOT 41
3416-676-0035-000-7	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 2- LOT 42(OR 1542-744)
3416-676-0036-000-4	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 2- LOT 43
3416-676-0037-000-1	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 2- LOT 44 (OR 2742-1083; 3698-1497)
3416-676-0038-000-8	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 2- LOT 45 (OR 3599-176)
3416-676-0039-000-5	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 2- LOT 46 (OR 2973-2189)
3416-676-0040-000-5	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 2- LOT 47 (OR 1592-1651 :1814-2749)
3416-676-0041-000-2	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 2- LOT 48 (OR 1529-69; 2662-1931; 3222-1443)
3416-676-0042-000-9	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 2- LOT 54
3416-676-0043-000-6	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 2- LOT 68 (OR 3672-2459)
3416-676-0044-000-3	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 2- LOT 69
3416-676-0045-000-0	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 2- LOT 70
3416-677-0004-000-4	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 4 (PB 40-40) LOT 21 (OR 2215-109)
3416-677-0005-000-1	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 4 (PB 40-40) LOT 22
3416-677-0006-000-8	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 4 (PB 40-40) LOT 23 (OR 3397-2709; 3483-2597)
3416-677-0007-000-5	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 4 (PB 40-40) LOT 24
3416-677-0008-000-2	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 4 (PB 40-40) LOT 25
3416-677-0009-000-9	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 4 (PB 40-40) LOT 26 (OR 1612-1939; 3754-2636)
3416-677-0010-000-9	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 4 (PB 40-40) LOT 27 (OR 1830-109)
3416-677-0011-000-6	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 4 (PB 40-40) LOT 28 (OR 3457-1021)
3416-677-0012-000-3	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 4 (PB 40-40) LOT 29 (OR 3986-377)
3416-677-0013-000-0	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 4 (PB 40-40) LOT 30
3416-677-0014-000-7	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 4 (PB 40-40) LOT 31
3416-677-0015-000-4	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 4 (PB 40-40) LOT 32
3416-677-0016-000-1	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 4 (PB 40-40) LOT 33
3416-677-0017-000-8	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 4 (PB 40-40) LOT 34 (OR 1668-351)
3416-677-0018-000-5	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 4 (PB 40-40) LOT 35
3416-677-0019-000-2	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 4 (PB 40-40) LOT 36 (OR 3493-574)
3416-677-0020-000-2	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 4 (PB 40-40) LOT 37 (OR 2724-334)
3416-677-0021-000-9	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 4 (PB 40-40) LOT 38 (OR 1652-1591; 3592-1676)
3416-677-0022-000-6	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 4 (PB 40-40) LOT 39
3416-677-0023-000-3	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 4 (PB 40-40) LOT 40 (OR 1772-1081; 4136-221)
3416-677-0024-000-0	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 4 (PB 40-40) LOT 49 (OR 1638-2091)
3416-677-0025-000-7	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 4 (PB 40-40) LOT 50 (OR 1644-1814; 3673-12)
3416-677-0026-000-4	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 4 (PB 40-40) LOT 51 (OR 1600-683)
3416-677-0027-000-1	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 4 (PB 40-40) LOT 52 (OR 1603-2850)
3416-677-0028-000-8	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 4 (PB 40-40) LOT 53(OR 3462-2789)
3416-677-0029-000-5	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 4 (PB 40-40) LOT 55
3416-677-0030-000-5	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 4 (PB 40-40) LOT 56 (OR 3967-2049; 4119-1124)
3416-677-0031-000-2	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 4 (PB 40-40) LOT 57 (OR 1547-2746)
3416-677-0032-000-9	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 4 (PB 40-40) LOT 58 (OR 1547-2633)
3416-677-0033-000-6	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 4 (PB 40-40) LOT 59 (OR 1575-2757; 2930-2509; 2940-641)
3416-677-0034-000-3	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 4 (PB 40-40) LOT 60 (OR 3640-2315; 3991-2769)
3416-677-0035-000-0	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 4 (PB 40-40) LOT 61
3416-677-0036-000-7	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 4 (PB 40-40) LOT 62
3416-677-0037-000-4	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 4 (PB 40-40) LOT 63 (OR 1914-93 : 1994-1356; 3317-2898)
3416-677-0038-000-1	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 4 (PB 40-40) LOT 64
3416-677-0039-000-8	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 4 (PB 40-40) LOT 65 (OR 2595-2355)
3416-677-0040-000-8	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 4 (PB 40-40) LOT 66 (OR 1592-1705)
3416-677-0041-000-5	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 4 (PB 40-40) LOT 67(OR 4133-756)
3416-679-0001-000-9	\$ -	\$ -	\$ -	RIVER PLACE ON THE ST LUCIE PLAT NO. 8 (PB 72-1) BUFFER ZONE/UPLAND NO. 5 (4.80 AC - 209,088 SF) (AS PER PLAT DEDICATION DATED 1/7/16)
3416-679-0002-000-6	\$ -	\$ -	\$ -	RIVER PLACE ON THE ST LUCIE PLAT NO. 8 (PB 72-1) CA-1 (0.30 AC - 13,068 SF) (AS PER PLAT DEDICATION DATED 1/7/16)
3416-679-0003-000-3	\$ -	\$ -	\$ -	RIVER PLACE ON THE ST LUCIE PLAT NO. 8 (PB 72-1) CA-2 (0.04 AC - 1,742 SF) (AS PER PLAT DEDICATION DATED 1/7/16)
3416-679-0004-000-0	\$ -	\$ -	\$ -	RIVER PLACE ON THE ST LUCIE PLAT NO. 8 (PB 72-1) CA-3 (0.05 AC - 2,178 SF) (AS PER PLAT DEDICATION DATED 1/7/16)
3416-679-0005-000-7	\$ -	\$ -	\$ -	RIVER PLACE ON THE ST LUCIE PLAT NO. 8 (PB 72-1) CA-4 (0.07 AC - 3,049 SF) (AS PER PLAT DEDICATION DATED 1/7/16)
3416-679-0006-000-4	\$ -	\$ -	\$ -	RIVER PLACE ON THE ST LUCIE PLAT NO. 8 (PB 72-1) CA-5 (0.110 AC - 4,792 SF) (AS PER PLAT DEDICATION DATED 1/7/16)
3416-679-0007-000-1	\$ -	\$ -	\$ -	RIVER PLACE ON THE ST LUCIE PLAT NO. 8 (PB 72-1) CA-6 (0.50 AC - 21,780 SF) (AS PER PLAT DEDICATION DATED 1/7/16)
3416-679-0008-000-8	\$ -	\$ -	\$ -	RIVER PLACE ON THE ST LUCIE PLAT NO. 8 (PB 72-1) CA-7 (0.870 AC - 37,897 SF) (AS PER PLAT DEDICATION DATED 1/7/16)
3416-679-0009-000-5	\$ -	\$ -	\$ -	RIVER PLACE ON THE ST LUCIE PLAT NO. 8 (PB 72-1) CA-8 (0.48 AC - 20,909 SF) (AS PER PLAT DEDICATION DATED 1/7/16)
3416-679-0010-000-5	\$ 1,159.11	\$ -	\$ 1,159.11	RIVER PLACE ON THE ST LUCIE PLAT NO. 8 (PB 72-1) BLK 1 LOT 1
3416-679-0011-000-2	\$ 1,159.11	\$ -	\$ 1,159.11	RIVER PLACE ON THE ST LUCIE PLAT NO. 8 (PB 72-1) BLK 1 LOT 2
3416-679-0012-000-9	\$ 1,159.11	\$ -	\$ 1,159.11	RIVER PLACE ON THE ST LUCIE PLAT NO. 8 (PB 72-1) BLK 1 LOT 3
3416-679-0013-000-6	\$ 1,159.11	\$ -	\$ 1,159.11	RIVER PLACE ON THE ST LUCIE PLAT NO. 8 (PB 72-1) BLK 1 LOT 4
3416-679-0014-000-3	\$ 1,159.11	\$ 512.54	\$ 1,671.65	RIVER PLACE ON THE ST LUCIE PLAT NO. 8 (PB 72-1) BLK 2 LOT 1 (OR 4008-2969)
3416-679-0015-000-0	\$ 1,159.11	\$ -	\$ 1,159.11	RIVER PLACE ON THE ST LUCIE PLAT NO. 8 (PB 72-1) BLK 2 LOT 2
3416-679-0016-000-7	\$ 1,159.11	\$ 512.54	\$ 1,671.65	RIVER PLACE ON THE ST LUCIE PLAT NO. 8 (PB 72-1) BLK 2 LOT 3 (OR 4004-2128)
3416-679-0017-000-4	\$ 1,159.11	\$ -	\$ 1,159.11	RIVER PLACE ON THE ST LUCIE PLAT NO. 8 (PB 72-1) BLK 2 LOT 4
3416-679-0018-000-1	\$ 1,159.11	\$ -	\$ 1,159.11	RIVER PLACE ON THE ST LUCIE PLAT NO. 8 (PB 72-1) BLK 3 LOT 1
3416-679-0019-000-8	\$ 1,159.11	\$ -	\$ 1,159.11	RIVER PLACE ON THE ST LUCIE PLAT NO. 8 (PB 72-1) BLK 3 LOT 2
3416-679-0020-000-8	\$ 1,159.11	\$ -	\$ 1,159.11	RIVER PLACE ON THE ST LUCIE PLAT NO. 8 (PB 72-1) BLK 3 LOT 3
3416-679-0021-000-5	\$ 1,159.11	\$ -	\$ 1,159.11	RIVER PLACE ON THE ST LUCIE PLAT NO. 8 (PB 72-1) BLK 3 LOT 4

[illegible]

[illegible]

3416-701-0041-000-7	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 6- (PB 42-17) LOT 72 (OR 4047-2952)
3416-701-0042-000-4	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 6- (PB 42-17) LOT 73
3416-701-0043-000-1	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 6- (PB 42-17) LOT 74
3416-701-0044-000-8	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 6- (PB 42-17) LOT 75 (OR 2230-1025)
3416-701-0045-000-5	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 6- (PB 42-17) LOT 76
3416-701-0046-000-2	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 6- (PB 42-17) LOT 77
3416-701-0047-000-9	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 6- (PB 42-17) LOT 78 (OR 2138-2702)
3416-701-0048-000-6	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 6- (PB 42-17) LOT 79
3416-701-0049-000-3	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 6- (PB 42-17) LOT 80 (OR 3468-136)
3416-701-0050-000-3	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 6- (PB 42-17) LOT 81 (OR 2010-2749)
3416-701-0051-000-0	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 6- (PB 42-17) LOT 82
3416-701-0052-000-7	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 6- (PB 42-17) LOT 83 (OR 2118-293: 3349-675)
3416-701-0053-000-4	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 6- (PB 42-17) LOT 84 (OR 4109-416)
3416-701-0054-000-1	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 6- (PB 42-17) LOT 85
3416-701-0055-000-8	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 6- (PB 42-17) LOT 86
3416-701-0056-000-5	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 6- (PB 42-17) LOT 87 (OR 4034-1760)
3416-701-0057-000-2	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 6- (PB 42-17) LOT 88 (OR 3349-1987)
3416-701-0058-000-9	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 6- (PB 42-17) LOT 89 (OR 2031-1616; 3109-2155)
3416-701-0059-000-6	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 6- (PB 42-17) LOT 90
3416-701-0060-000-6	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 6- (PB 42-17) LOT 91 (OR 2143-289)
3416-701-0061-000-3	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 6- (PB 42-17) LOT 92 (OR 2000-750)
3416-701-0062-000-0	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 6- (PB 42-17) LOT 93
3416-701-0063-000-7	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 6- (PB 42-17) LOT 94
3416-701-0064-000-4	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 6- (PB 42-17) LOT 95
3416-701-0065-000-1	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 6- (PB 42-17) LOT 96 (OR 3873-1041)
3416-701-0066-000-8	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 6- (PB 42-17) LOT 97
3416-701-0067-000-5	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 6- (PB 42-17) LOT 98 (OR 2239-2496)
3416-701-0068-000-2	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 6- (PB 42-17) LOT 99 (OR 3285-1)
3416-701-0069-000-9	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 6- (PB 42-17) LOT 100
3416-701-0070-000-9	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 6- (PB 42-17) LOT 101
3416-701-0071-000-6	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 6- (PB 42-17) LOT 102 (OR 4023-62)
3416-701-0072-000-3	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 6- (PB 42-17) LOT 103
3416-701-0073-000-0	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 6- (PB 42-17) LOT 104 (OR 3944-1121)
3416-701-0074-000-7	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 6- (PB 42-17) LOT 105 (OR 3973-264)
3416-701-0075-000-4	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 6- (PB 42-17) LOT 106
3416-701-0076-000-1	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 6- (PB 42-17) LOT 107 (OR 2296-666)
3416-701-0077-000-8	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 6- (PB 42-17) LOT 108
3416-701-0078-000-5	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 6- (PB 42-17) LOT 109 (OR 3571-393)
3416-701-0079-000-2	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 6- (PB 42-17) LOT 110
3416-701-0080-000-2	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 6- (PB 42-17) LOT 111
3416-701-0081-000-9	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 6- (PB 42-17) LOT 121 (OR 3953-749)
3416-701-0082-000-6	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 6- (PB 42-17) LOT 122
3416-701-0083-000-3	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 6- (PB 42-17) LOT 123 (OR 3949-462)
3416-701-0084-000-0	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 6- (PB 42-17) LOT 124
3416-701-0085-000-7	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 6- (PB 42-17) LOT 125
3416-702-0009-000-4	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 1 (PB 44-22) LOT 1
3416-702-0010-000-4	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 1 (PB 44-22) LOT 2
3416-702-0011-000-1	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 1 (PB 44-22) LOT 3
3416-702-0012-000-8	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 1 (PB 44-22) LOT 4
3416-702-0013-000-5	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 1 (PB 44-22) LOT 5 (OR 3323-2055)
3416-702-0014-000-2	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 1 (PB 44-22) LOT 6 (OR 4081-1032)
3416-702-0015-000-9	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 1 (PB 44-22) LOT 7
3416-702-0016-000-6	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 1 (PB 44-22) LOT 8
3416-702-0017-000-3	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 1 (PB 44-22) LOT 9
3416-702-0018-000-0	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 1 (PB 44-22) LOT 10 (OR 3740-949; 3943-840)
3416-702-0019-000-7	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 1 (PB 44-22) LOT 11
3416-702-0020-000-7	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 1 (PB 44-22) LOT 12 (OR 4134-1905)
3416-702-0021-000-4	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 1 (PB 44-22) LOT 13
3416-702-0022-000-1	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 1 (PB 44-22) LOT 14
3416-702-0023-000-8	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 1 (PB 44-22) LOT 15 (OR 4086-255)
3416-702-0024-000-5	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 1 (PB 44-22) LOT 16
3416-702-0025-000-2	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 1 (PB 44-22) LOT 17
3416-702-0026-000-9	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 1 (PB 44-22) LOT 18
3416-702-0027-000-6	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 1 (PB 44-22) LOT 19
3416-702-0028-000-3	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 1 (PB 44-22) LOT 20
3416-702-0029-000-0	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 1 (PB 44-22) LOT 21
3416-702-0030-000-0	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 1 (PB 44-22) LOT 22
3416-702-0031-000-7	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 1 (PB 44-22) LOT 23
3416-702-0032-000-4	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 1 (PB 44-22) LOT 24
3416-766-0005-000-4	\$ -	\$ -	\$ -	RIVER PLACE ON THE ST LUCIE NO. 7 TRACT G (5.74 AC)
3416-766-0007-000-8	\$ 7,244.43	\$ 11,398.88	\$ 18,643.31	RIVER PLACE ON THE ST LUCIE NO. 7 TRACT I (4.08 AC)
3416-767-0003-000-3	\$ 914.53	\$ 2,379.02	\$ 3,293.55	RIVER PLACE ON THE ST LUCIE NO. 9 (PB 43-35) LOT 1 (1.00 AC) (OR 1800-2193)
3416-775-0015-000-5	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 3- LOT 1
3416-775-0016-000-2	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 3- LOT 2 (OR 3707-251)
3416-775-0017-000-9	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 3- LOT 3 (OR 1891-2435: 2560-1591)
3416-775-0018-000-6	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 3- LOT 4
3416-775-0019-000-3	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 3 LOT 5 (OR 2138-997)
3416-775-0020-000-3	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 3- LOT 6
3416-775-0021-000-0	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 3- LOT 7 (OR 3641-2509 ; 3715-1698)
3416-775-0022-000-7	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 3- LOT 8 (OR 1731-550)
3416-775-0023-000-4	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 3- LOT 9
3416-775-0024-000-1	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 3- LOT 10 (OR 3485-225)
3416-775-0025-000-8	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 3- LOT 11
3416-775-0026-000-5	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 3- LOT 12 (OR 1814-2014)
3416-775-0027-000-2	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 3- LOT 13
3416-775-0028-000-9	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 3- LOT 14
3416-775-0029-000-6	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 3- LOT 15
3416-775-0030-000-6	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 3- LOT 16 (OR 2304-2001)
3416-775-0031-000-3	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 3- LOT 17
3416-775-0032-000-0	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 3- LOT 18 (OR 3504-624)
3416-775-0033-000-7	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 3- LOT 19 (OR 2069-321;2608-546)
3416-775-0034-000-4	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 3- LOT 20
3416-775-0035-000-1	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 3- LOT 21 (OR 1861-1625)
3416-775-0036-000-8	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 3- LOT 22 (OR 3081-2311)
3416-775-0037-000-5	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 3- LOT 23 (OR 3896-2595)
3416-775-0038-000-2	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 3- LOT 24

3416-775-0039-000-9	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 3- LOT 25
3416-775-0040-000-9	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 3- LOT 26 (OR 3576-2964)
3416-775-0041-000-6	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 3- LOT 27
3416-775-0042-000-3	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 3- LOT 28
3416-775-0043-000-0	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 3- LOT 29
3416-775-0044-000-7	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 3- LOT 30 (OR 3893-2711)
3416-775-0045-000-4	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 3- LOT 31 (OR 1687-1535)
3416-775-0046-000-1	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 3- LOT 32
3416-775-0047-000-8	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 3- LOT 33
3416-775-0048-000-5	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 3- LOT 34
3416-775-0049-000-2	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 3- LOT 35 (OR 2066-1569; 4127-2496)
3416-775-0050-000-2	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 3- LOT 36
3416-775-0051-000-9	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 3- LOT 37 (OR 1667-2156)
3416-775-0052-000-6	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 3- LOT 38 (OR 1651-1534)
3416-775-0053-000-3	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 3- LOT 112 (OR 3884-1500)
3416-775-0054-000-0	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 3- LOT 113
3416-775-0055-000-7	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 3- LOT 114 (OR 3774-2430)
3416-775-0056-000-4	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 3- LOT 115 (OR 3081-168; 3671-268)
3416-775-0057-000-1	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 3- LOT 116(OR 3836-2437)
3416-775-0058-000-8	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 3- LOT 117 (OR 3881-2376)
3416-775-0059-000-5	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 3- LOT 118 (OR 3409-600; 3918-218)
3416-775-0060-000-5	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 3- LOT 119 (OR 1959-712; 2937-1344)
3416-775-0061-000-2	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 3- LOT 120 (OR 2357-2152)
3416-775-0062-000-9	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 3- LOT 126 (OR 1742-1236; 3939-1509)
3416-775-0063-000-6	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 3- LOT 127
3416-775-0064-000-3	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 3- LOT 128 (OR 3237-1597)
3416-775-0065-000-0	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 3- LOT 129(OR 4135-1263)
3416-775-0066-000-7	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 3- LOT 130 (OR 1797-2011)
3416-775-0067-000-4	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 3- LOT 131
3416-775-0068-000-1	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 3- LOT 132 (OR 4248-2497)
3416-775-0069-000-8	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 3- LOT 133 (OR 3868-1749)
3416-775-0070-000-8	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 3- LOT 134
3416-775-0071-000-5	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 3- LOT 135
3416-775-0072-000-2	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 3- LOT 136 (OR 3445-614; 3680-2789; 3928-1811; 4119-1550)
3416-775-0073-000-9	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 3- LOT 137
3416-775-0074-000-6	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 3- LOT 138 (OR 4003-1506; 4032-2028)
3416-775-0075-000-3	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 3- LOT 139
3416-775-0076-000-0	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 3- LOT 140 (OR 2125-585)
3416-775-0077-000-7	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 3- LOT 141 (OR 1706-1920; 2190-2583)
3416-775-0078-000-4	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 3- LOT 142
3416-775-0079-000-1	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 3- LOT 143
3416-775-0080-000-1	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 3- LOT 144 (OR 3477-397)
3416-775-0081-000-8	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 3- LOT 145
3416-775-0082-000-5	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 3- LOT 146 (OR 3079-2689)
3416-775-0083-000-2	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 3- LOT 147 (OR 3225-1430)
3416-775-0084-000-9	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 3- LOT 148
3416-775-0085-000-6	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 3- LOT 149 (OR 2105-752)
3416-775-0086-000-3	\$ 1,159.11	\$ 479.00	\$ 1,638.11	RIVER PLACE ON THE ST LUCIE NO. 3- LOT 150
3416-776-0001-000-7	\$ 708.76	\$ 1,843.74	\$ 2,552.50	RIVER PLACE ON THE ST LUCIE NO. 11 (PB 57-3) LOT 1 (0.775 AC) (OR 3961-1923)
3416-776-0002-000-4	\$ 2,439.56	\$ 6,330.58	\$ 8,764.14	RIVER PLACE ON THE ST LUCIE NO. 11 (PB 57-3) LOT 2 (2.661 AC)
3417-500-0012-000-1	\$ 1,159.11	\$ 299.00	\$ 1,458.11	RIVER PLACE ON THE ST LUCIE NO. 5 (PB 41-25) BLK 1 LOT 1
3417-500-0013-000-8	\$ 1,159.11	\$ 299.00	\$ 1,458.11	RIVER PLACE ON THE ST LUCIE NO. 5 (PB 41-25) BLK 1 LOT 2 (OR 3685-2828)
3417-500-0014-000-5	\$ 1,159.11	\$ 299.00	\$ 1,458.11	RIVER PLACE ON THE ST LUCIE NO. 5 (PB 41-25) BLK 1 LOT 3 (OR 2608-117; 2994-1129; 3454-2699)
3417-500-0015-000-2	\$ 1,159.11	\$ 299.00	\$ 1,458.11	RIVER PLACE ON THE ST LUCIE NO. 5 (PB 41-25) BLK 1 LOT 4 (OR 2592-1665)
3417-500-0016-000-9	\$ 1,159.11	\$ 299.00	\$ 1,458.11	RIVER PLACE ON THE ST LUCIE NO. 5 (PB 41-25) BLK 1 LOT 5 (OR 3978-470)
3417-500-0017-000-6	\$ 1,159.11	\$ 299.00	\$ 1,458.11	RIVER PLACE ON THE ST LUCIE NO. 5 (PB 41-25) BLK 1 LOT 6
3417-500-0018-000-3	\$ 1,159.11	\$ 299.00	\$ 1,458.11	RIVER PLACE ON THE ST LUCIE NO. 5 (PB 41-25) BLK 2 LOT 1 (OR 4077-1176, 1179)
3417-500-0019-000-0	\$ 1,159.11	\$ 299.00	\$ 1,458.11	RIVER PLACE ON THE ST LUCIE NO. 5 (PB 41-25) BLK 2 LOT 2 (OR 3982-1404)
3417-500-0020-000-0	\$ 1,159.11	\$ 299.00	\$ 1,458.11	RIVER PLACE ON THE ST LUCIE NO. 5 (PB 41-25) BLK 2 LOT 3
3417-500-0021-000-7	\$ 1,159.11	\$ 299.00	\$ 1,458.11	RIVER PLACE ON THE ST LUCIE NO. 5 (PB 41-25) BLK 2 LOT 4 (OR 3522-180)
3417-500-0022-000-4	\$ 1,159.11	\$ 299.00	\$ 1,458.11	RIVER PLACE ON THE ST LUCIE NO. 5 (PB 41-25) BLK 3 LOT 1
3417-500-0023-000-1	\$ 1,159.11	\$ 299.00	\$ 1,458.11	RIVER PLACE ON THE ST LUCIE NO. 5 (PB 41-25) BLK 3 LOT 2
3417-500-0024-000-8	\$ 1,159.11	\$ 299.00	\$ 1,458.11	RIVER PLACE ON THE ST LUCIE NO. 5 (PB 41-25) BLK 3 LOT 3 (OR 3271-1699)
3417-500-0025-000-5	\$ 1,159.11	\$ 299.00	\$ 1,458.11	RIVER PLACE ON THE ST LUCIE NO. 5 (PB 41-25) BLK 3 LOT 4
3417-500-0026-000-2	\$ 1,159.11	\$ 299.00	\$ 1,458.11	RIVER PLACE ON THE ST LUCIE NO. 5 (PB 41-25) BLK 3 LOT 5
3417-500-0027-000-9	\$ 1,159.11	\$ 299.00	\$ 1,458.11	RIVER PLACE ON THE ST LUCIE NO. 5 (PB 41-25) BLK 3 LOT 6 (OR 3306-1876; 3363-2801)
3417-500-0028-000-6	\$ 1,159.11	\$ 299.00	\$ 1,458.11	RIVER PLACE ON THE ST LUCIE NO. 5 (PB 41-25) BLK 4 LOT 1
3417-500-0029-000-3	\$ 1,159.11	\$ 299.00	\$ 1,458.11	RIVER PLACE ON THE ST LUCIE NO. 5 (PB 41-25) BLK 4 LOT 2
3417-500-0030-000-0	\$ 1,159.11	\$ 299.00	\$ 1,458.11	RIVER PLACE ON THE ST LUCIE NO. 5 (PB 41-25) BLK 4 LOT 3
3417-500-0031-000-0	\$ 1,159.11	\$ 299.00	\$ 1,458.11	RIVER PLACE ON THE ST LUCIE NO. 5 (PB 41-25) BLK 4 LOT 4 (OR 3856-2315)
3417-500-0032-000-7	\$ 1,159.11	\$ 299.00	\$ 1,458.11	RIVER PLACE ON THE ST LUCIE NO. 5 (PB 41-25) BLK 4 LOT 5
3417-500-0033-000-4	\$ 1,159.11	\$ 299.00	\$ 1,458.11	RIVER PLACE ON THE ST LUCIE NO. 5 (PB 41-25) BLK 4 LOT 6 (OR 3404-3000)
3417-500-0034-000-1	\$ 1,159.11	\$ 299.00	\$ 1,458.11	RIVER PLACE ON THE ST LUCIE NO. 5 (PB 41-25) BLK 5 LOT 1 (OR 2472-997; 3559-1179)
3417-500-0035-000-8	\$ 1,159.11	\$ 299.00	\$ 1,458.11	RIVER PLACE ON THE ST LUCIE NO. 5 (PB 41-25) BLK 5 LOT 2 (OR 2469-1521)
3417-500-0036-000-5	\$ 1,159.11	\$ 299.00	\$ 1,458.11	RIVER PLACE ON THE ST LUCIE NO. 5 (PB 41-25) BLK 5 LOT 3 (OR 3201-92)
3417-500-0037-000-2	\$ 1,159.11	\$ 299.00	\$ 1,458.11	RIVER PLACE ON THE ST LUCIE NO. 5 (PB 41-25) BLK 5 LOT 4
3417-500-0038-000-9	\$ 1,159.11	\$ 299.00	\$ 1,458.11	RIVER PLACE ON THE ST LUCIE NO. 5 (PB 41-25) BLK 6 LOT 1
3417-500-0039-000-6	\$ 1,159.11	\$ 299.00	\$ 1,458.11	RIVER PLACE ON THE ST LUCIE NO. 5 (PB 41-25) BLK 6 LOT 2 (OR 3676-2733)
3417-500-0040-000-6	\$ 1,159.11	\$ 299.00	\$ 1,458.11	RIVER PLACE ON THE ST LUCIE NO. 5 (PB 41-25) BLK 6 LOT 3
3417-500-0041-000-3	\$ 1,159.11	\$ 299.00	\$ 1,458.11	RIVER PLACE ON THE ST LUCIE NO. 5 (PB 41-25) BLK 6 LOT 4 (OR 3220-1171)
3417-500-0042-000-0	\$ 1,159.11	\$ 299.00	\$ 1,458.11	RIVER PLACE ON THE ST LUCIE NO. 5 (PB 41-25) BLK 7 LOT 1 (OR 3458-1421)
3417-500-0043-000-7	\$ 1,159.11	\$ 299.00	\$ 1,458.11	RIVER PLACE ON THE ST LUCIE NO. 5 (PB 41-25) BLK 7 LOT 2
3417-500-0044-000-4	\$ 1,159.11	\$ 299.00	\$ 1,458.11	RIVER PLACE ON THE ST LUCIE NO. 5 (PB 41-25) BLK 7 LOT 3
3417-500-0045-000-1	\$ 1,159.11	\$ 299.00	\$ 1,458.11	RIVER PLACE ON THE ST LUCIE NO. 5 (PB 41-25) BLK 7 LOT 4
3417-500-0046-000-8	\$ 1,159.11	\$ 299.00	\$ 1,458.11	RIVER PLACE ON THE ST LUCIE NO. 5 (PB 41-25) BLK 7 LOT 5 (OR 2686-417)
3417-500-0047-000-5	\$ 1,159.11	\$ 299.00	\$ 1,458.11	RIVER PLACE ON THE ST LUCIE NO. 5 (PB 41-25) BLK 7 LOT 6
\$550,287.53		\$ 192,057.00	\$ 742,344.53	

**River Place on the St. Lucie Community Development District
Request for Proposals for Annual Audit Services**

The River Place on the St. Lucie Community Development District hereby requests proposals for annual financial auditing services. The proposals must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2026, with an option for nine (9) additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Port St Lucie County and is approximately 293 acres in area. The District currently has an operating budget of approximately \$623,671.

The auditing entity submitting a proposal must be duly licensed under Chapter 473, Florida Statutes and be qualified to conduct audits in accordance with "Governmental Auditing Standards", as adopted by the Florida Board of Accountancy. The Audit shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include additional qualification requirements, evaluation criteria and instructions to proposers are available from the District's Manager at the address and telephone number listed below.

Proposers must submit an electronic copy of their proposal via email to jmccconnell@gmssf.com. Proposals must be received no later than 11:00 a.m. on June 10, 2026, at the email address listed above. Please direct all questions regarding this notice to the Treasurer, Patti Powers at (954) 721-8681.

Patti Powers
Treasurer

**River Place on the St. Lucie COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS**

**District Auditing Services for Fiscal Year 2026
Port St Lucie, Florida**

INSTRUCTIONS TO PROPOSERS

SECTION 1. DUE DATE. Sealed and electronic proposals must be received no later than 11:00 am, June 9, 2026, at the offices of District Manager, located at 5385 N Nob Hill Road, Sunrise, FL 33351. Proposals will be publicly opened at that time.

SECTION 2. FAMILIARITY WITH THE LAW. By submitting a proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

SECTION 3. QUALIFICATIONS OF PROPOSER. The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work to the satisfaction of the District.

SECTION 4. SUBMISSION OF ONLY ONE PROPOSAL. Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

SECTION 5. SUBMISSION OF PROPOSAL. Submit (1) hardcopy and (1) electronic copy of the Proposal Documents, and other requested attachments at the time and place indicated herein. Hardcopy shall be enclosed in an opaque sealed envelope, marked with the title “Auditing Services – River Place on the St. Lucie Community Development District” on the face of it. Electronic copy shall be emailed to JMCCONNELL@GMSSF.COM.

SECTION 6. MODIFICATION AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. No proposal may be withdrawn after opening for a period of ninety (90) days.

SECTION 7. PROPOSAL DOCUMENTS. The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the Evaluation Criteria Sheet and a proposal with all required documentation pursuant to Section 12 of these instructions (the “Proposal Documents”).

SECTION 8. PROPOSAL. In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.

SECTION 9. BASIS OF AWARD/RIGHT TO REJECT. The District, River Place on the St. Lucie CDD, has the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

SECTION 10. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a Contract (engagement letter) with the District.

SECTION 11. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of District's limited waiver of liability contained in section 768.28, Florida Statutes, or any other statute or law.

SECTION 12. MISCELLANEOUS. All proposals shall include the following information in addition to any other requirements of the proposal documents.

- A. List position or title of all personnel to perform work on the District audit. Include resumes for each person listed; list years of experience in present position for each party listed and years of related experience.
- B. Describe proposed staffing levels, including resumes with applicable certifications.
- C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.
- D. The lump sum cost of the provision of the services under the proposal, plus the lump sum cost of four (4) annual renewals.

SECTION 13. PROTESTS. Any protest regarding the Proposal Documents, must be filed in writing, at the offices of the District Manager, within seventy-two (72) hours after the receipt of the proposed contract documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid contract award.

SECTION 14. EVALUATION OF PROPOSALS. The criteria to be used in the evaluation of proposals are presented in the Evaluation Criteria Sheet, contained within the Proposal Documents.

RIVER PLACE ON THE ST. LUCIE COMMUNITY DEVELOPMENT DISTRICT AUDITOR SELECTION EVALUATION CRITERIA

1. Ability of Personnel. (20 Points)

(E.g., geographic location of the 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 or current Community Development District(s) in other contracts; character, integrity, reputation of Proposer, etc.)

3. Understanding of Scope of Work. (20 Points)

Extent to which the proposal demonstrates an understanding of the District's 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.

5. Price. (20 Points)

Points will be awarded based upon the lowest total proposal for rendering the services and the reasonableness of the proposal.



Quote #QBP200085114 - Approved

Quote Date: Jun 08, 2026

Shipping Address

Matthew hans
450 Ne Lazy River Pwky
Port St Lucie, Florida, 34983
United States

Shipping Method

SAIA-STD

CONVERT TO ORDER

Product name	SKU	Qty	Unit Price	Total	Discount
Deluxe Backless Park Bench Select Color : Cedar Frame Color : Black Length : 4 Foot	SKU: KBC1135-CD/BK Treetop SKU: 2ZK2169-CD/BK Kirby SKU: ABC1135-CD/BK	5	\$295.00	\$1,475.00	\$0.00
Surface Mount Kit for Benches - (4) 3" brackets	SKU: KBC9405 Treetop SKU: 2ZK2613 Kirby SKU: ABC9405	5	\$48.00	\$240.00	\$0.00

Sub Total: \$1,715.00
Shipping : \$500.18
Tax: \$120.05
Discount: \$0.00
Grand Total: \$2,335.23

[Back to My Quotes](#)

Send Quote mail

Quote Number: QBP200085114

Quote Total: \$1,715.00

To

Add comma(,) separated email ids

Recipient Name

Subject

Message

SEND QUOTE EMAIL

© 2026 Barco Products Company, All rights reserved

Quote #
WQ 398412

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.



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 398412

Expires 6/26/2026

Model #	Description	Lbs	Quantity	Unit Price	Unit Total
PL4-P	Recycled Plastic 4' Portable Plank Bench With Back, 2 Legs CD Cedar Back/Seat BL Black Frame	91	5	\$366.00	\$1,830.00
AK-PP1	Wood Or Concrete Surface Mount Anchor Kit, Optional	1	5	\$54.00	\$270.00
Subtotal		460		Subtotal	\$2,100.00
				☒ 7.0000% Tax	\$183.88
				Freight - S&H	\$526.85
				Grand Total	\$2,810.73

Customer Order Confirmation is required to process order.

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

Bill To:

Ship To:

First/Last Name matt hans

Company River Place CDD

Address 1 5385 N Nob Hill Rd

Address 2

City Sunrise

State FL

Zip Code 33351

Country USA

Phone 9545129580

Fax

Email mhans@gmssf.com

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?

M-F 9-5

Contact Name (If Different than 'Sold To')

Matt Hans

Phone 954-512-9580

[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: Q334153

Quote Date

June 10, 2026

Quote Expiration

30 Days (07/10/2026)

Sales Rep: Rose x520

Ref#:

\$2,783.98

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

Description	SKU	Cost	Qty	Total
Sport Backless Recycled Plastic Bench	ACBE14-7	\$401.00	5	\$2,005.00
Length: 4ft Mounting Type: Surface Mount Color: Cedar Slats		\$356.89		\$1,784.45

Discount	\$220.55
Shipping & Handling	\$825.74
Subtotal	\$2,610.19
Total Tax	\$173.79
Total	\$2,783.98

Quote Note: All of our benches ship knocked down unless otherwise noted, assembly required. Estimated lead time 4-5 weeks. Freight includes notification before delivery and lift gate service. Thanks for the opportunity to do business!



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#:

Q334153

Total:

\$2,783.98

Terms:

Credit Card

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 finish to a medium broom finish, 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.
8000 S U.S. 1 Suite #302 Port St Lucie, FL 34952

CGC 1529328
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.



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:

Ship 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 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#:

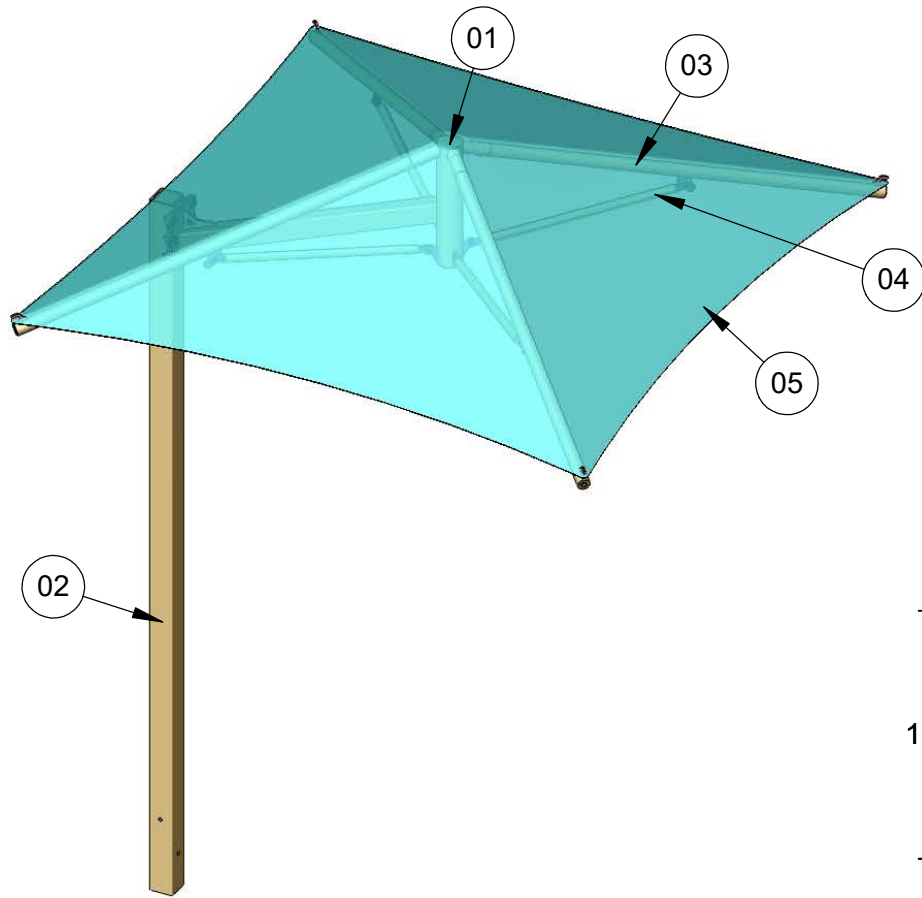
\$6,742.40

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

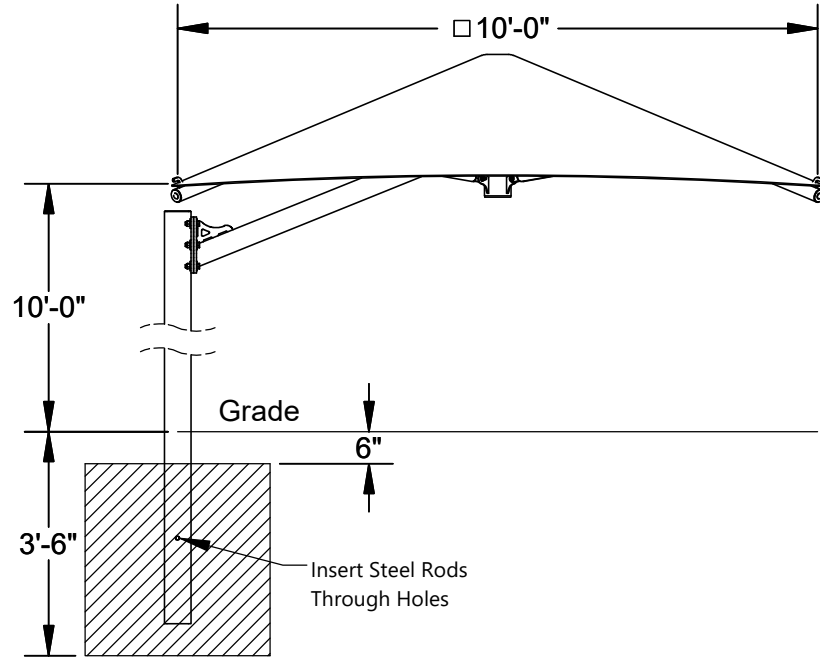
Description	SKU	Cost	Qty	Total
Cantilever Umbrella	301ss145-34	\$5,300.00	1	\$5,300.00
Mounting Type: Inground Mount		\$5,035.00		\$5,035.00
Shade Size: 10L x 10W				
Height: 10ft				
Glide: No Glide Elbow				
Fabric Color: Beige				
Frame: White				

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"



Rev	Date	Init.	Descr.
Date: 04-13-2020		Drawn By: Jonathan.Dickey	

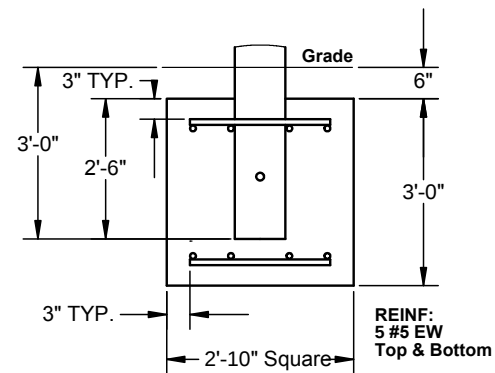
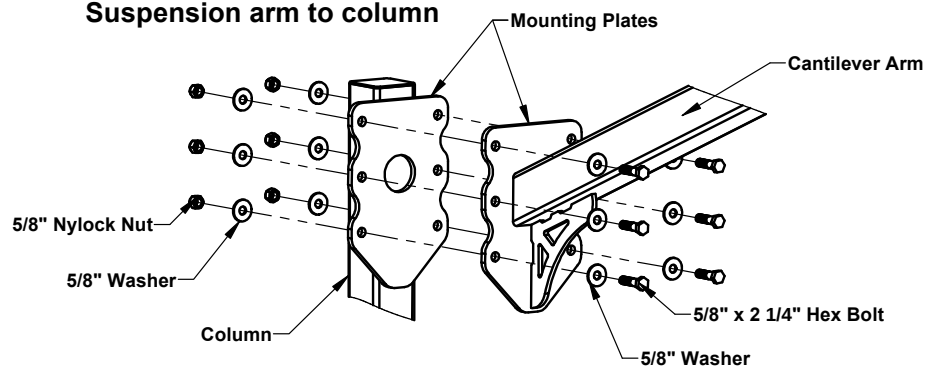
Superior Recreational Products

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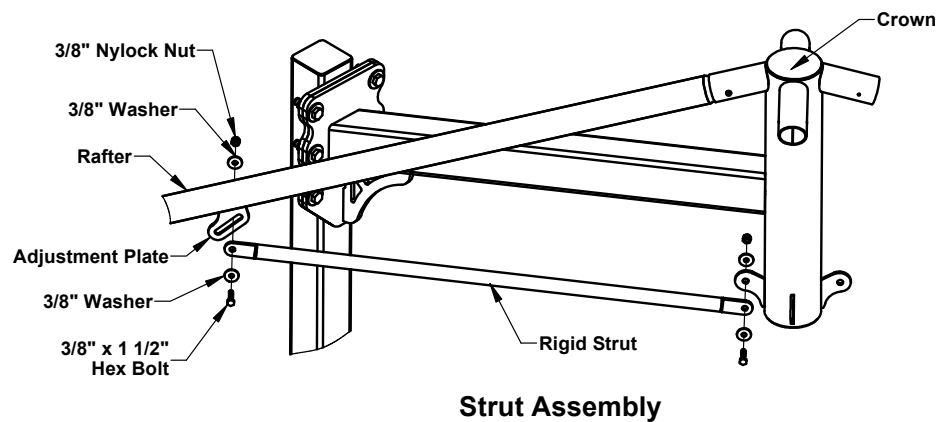
1050 Columbia Drive, Carrollton GA 30117
Toll Free: 800-327-8774 Local: 770-832-6660

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

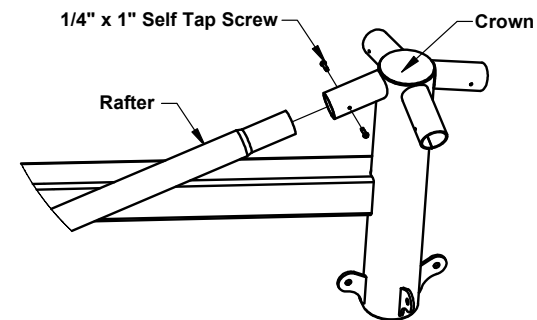
Suspension arm to column



FOOTING DETAIL



Strut Assembly



Rafter to crown

Superior Shade

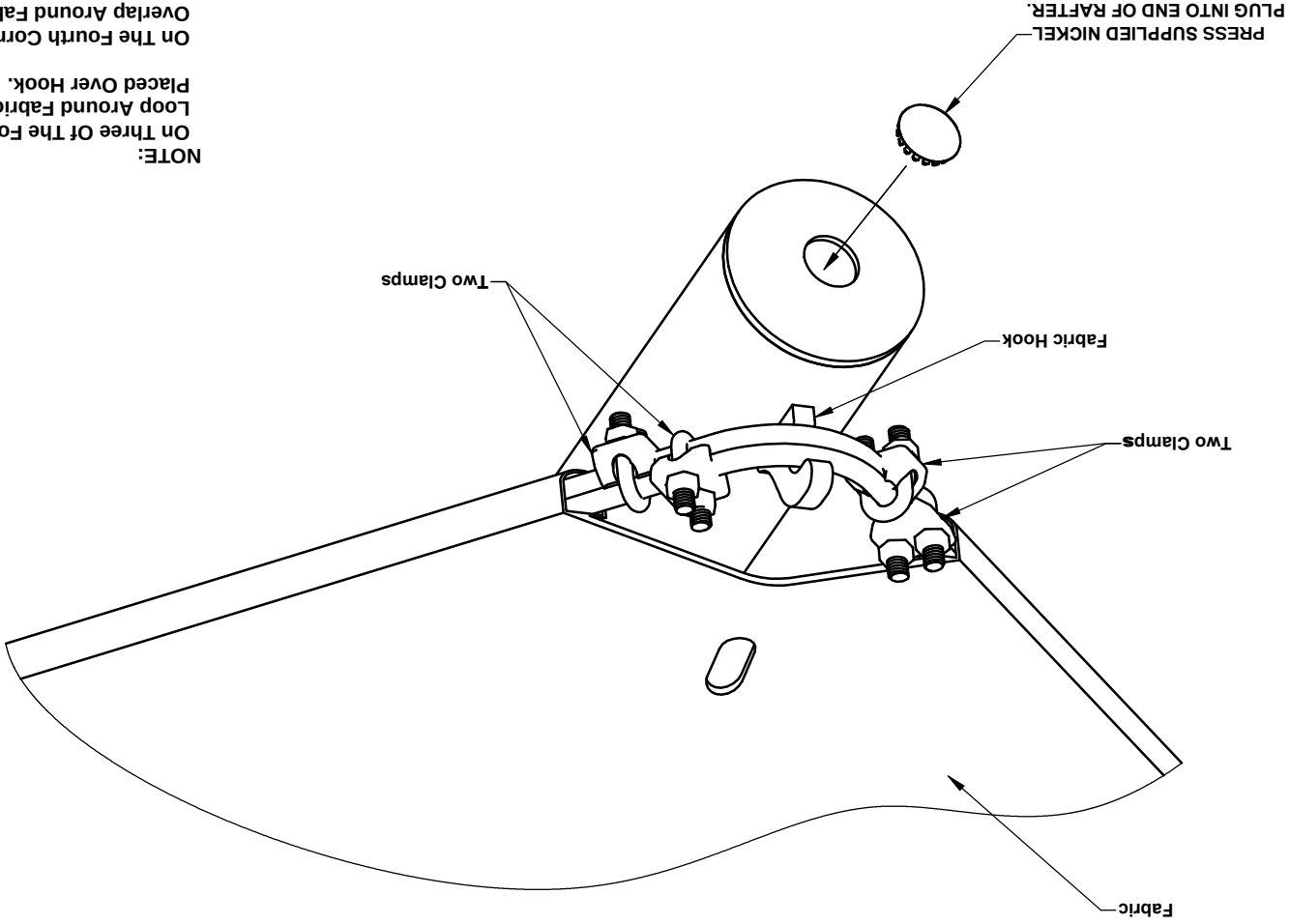
Description: **Frame Details**

Sheet: **2 of 3**

SUPERIOR SHADE

DESCRIPTION:
Fabric & Cable Details

SHEET:
3 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.

Fabric Color Options

Traditional Fabric

Select color options are flame retardant .

 Natural	 Beige	 Latte	 Desert Sand	 Brown	 Sun Blaze
Shade Factor: 78.3% UV Blocking: 93.5%	Shade Factor: 87% UV Blocking: 97%	Shade Factor: 90% UV Blocking: 95%	Shade Factor: 86% UV Blocking: 93%	Shade Factor: 93% UV Blocking: 95%	Shade Factor: 91% UV Blocking: 94%
 Oxide Red	 Orange	 Yellow	 Royal Purple	 Aquamarine	 Sky Blue
Shade Factor: 91% UV Blocking: 93%	Shade Factor: 80.8% UV Blocking: 92.4%	Shade Factor: 77.6% UV Blocking: 95.5%	Shade Factor: 87.7% UV Blocking: 91.1%	Shade Factor: 87.3% UV Blocking: 93.3%	Shade Factor: 89% UV Blocking: 92.2%
 Dove Blue	 True Blue	 Aquatic Blue	 Navy Blue	 Turquoise	 Lime
Shade Factor: 90% UV Blocking: 93%	Shade Factor: 89% UV Blocking: 93%	Shade Factor: 85.6% UV Blocking: 91.1%	Shade Factor: 93.6% UV Blocking: 94.4%	Shade Factor: 86% UV Blocking: 91.5%	Shade Factor: 79% UV Blocking: 95%
 Mint Green	 Forest Green	 Brunswick Green	 Rivergum	 Midnight	 Silver
Shade Factor: 93% UV Blocking: 95%	Shade Factor: 94% UV Blocking: 96%	Shade Factor: 94% UV Blocking: 94.7%	Shade Factor: 88.7% UV Blocking: 92.9%	Shade Factor: 98% UV Blocking: 98%	Shade Factor: 93% UV Blocking: 95%
 Steel Gray	 Pearl Onyx				
Shade Factor: 90.9% UV Blocking: 94.3%	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:



Quote #QBP200085117 - Approved

Quote Date: Jun 08, 2026

Shipping Address

matt hans
450 Ne Lazy River Pwky
Port St Lucie, Florida, 34983
United States

Shipping Method

UPS-Ground

CONVERT TO ORDER

Product name	Sku	Qty	Unit Price	Total	Discount
Swivel Grill	SKU: PUP630-3U Treetop SKU: 5ZG8901 Kirby SKU: VUP5010	1	\$469.00	\$469.00	\$0.00

Sub Total: \$469.00
Shipping : \$199.99
Tax: \$32.83
Discount: \$0.00
Grand Total: \$701.82

[Back to My Quotes](#)

Send Quote mail

Quote Number: QBP200085117
Quote Total: \$469.00

To

Add comma(,) separated email ids

Recipient Name

Subject

Message

SEND QUOTE EMAIL

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Hugo's Lawn Care, LLC.

Port St Lucie, Fl 34983.

772-267-4433.

DATE: 06/05/2025

INSTALLATION OF NEW PLANTS CLUBHOUSE AREA.

DESCRIPTION

QTY

UNIT PRICE

TOTAL

[illegible]

THANK YOU FOR YOUR BUSINESS! ACCEPTED: _____ DATE: _____

**SMALL PROJECT AGREEMENT
(Clubhouse Blinds 2026)**

THIS SMALL PROJECT AGREEMENT (the “Agreement”) is made and entered into this 17th day of April, 2026 (the “Effective Date”), by and between:

RIVER PLACE ON THE ST. LUCIE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Port St. Lucie, St. Lucie County, Florida, and with offices at 5385 N. Nob Hill Road, Sunrise, Florida 33351 (the “District”),

and

ROLFSMEYER VENTURES, LLC, a Florida limited liability company, d/b/a **BUDGET BLINDS OF FORT PIERCE**, whose principal and mailing address is, 5400 Fort Pierce Boulevard, Fort Pierce, Florida 34951 (the “Contractor”).

RECITALS

WHEREAS, the District is a local unit of special purpose government established pursuant to and governed by Chapter 190, Florida Statutes; and

WHEREAS, the District is the owner of a Clubhouse Amenity Center within the boundaries of the District and located at 450 NE Lazy River Parkway, Port St. Lucie, Florida 34983 (the “Clubhouse”); and

WHEREAS, the District desires to secure the services of a contractor to furnish and install cellular window shades at the Clubhouse, which work includes, but is not limited to, the supply and installation of Purevu Honeycomb cellular shades with SmartRise cordless operation, light-filtering fabric, inside mount installation, and all related components and labor, as more particularly detailed in the Quote No. 3135, dated January 12, 2026, (the “Proposal”), which proposal is attached hereto and incorporated herein by reference as Exhibit “A”; and

WHEREAS, Contractor represents that it is qualified and possesses the necessary equipment, skill, labor, licenses, and experience to perform the Work as detailed in this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

SECTION 1. RECITALS. The recitals so stated are true and correct and by this reference are incorporated, inclusive of the above referenced exhibits, into and form a material part of this Agreement.

SECTION 2. DUTIES

A. The duties, obligations, and responsibilities of the Contractor are those as more particularly described in this Agreement and the Exhibits attached hereto and incorporated herein.

B. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met in accordance with this Agreement and industry standards.

C. Contractor shall report to the District Manager or his or her designee.

D. Contractor shall furnish all materials, supplies, machines, equipment, tools, superintendents, labor, insurance, bonds and other accessories and services necessary to complete said Project in accordance herewith and with the conditions and prices as stated herein, and in Exhibit "A".

E. Contractor shall furnish all tools, equipment, materials and supplies necessary to do all the work in a substantial, quality, and workmanlike manner.

F. Contractor shall perform all the work and provide all the labor required by and pursuant to this Agreement.

G. Contractor shall remove and clean up all rubbish, debris, excess material, tools and equipment from streets, alleys, parkways, open space and adjacent property that may have been used or worked on by the Contractor in connection with the performance of the work.

H. Contractor will be held responsible for the care, protection and condition of all work until final completion and acceptance thereof and will be required to make good at his own cost any damage or injury occurring from any cause resulting from Contractor's acts or omissions or the acts or omissions of its subcontractors or suppliers.

I. The Project shall be completed in an expeditious manner to limit the inconvenience to the property owners and tenants within the District and the general public utilizing the District's facilities.

J. To the extent applicable to this Agreement, Contractor acknowledges that it is aware of, has knowledge of, and understands the safety and maintenance of traffic (MOT) rules, regulations, and standards of the Florida Department of Transportation, including but not limited to the 2023 FDOT Design Standard for "Multilane Work Within the Travel Way Median or Outside Lane," and further agrees to strictly adhere to said all such rules, regulations, and standards in connection with all work performed under this Agreement, to which such rules, regulations, and standards are applicable. All cones, high-visibility apparel (vests), barricades, shall be provided by Contractor at its cost and expense.

K. All employees or agents of Contractor performing Work under this Agreement shall do so in a professional manner and in a uniform that identifies Contractor, and which includes a shirt (no tank tops) and pants/shorts.

N. Contractor Representative. Before starting work, Contractor shall designate a competent, authorized representative acceptable to District to represent and act for Contractor and shall inform District in writing of the name and address of such representative together with a clear definition of the scope of his or her authority to represent and act for Contractor and shall specify any and all limitations of such authority. All notices, determinations, instructions and other communications given to the authorized representatives of the Contractor shall be binding upon Contractor. Nothing contained herein shall be construed as modifying the Contractor's duty of supervision and fiscal management as provided for by Florida law.

O. District Representative. The District designates the District Manager who will have limited authority to act for the District in accordance with the terms of this Agreement. Upon request of the Contractor, the District will notify the Contractor in writing of the name of such representative(s). Any work performed by the Contractor without proper written authorization from the District Manager is performed at the Contractor's risk, and the District shall have no obligation to compensate the Contractor for such work.

SECTION 3. COMPENSATION.

Upon Contractor's completion of the Project described in this Agreement, District agrees to compensate the Contractor in a total amount not to exceed **ONE THOUSAND FOUR HUNDRED SIXTY-SIX AND 51/100 (\$1,466.51) DOLLARS** (See Exhibit "A"). It is understood that District shall be responsible, at cost, for any permit fees required by St. Lucie County, the City of Port St. Lucie, or other governing entity or agency having jurisdiction thereof (if any).

Payment of the final payment toward the contract amount set forth above will be made upon completion of the work necessary to complete the Project and after the Project has passed final inspection by the District, and any other applicable permitting agencies. Payment for any approved Additional Costs or approved Extra Work shall be made upon completion of the same and upon District's receipt and review of sufficient supporting documentation for such items. Invoices shall be generated from the Contractor and delivered to the District so that payments can be made in accordance with this payment schedule.

SECTION 4. EXAMINATION OF SITE. The Contractor agrees that he shall be held responsible for having examined the site(s), the location of all proposed work associated with the Project and has satisfied himself from his own personal knowledge and experience or professional advice as to the character, condition, location of the site, roads, sidewalks and paved paths, ground surface, monuments, other District structures, and other conditions surrounding and affecting the Project, and any physical characteristics of the job, in order that all costs pertaining to the Project have been included in the Contract Amount.

SECTION 5. INDEPENDENT CONTRACTOR. This Agreement does not create an employee/employer relationship between the parties. It is the intent of the parties that the Contractor is an independent contractor under this Agreement and not the District's employee for all purposes, including but not limited to, the application of the Fair Labor Standards Act minimum wage and overtime payments, Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, the State Workers' Compensation Act, and the State unemployment insurance law. Contractor shall retain sole and

absolute discretion in the judgment of the manner and means of carrying out Contractor's activities and responsibilities hereunder provided, and administrative procedures applicable to services rendered under this Agreement shall be those of Contractor, which policies of Contractor shall not conflict with District, or other government policies, rules or regulations. Contractor agrees that it is a separate and independent enterprise from the District, that it has full opportunity to find other business, that it has made its own investment in its business, and that it will utilize a high level of skill necessary to perform the work. This Agreement shall not be construed as creating any joint employment relationship between the Contractor and the District, and the District will not be liable for any obligation incurred by Contractor, including, but not limited to, unpaid minimum wages and/or overtime premiums.

SECTION 6. TERM AND TIME FOR PERFORMANCE. This Agreement shall commence upon signature and shall continue until the scope of work described herein is completed. The Project shall be completed in an expeditious manner to limit the inconvenience to the property owners and tenants within the District and the general public utilizing the District's facilities, and no later than forty-five (45) days from the Effective Date. Additional Work may be added to this Agreement through the approval of an amendment to this Agreement, providing for a description of the additional work, the compensation to be paid to the Contractor, for such Additional Work, and the timeframe in which such Additional Work must be completed. This Agreement replaces any other Agreements for similar services between the District and Contractor.

SECTION 7. INDEMNIFICATION.

A. Contractor shall indemnify and hold harmless the District and its officers, agents and employees from and against all claims, damages, losses and expenses, including attorney's fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) arising out of or resulting from the performances of the work, bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the work itself), including the loss of use resulting therefrom when caused in whole or in part by any negligent act or omission of the Contractor, any Subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, regardless of whether or not it is caused in part by a party indemnified hereunder.

B. In any and all claims against the District or any of its officers, agents or employees by any employee of the Contractor, any Subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, the indemnification obligation shall not be limited in any way by any limitation in the amount of type of damages, compensation or benefits payable by or for the Contractor or any Subcontractor under Worker's Compensation Act, Disability Benefit Acts or other Employee Benefits Acts.

C. The Contractor shall be held responsible for any violation of law, rules, regulations or ordinances affecting in any way the conduct of all persons, engaged in or the materials or methods used by him, on the work. At the time of the execution of the Contract, the Contractor shall furnish to the District (to the District Manager) Certificates of Insurance evidencing the existence of the insurance policies as required herein.

D. Contractor agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, Florida Statutes, or in any other statute.

SECTION 8. ENFORCEMENT. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

SECTION 9. RECOVERY OF COSTS AND FEES. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party, to the extent permitted by Florida law, shall be entitled to recover from the other party all expenses, fees and costs incurred, including reasonable attorneys' fees and costs.

SECTION 10. CANCELLATION/TERMINATION. The District shall also have the right to cancel/terminate this Agreement (1) for convenience at any time and without any liability therefor prior to Contractor's initiating work under this Agreement (2) for convenience at any time upon payment to Contractor of documented costs and reasonable overhead and profit for completed work only, and (3) after seven (7) days written notice to Contractor for Contractor's failure to perform in accordance with the terms of this Agreement and Contractor's failure to cure the non-compliance.

SECTION 11. WARRANTY. The Contractor warrants its work against defects in materials or workmanship for a period of one (1) year from final acceptance by District. Any defects noted within this time period shall be timely corrected by Contractor at Contractor's expense. Contractor shall make the necessary corrections within ten (10) days of receipt of the written notice from District. The warranty herein is in addition to any manufacturer's warranties on the improvements, materials, or equipment installed as part of the Project.

SECTION 12. INSURANCE.

A. Contractor shall procure and maintain at its own expense and keep in effect during the full term of the Agreement a policy or policies of insurance which must include the following coverages and minimum limits of liability.

1. Worker's Compensation Insurance for statutory obligations imposed by Florida Workers' Compensation or Occupational Disease Laws, including, where applicable, the United States Longshoreman's and Harbor Worker's Act, the Federal Employers' Liability Act and the Jones Act. Employer's Liability Insurance shall be provided with a minimum of One Hundred Thousand and 00/100 Dollars (\$100,000.00) per accident. Contractor shall be responsible for the employment, conduct and control of its employees and for any injury sustained by such employees in the course of their employment.
2. Comprehensive General Liability (occurrence form), with the following minimum limits of liability, with no restrictive endorsements:

\$1,000,000 Combined Single Limit, per occurrence, Bodily Injury & Property Damage Coverage shall specifically include the following with minimum limits not less than those required for Bodily Injury Liability and Property Damage Liability:

- a. Premises and Operations;
- b. Independent Contractors;
- c. Product and Completed Operations Liability;
- d. Broad Form Property Damage; and
- e. Broad Form Contractual Coverage applicable to the Agreement and specifically insuring the indemnification and hold harmless agreement provided herein.
- f. Pollution Damage.

3. Automobile Liability with the following minimum limits of liability, with no restrictive endorsements:

\$1,000,000 Combined Single Limit, per occurrence

B. Prior to performance of this Agreement, Contractor shall submit to District copies of its required insurance coverages, specifically providing that the **River Place on the St. Lucie Community Development District** (defined to mean the District, its officers, agents, employees, volunteers, and representatives) is an additional insured with respect to the required coverages and the operations of Contractor to the extent of the liabilities assumed by Contractor under this Agreement.

C. In the event the insurance certificate provided indicates that the insurance shall terminate and lapse during the period of this Agreement, then, in that event, Contractor shall furnish, at least thirty (30) calendar days prior to expiration of the date of such insurance, a renewed certificate of insurance as proof that equal and like coverage for the balance of that period of the Agreement and extension thereunder is in effect. District and Contractor shall not continue to purchase and sell materials under this Agreement unless all required insurance remains in full force and effect.

D. District does not in any way represent that the types and amounts of insurance required hereunder are sufficient or adequate to protect Contractor's interest or liabilities but are merely minimum requirements utilized by the District.

E. Insurance companies selected by Contractor must be acceptable to District. All of the policies of insurance so required to be purchased and maintained shall contain a provision or endorsement that the coverage afforded shall not be canceled, materially changed or renewal refused until at least thirty (30) calendar days written notice has been given to District by certified mail, return receipt requested.

F. The required insurance coverage shall be issued by an insurance company authorized and licensed to do business in the state of Florida, with a minimum rating of B+ to A+, in accordance with the latest edition of A.M. Best's Insurance Guide.

G. All required insurance policies shall preclude any underwriter's rights of recovery or subrogation against District with the express intention of the parties being that the required insurance coverage protects both parties as the primary coverage for any and all losses covered by the above-described insurance.

H. Contractor understands and agrees that any company issuing insurance to cover the requirements contained in this Agreement shall have no recourse against the District for payment or assessments in any form on any policy of insurance.

SECTION 13. CHANGES IN WORK.

A. District, without invalidating the Agreement, may order extra work or make changes by altering, adding to or deducting from the work, the Agreement sum being adjusted accordingly. All such work shall be executed under the conditions of the original Agreement. Any claim for extension of time caused thereby shall be made in writing at the time such change is ordered.

B. All change orders and adjustments shall be in writing and approved in advance, prior to work commencing, by the District, otherwise, no claim for extras will be allowed.

C. Claim of payment for extra work shall be submitted by the Contractor upon certified statement supported by receipted bills. No claim for extra work shall be allowed unless the requirements of subsection B of this section are satisfied.

SECTION 14. REMEDIES FOR DELAY.

A. In the event of any delay in the Project caused by any act or omission of the District, its agents or employees, by delays in the City or County's permitting/approval of the Project, by the act or omission of any other party other than the Contractor, its agents, employees or subcontractors, or delay caused by weather conditions or unavailability of materials, the sole remedy available to Contractor shall be by extension of the time allocated to complete the Project.

B. NO MONETARY DAMAGES SHALL BE CLAIMED BY OR AWARDED TO CONTRACTOR IN ASSOCIATION WITH ANY SUCH DELAY(s) IN THE PROJECT.

C. Failure on the part of Contractor to timely process a request for an extension of time to complete the work shall constitute a waiver by Contractor and Contractor shall be held responsible for completing the work within the time allocated by this Agreement.

D. All requests for extension of time to complete the work shall be made in writing to the District.

SECTION 15. NOTICES.

Whenever any party is required to give or deliver any notice to any other party, or desires to do so, such notices shall be sent by U.S. Certified Mail, Return Receipt Requested or Overnight Delivery by a recognized national overnight delivery service to:

DISTRICT: **River Place on the St. Lucie CDD**
5385 N. Nob Hill Road
Sunrise, Florida 33351
Attn: District Manager

With copy to: **District Counsel**
Billing Cochran, P.A.
515 East Las Olas Boulevard, Suite 600
Fort Lauderdale, Florida 33301
Attention: Michael J. Pawelczyk, Esq.

CONTRACTOR: **Rolfsmeyer Ventures LLC**
d/b/a Budget Blinds of Fort Pierce
5400 Fort Pierce Boulevard
Fort Pierce, Florida 34951
Attention: Manager

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized by the United States government shall not be regarded as business days. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth in this Agreement.

SECTION 16. PUBLIC RECORDS.

A. Contractor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

1. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
2. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the Agreement term and following completion of the Agreement if the Contractor does not transfer the records to the District; and
4. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Contractor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Contractor transfers all public records to the District upon completion of the Agreement, the Contractor shall destroy

any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Contractor keeps and maintains public records upon completion of the Agreement, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

B. Contractor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Contractor, the Contractor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Contractor acknowledges that should Contractor fail to provide the public records to the District within a reasonable time, Contractor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

C. IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE CONTRACTOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:

**GOVERNMENTAL MANAGEMENT SERVICES-SOUTH
FLORIDA, LLC
5385 N. NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 721-8681
EMAIL: RECORDS@GMSSE.COM**

SECTION 17. INTERPRETATION OF AGREEMENT; AMBIGUITIES. It is expressly agreed that, under no circumstances, conditions or situations, shall this Agreement be more strongly construed against the District than against the Contractor. Any ambiguity or uncertainties in the specifications shall be interpreted and construed by the District, whose decision shall be final and binding upon all parties.

SECTION 18. ENTIRE AGREEMENT. This instrument, including its incorporated exhibits, shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

SECTION 19. AMENDMENT. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing, which is executed by both of the parties hereto.

SECTION 20. ASSIGNMENT. Neither the District nor the Contractor may assign their rights, duties, or obligations under this Agreement or any monies to become due hereunder without the prior written approval of the other.

SECTION 21. APPLICABLE LAW. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

SECTION 22. CONFLICTS. To the extent that there is conflict with respect to any provisions of this Agreement or the Proposal, the provision of the main body of the Agreement shall govern over the Proposal.

SECTION 23. ACCEPTANCE OF PROPOSAL. District's acceptance of the Contractor's Proposal set forth in Exhibit "A" is expressly contingent upon the parties executing this Agreement instrument in full and with the understanding by all parties that Contractor is being ordered to perform the Project described in Exhibit "A".

SECTION 24. VENUE. In the event of any litigation arising out of this Agreement or the performance thereof, venue shall be St. Lucie County, Florida.

SECTION 25. E-VERIFY. The Contractor, on behalf of itself and its subcontractors, hereby warrants compliance with all federal immigration laws and regulations applicable to their employees. The Contractor further agrees that the District is a public employer subject to the E-Verify requirements provided in Section 448.095, Florida Statutes, and such provisions of said statute are applicable to this Agreement, including, but not limited to registration with and use of the E-Verify system. The Contractor agrees to utilize the E-Verify system to verify work authorization status of all newly hired employees. Contractor shall provide sufficient evidence that it is registered with the E-Verify system before commencement of performance under this Agreement. If the District has a good faith belief that the Contractor is in violation of Section 448.09(1), Florida Statutes, or has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate this Agreement. The Contractor shall require an affidavit from each subcontractor providing that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. The Contractor shall retain a copy of each such affidavit for the term of this Agreement and all renewals thereof. If the District has a good faith belief that a subcontractor of the Contractor is in violation of Section 448.09(1), Florida Statutes, or is performing work under this Agreement has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall promptly notify the Contractor and order the Contractor to immediately terminate its subcontract with the subcontractor. The Contractor shall be liable for any additional costs incurred by the District as a result of the termination of any contract, including this Agreement, based on Contractor's failure to comply with the E-Verify requirements referenced in this subsection.

SECTION 26. RESPONSIBLE VENDOR DETERMINATION. Contractor is hereby notified that Section 287.05701, Florida Statutes, requires that the District may not request documentation of or consider a contractor's, vendor's, or service provider's social, political, or ideological interests

when determining if the contractor, vendor, or service provider is a responsible contractor, vendor, or service provider.

SECTION 27. SCRUTINIZED COMPANY OR OTHER ENTITY CERTIFICATION.

Contractor hereby certifies that as of the date below Contractor is not listed on a scrutinized companies or other entities list created pursuant to Sections 215.4725, 215.473, or 287.135, Florida Statutes. Pursuant to Section 287.135, Florida Statutes, Contractor further certifies that:

- A. For agreements of one hundred thousand dollars or more, at the time of bidding on, submitting a proposal for, or entering into or renewing this Agreement, Contractor is not on the Scrutinized Company or Other Entities that Boycott Israel List and is not participating in a boycott of Israel such that is not refusing to deal, terminating business activities, or taking other actions to limit commercial relations with Israel, or persons or entities doing business in Israel or in Israeli-controlled territories, in a discriminatory manner.
- B. For agreements of one million dollars or more, at the time of bidding on, submitting a proposal for, or entering into or renewing this Agreement:
 1. Contractor does not appear on the Scrutinized Companies with Activities in Sudan List.
 2. Contractor does not appear on the Scrutinized Companies with Activities in Iran Terrorism Sectors List.
 3. Contractor is not engaged in business operations in Cuba or Syria.

Contractor understands that this Agreement may be terminated at the option of the District if Contractor is found to have been placed on the Scrutinized Companies that Boycott Israel List, the Scrutinized Companies or Other Entities that Boycott Israel List, or is engaged in a boycott of Israel, or, if this Agreement is for one million dollars or more, been placed on the Scrutinized Companies with Activities in Sudan List, or been placed on a list created pursuant to Section 215.473, Florida Statutes, relating to scrutinized active business operations in Iran, or been engaged in business operations in Cuba or Syria, or found to have submitted a false certification pursuant to this paragraph herein or Section 287.135(5), Florida Statutes.

SECTION 28. CONVICTED VENDOR LIST. Contractor hereby certifies that neither Contractor nor any of its affiliates are currently on the Convicted Vendor List maintained pursuant to Section 287.133, Florida Statutes. Pursuant to Section 287.133(2)(a), Florida Statutes, a person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, Florida Statutes, for CATEGORY TWO for a period of thirty-six (36) months following the date of being placed on the convicted vendor list.

SECTION 29. PROTECTION OF PROPERTY AND PUBLIC.

A. Contractor shall continually maintain adequate protection of all District property, real, tangible and otherwise, from damage and shall protect public and private property from injury or loss arising in connection with the Work provided pursuant to this Agreement. Contractor shall make redress for any such damage, injury or loss. Contractor shall adequately protect adjacent property as provided by law and this Agreement.

B. Contractor shall erect and properly maintain at all times, as required by the conditions and progress of the Work, all necessary safeguards, including sufficient lights and danger signals on or near the area or areas where the Work is being performed, from sunset to sunrise. Contractor shall erect suitable railing, barricades, or other protective devices about unfinished Work, open trenches, embankments, or other hazards and obstructions to traffic, as necessary. Contractor shall take all necessary precautions to prevent accidents and injuries to persons or property in connection with the performance of this Agreement.

C. Contractor shall in every respect be responsible for, and shall replace and make good all loss, injury, or damage to the premises (including but not limited to landscaping, walks, drives, structures, or other facilities) on the premises and/or property of District's of any land adjoining any work sites, which may be caused by Contractor or Contractor's employees or subcontractors, or which he or they might have prevented. Contractor shall, at all times while the work is in progress, use extraordinary care to see that adjacent buildings are not endangered in any way by reason of fire, water, or construction or maintenance operations, and to this end shall take such steps as may be necessary or directed, to protect the property therefrom; the same care shall be exercised by all Contractor's and subcontractor's employees.

D. Buildings, sidewalks, fences, shade trees, lawns, irrigation systems, and all other improvements shall be duly protected from damage by Contractor.

E. Contractor shall use due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and Work within twenty-four (24) hours.

SECTION 30. ANTI-HUMAN TRAFFICKING AFFIDAVIT. Contractor shall provide the District with an affidavit executed by an officer or representative of the Contractor under penalty of perjury attesting that the Contractor does not use coercion for labor or services as defined in Section 787.06(13), Florida Statutes.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties hereto have signed this Agreement on the day and year first written above.

ATTEST:

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

DocuSigned by:

87D38659F55A4C5...

Signed by:

A304CE29AE5D427...

Print name: Andressa Hinz Philippi
Secretary/Assistant Secretary

Print name: Christina Lang Lynch
Chairman/Vice-Chairman

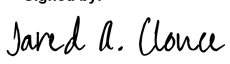
17 day of April, 2026

WITNESSES: (not needed if this instrument is
executed via DocuSign in accordance with the
requirements of Chapter 688, F.S.)

CONTRACTOR:

**ROLFSMEYER VENTURES LLC, a
Florida limited liability company, d/b/a
BUDGET BLINDS OF FORT PIERCE**

[PRINT NAME OF WITNESS]

Signed by:
By: 
ACBC6CAED35241F...

Print name: Jared A. Clonce

[PRINT NAME OF WITNESS]

Title: Sales

(CORPORATE SEAL)

30 day of April, 2026

EXHIBIT “A”

PROPOSAL

Quote
Document

Quote #: 3135 01/12/2026

Designer: Jared Clonce

Account Name: Steve Vidal

Budget Blinds of Fort Pierce

6180 Babcock St SE

Unit A27

Palm Bay, FL 32909

Phone: (321) 574-6633

Email: j.clonce@budgetblinds.com

Web Site:



Bill to Address	
Steve Vidal	Cell : *(561) 282-8097
450 NE LAZY RIVER PKWY	Email : svidal9782@aol.com
PORT SAINT LUCIE, FL 34983-3512	Sidemark : Vidal - St

Installation Address
Steve Vidal
450 NE LAZY RIVER PKWY
PORT SAINT LUCIE, FL 34983-3512

Window Name	Product	Unit Price	Qty	Total
CONF - W1	CELLULAR SHADES NORMAN WINDOW FASHIONS; Product: PUREVU HONEYCOMB SHADE , Lead Time: STANDARD , Cellular Type: 9/16" SINGLE CELL , Fabric Type: LIGHT FILTERING , Color: WHIPPED MOCHA , Window Type: SINGLE , Operating System: SMARTRISE CORDLESS , Mount: INSIDE MOUNT , Shade Type: SINGLE , Rail Color: TERRA , Cut-Out: NO , Side Mount Bracket: NO , Shims Qty: 0 , Poles: NO , Hold Down Brackets: NO , Light Guard: NO , Palladian Shelf: NO ,	\$698.34	1	\$698.34
CONF - W2	CELLULAR SHADES NORMAN WINDOW FASHIONS; Product: PUREVU HONEYCOMB SHADE , Lead Time: STANDARD , Cellular Type: 9/16" SINGLE CELL , Fabric Type: LIGHT FILTERING , Color: WHIPPED MOCHA , Window Type: SINGLE , Operating System: SMARTRISE CORDLESS , Mount: INSIDE MOUNT , Shade Type: SINGLE , Rail Color: TERRA , Cut-Out: NO , Side Mount Bracket: NO , Shims Qty: 0 , Poles: NO , Hold Down Brackets: NO , Light Guard: NO , Palladian Shelf: NO ,	\$698.34	1	\$698.34
CONF - W3	CELLULAR SHADES NORMAN WINDOW FASHIONS; Product: PUREVU HONEYCOMB SHADE , Lead Time: STANDARD , Cellular Type: 9/16" SINGLE CELL , Fabric Type: LIGHT FILTERING , Color: WHIPPED MOCHA , Window Type: SINGLE , Operating System: SMARTRISE CORDLESS , Mount: INSIDE MOUNT , Shade Type: SINGLE , Rail Color: TERRA , Cut-Out: NO , Side Mount Bracket: NO , Shims Qty: 0 , Poles: NO , Hold Down Brackets: NO , Light Guard: NO , Palladian Shelf: NO ,	\$698.34	1	\$698.34

Discount Summary	Memo
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30.00% - Whole Home

Taxes are estimated. All Taxes will be calculated and applied at the time the order is placed.

Terms of Sale, Conditions and Agreement: Payment in full at time of placing order is requested. Any balance due must be paid in full in advance of installation by money transfer, credit card or check. Our office will call prior to confirmed install date/time to obtain balance payment method. Because our window coverings are custom fabricated, all sales are final and are non-returnable, non-refundable and non-discountable. The production time, delivery and overall lead time may be affected by circumstances beyond BBPB's control. Due to the variations in shades, color and texture on all materials, sample swatches may not exactly match materials used to manufacture your order. In Florida, you can cancel this order WITHIN THREE BUSINESS DAYS of the above date.

Product Subtotal:	\$2,095.02
Total Discounts Applied:	(\$628.51)
Additional Charges:	\$0.00
Quote Subtotal:	<u>\$1,466.51</u>
Est Tax/Tax:	\$102.66
Total:	<u>\$1,569.17</u>

Quote Expiration Date: 02/11/2026

**SMALL PROJECT AGREEMENT
(Pool Deck Resurfacing)**

THIS SMALL PROJECT AGREEMENT is made and entered into this 25th day of February, 2026, by and between:

RIVER PLACE ON THE ST. LUCIE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in City of Port St. Lucie, St. Lucie County, Florida, and with offices at 5385 N. Nob Hill Road, Sunrise, Florida 33351 (the "District"),

and

TREASURE COAST SURFACES CORP., a Florida corporation, whose principal and mailing address is 1459 S.E. Village Green Drive, Port St. Lucie, Florida 34952 (the "Contractor").

RECITALS

WHEREAS, the District is a local unit of special purpose government established pursuant to and governed by Chapter 190, Florida Statutes; and

WHEREAS, the District Board of Supervisors has determined that it is necessary to repair and resurface the entirety of the pool deck area (the "Project") at the District-owned clubhouse, located at 450 NE Lazy River Parkway, Port St. Lucie, Florida 34983, within the boundaries of the District (collectively, the "Project Area"); and

WHEREAS, the District desires to complete the repair and resurfacing within the Project Area with in accordance with this Agreement and Contractor's Proposal, dated August 20, 2025, attached hereto and made a part hereof as Exhibit A (the "Proposal"); and

WHEREAS, Contractor represents that it is qualified and possesses the necessary equipment, skill, labor, licenses, and experience to perform and complete the Project.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

SECTION 1. RECITALS. The recitals so stated are true and correct and by this reference are incorporated, inclusive of the above referenced exhibits, into and form a material part of this Agreement.

SECTION 2. DUTIES.

A. The duties, obligations, and responsibilities of the Contractor are those as more particularly described in this Agreement and the Exhibits attached hereto and incorporated herein.

B. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met in accordance with this Agreement and industry standards.

C. Contractor shall report to the District Manager or his or her designee.

D. Contractor shall furnish all materials, supplies, machines, equipment, tools, superintendents, labor, insurance, bonds and other accessories and services necessary to complete said Project in accordance herewith and with the conditions and prices as stated herein, and in Exhibit A.

E. Contractor shall furnish all tools, equipment, materials and supplies necessary to do all the work in a substantial, quality, and workmanlike manner.

F. Contractor shall perform all the work and provide all the labor required by and pursuant to this Agreement.

G. Contractor shall remove and clean up all rubbish, debris, excess material, tools and equipment from streets, alleys, parkways, open space and adjacent property that may have been used or worked on by the Contractor in connection with the performance of the work.

H. Contractor will be held responsible for the care, protection and condition of all work until final completion and acceptance thereof and will be required to make good at his own cost any damage or injury occurring from any cause resulting from Contractor's acts or omissions or the acts or omissions of its subcontractors or suppliers.

I. The Project shall be completed in an expeditious manner to limit the inconvenience to the property owners and tenants within the District and the general public utilizing the District's facilities.

J. To the extent applicable to this Agreement, Contractor acknowledges that it is aware of, has knowledge of, and understands the safety and maintenance of traffic (MOT) rules, regulations, and standards of the Florida Department of Transportation, including but not limited to the 2023 FDOT Design Standard for "Multilane Work Within the Travel Way Median or Outside Lane," and further agrees to strictly adhere to said all such rules, regulations, and standards in connection with all work performed under this Agreement, to which such rules, regulations, and standards are applicable. All cones, high-visibility apparel (vests), barricades, shall be provided by Contractor at its cost and expense.

K. All employees or agents of Contractor performing Work under this Agreement shall do so in a professional manner and in a uniform that identifies Contractor, and which includes a shirt (no tank tops) and pants/shorts.

L. Contractor Representative. Before starting work, Contractor shall designate a competent, authorized representative acceptable to District to represent and act for Contractor and shall inform District in writing of the name and address of such representative together with a clear definition of the scope of his or her authority to represent and act for Contractor and shall specify any and all limitations of such authority. All notices, determinations, instructions and other communications given to the authorized representatives of the Contractor shall be binding upon Contractor. Nothing contained herein shall be construed as modifying the Contractor's duty of supervision and fiscal management as provided for by Florida law.

M. District Representative. The District designates the District Manager who will have limited authority to act for the District in accordance with the terms of this Agreement. Upon request of the Contractor, the District will notify the Contractor in writing of the name of such representative(s). Any work performed by the Contractor without proper written authorization from the District Manager is performed at the Contractor's risk, and the District shall have no obligation to compensate the Contractor for such work.

SECTION 3. COMPENSATION. Upon Contractor's completion of the Project described in this Agreement, District agrees to compensate the Contractor in a total amount not to exceed **EIGHTEEN THOUSAND THREE HUNDRED SEVENTY-EIGHT AND 00/100 (\$18,378.00) DOLLARS** (the "Contract Amount"), which Contract Amount is payable to Contractor upon completion of the Project (See Exhibit A.). It is understood and agreed that District shall be responsible, at cost, for any permit fees required by the City of Port St. Lucie (the "City"), St. Lucie County (the "County"), or other governing entity or agency having jurisdiction thereof (if any).

Payment of the Final Payment will be made upon completion of the work necessary to complete the Project and after the Project has passed final inspection by the District, the City/County, and any other applicable permitting agencies, and after the District has been reimbursed by the Contractor for any damages incurred by the District caused by the Contractor, its subcontractors, agents, and employees. If the District has not been reimbursed by the Contractor for such damages after fifteen (15) days notice of such damages, the District is authorized to withhold the damage amount from the Final Payment to Contractor. Invoices shall be generated from the Contractor and delivered to the District so that payments can be made in accordance with this payment schedule. This provision supersedes any payment schedule or plan set forth in the Proposal.

SECTION 4. TIME OF PERFORMANCE; TERM. This Agreement shall commence upon signature and shall continue until the scope of work described herein is completed. Contractor shall proceed with securing all applicable permit fees for the Project. The work on the Project shall commence no earlier than January 05 2026 and no later than January 30, 2026, and shall be completed in an expeditious manner so that the pool equipment is fully operational and the Pool can be open to the members, and others, for use within fifteen (15) days of the start date, weather

permitting, so as to limit the inconvenience to the property owners and tenants within the District and the general public utilizing the District's facilities. The parties acknowledge that the estimated time to complete the Project is approximately two (2) weeks. Additional Work may be added to this Agreement through the approval of an amendment to this Agreement, providing for a description of the additional work, the compensation to be paid to the Contractor for such Additional Work, and the timeframe in which such Additional Work must be completed.

SECTION 5. EXAMINATION OF SITE. The Contractor agrees that he shall be held responsible for having examined the site(s), the location of all proposed work associated with the Project and has satisfied himself from his own personal knowledge and experience or professional advice as to the character, condition, location of the site, roads, sidewalks and paved paths, ground surface, monuments, other District structures, and other conditions surrounding and affecting the Project, and any physical characteristics of the job, in order that all costs pertaining to the Project have been included in the Contract Amount.

SECTION 6. INDEMNIFICATION.

A. Contractor shall indemnify, defend, and save harmless District, its agents, servants and employees from and against any kind and all causes, claims, demands, actions, losses, liabilities, settlements, judgments, damages, costs, expenses, and fees (including without limitation reasonable attorney's and paralegal expenses at both the trial and appellate levels) of whatsoever kind or nature for damages to persons or property caused in whole or in part by any act, omission, or default of the Contractor, its agents, servants or employees arising from this contract or its performance. The Contractor and the District hereby agree and covenant that the Contractor has incorporated in the original cost proposal, which constitutes the Contract sum payable by the District to the Contractor, specific additional consideration in the amount of ten dollars (\$10.00) sufficient to support this obligation of indemnification provided for in this paragraph. It is the District's and Contractor's full intention that this provision shall be enforceable and said provision shall be in compliance with Section 725.06, Florida Statutes.

B. The execution of this Agreement by the Contractor shall obligate Contractor to comply with the foregoing indemnification provision, as well as the insurance provisions which are set forth in Section 11 of this Agreement. However, the indemnification provision, and the insurance provision are not interdependent of each other, but rather each one is separate and distinct from the other.

C. Nothing herein is intended to be construed, by either party, as a waiver of the protections, immunities, and limitations afforded a governmental entity pursuant to Section 768.28, Florida Statutes.

SECTION 7. ENFORCEMENT. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

SECTION 8. RECOVERY OF COSTS AND FEES. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party, to the extent

permitted by Florida law, shall be entitled to recover from the other party all expenses, fees and costs incurred, including reasonable attorneys' fees and costs.

SECTION 9. CANCELLATION; TERMINATION. The District shall also have the right to cancel/terminate this Agreement (1) for convenience at any time and without any liability therefor prior Contractor's initiating work at any of the Project Areas under this Agreement (2) for convenience at any time upon payment to Contractor of documented costs and reasonable overhead and profit for completed work only, and (3) after seven (7) days written notice to Contractor for Contractor's failure to perform in accordance with the terms of this Agreement and Contractor's failure the cure the non-compliance.

SECTION 10. WARRANTY.

A. The Contractor warrants its work on the Project against defects in materials or workmanship for a period of one (1) year. Any defects noted within this time period shall be timely corrected by Contractor at Contractor's expense. Contractor shall make the necessary corrections within ten (10) days of receipt of the written notice from District. To the extent any manufacturer's warranty is greater than that which is provided for in this section, the longer warranty shall prevail. During the warranty period, Contractor shall be responsible for correcting any warranty items associated with the Project, whether or not the warranty is a manufacturer's warranty or the Contractor's warranty.

B. Within ten (10) calendar days after being notified in writing of defective work, should Contractor fail or refuse to correct any defective work performed, defective materials, or to make any necessary repairs in a manner acceptable to the District and in accordance with the requirements of the Agreement, within the same time stated in said written notice, the District may cause the unacceptable or defective work or materials to be corrected, or authorize such repairs, which Contractor has failed or refused to make after being duly notified and such repairs shall be paid for out of any monies due or which may become due Contractor under this Agreement. Failure or refusal on part of Contractor to make any or all necessary repairs promptly, fully and in a manner acceptable to the District shall be sufficient cause for the District to declare Contractor in default, in which case the District at its option may cancel the Agreement and contract with any other individual, firm or corporation to perform the Project. All costs and expenses incurred by reason of Contractor's default thereby shall be charged against Contractor and the amount thereof deducted from any monies due, or which may become due it. Any special work performed as described herein shall not relieve the Contractor in any way from its responsibility for the Project, or portions thereof, performed by Contractor.

SECTION 11. INSURANCE.

Contractor shall procure and maintain at its own expense and keep in effect during the full term of the Agreement a policy or policies of insurance which must include the following coverages and minimum limits of liability.

1. Worker's Compensation Insurance for statutory obligations imposed by Florida Workers' Compensation or Occupational Disease Laws, including, where applicable, the United States Longshoreman's and Harbor Worker's Act, the

Federal Employers' Liability Act and the Jones Act. Employer's Liability Insurance shall be provided with a minimum of One Hundred Thousand and 00/100 Dollars (\$100,000.00) per accident. Contractor shall be responsible for the employment, conduct and control of its employees and for any injury sustained by such employees in the course of their employment.

2. Comprehensive General Liability (occurrence form), with the following minimum limits of liability, with no restrictive endorsements:

\$1,000,000 Combined Single Limit, per occurrence, Bodily Injury & Property Damage Coverage shall specifically include the following with minimum limits not less than those required for Bodily Injury Liability and Property Damage Liability:

- a. Premises and Operations;
- b. Independent Contractors;
- c. Product and Completed Operations Liability;
- d. Broad Form Property Damage; and
- e. Broad Form Contractual Coverage applicable to the Agreement and specifically insuring the indemnification and hold harmless agreement provided herein.
- f. Pollution Damage.

3. Automobile Liability with the following minimum limits of liability, with no restrictive endorsements:

\$1,000,000 Combined Single Limit, per occurrence

B. Prior to performance of this Agreement, Contractor shall submit to District copies of its required insurance coverages, specifically providing that the **River Place on the St. Lucie Community Development District** (defined to mean the District, its officers, agents, employees, volunteers, and representatives) is an additional insured with respect to the required coverages and the operations of Contractor to the extent of the liabilities assumed by Contractor under this Agreement.

C. In the event the insurance certificate provided indicates that the insurance shall terminate and lapse during the period of this Agreement, then, in that event, Contractor shall furnish, at least thirty (30) calendar days prior to expiration of the date of such insurance, a renewed certificate of insurance as proof that equal and like coverage for the balance of that period of the Agreement and extension thereunder is in effect. District and Contractor shall not continue to purchase and sell materials under this Agreement unless all required insurance remains in full force and effect.

D. District does not in any way represent that the types and amounts of insurance required hereunder are sufficient or adequate to protect Contractor's interest or liabilities but are merely minimum requirements utilized by the District.

E. Insurance companies selected by Contractor must be acceptable to District. All of the policies of insurance so required to be purchased and maintained shall contain a provision or endorsement that the coverage afforded shall not be canceled, materially changed or renewal refused until at least thirty (30) calendar days written notice has been given to District by certified mail, return receipt requested.

F. The required insurance coverage shall be issued by an insurance company authorized and licensed to do business in the state of Florida, with a minimum rating of B+ to A+, in accordance with the latest edition of A.M. Best's Insurance Guide.

G. All required insurance policies shall preclude any underwriter's rights of recovery or subrogation against District with the express intention of the parties being that the required insurance coverage protects both parties as the primary coverage for any and all losses covered by the above-described insurance.

H. Contractor understands and agrees that any company issuing insurance to cover the requirements contained in this Agreement shall have no recourse against the District for payment or assessments in any form on any policy of insurance.

SECTION 12. CHANGES IN THE WORK.

A. District, without invalidating the Agreement, may order extra work or make changes by altering, adding to or deducting from the work, the Agreement sum being adjusted accordingly. All such work shall be executed under the conditions of the original Agreement. Any claim for extension of time caused thereby shall be made in writing at the time such change is ordered.

B. All change orders and adjustments shall be in writing and approved in advance, prior to work commencing, by the District, otherwise, no claim for extras will be allowed.

C. Claim of payment for extra work shall be submitted by the Contractor upon certified statement supported by receipted bills. No claim for extra work shall be allowed unless the requirements of subsection B of this section are satisfied.

SECTION 13. REMEDY FOR DELAY.

A. In the event of any delay in the Project caused by any act or omission of the District, its agents or employees, by delays in the City or County's permitting/approval of the Project, by the act or omission of any other party other than the Contractor, its agents, employees or subcontractors, or delay caused by weather conditions or unavailability of materials, the sole remedy available to Contractor shall be by extension of the time allocated to complete the Project.

B. NO MONETARY DAMAGES SHALL BE CLAIMED BY OR AWARDED TO CONTRACTOR IN ASSOCIATION WITH ANY SUCH DELAY(s) IN THE PROJECT.

C. Failure on the part of Contractor to timely process a request for an extension of time to complete the work shall constitute a waiver by Contractor and Contractor shall be held responsible for completing the work within the time allocated by this Agreement.

D. All requests for extension of time to complete the work shall be made in writing to the District.

SECTION 14. NOTICES. Whenever any party is required to give or deliver any notice to any other party, or desires to do so, such notices shall be sent by U.S. Certified Mail, Return Receipt Requested or Overnight Delivery by a recognized national overnight delivery service to:

DISTRICT: **River Place on the St. Lucie
Community Development District**
5385 N. Nob Hill Road
Sunrise, Florida 33351
Attention: District Manager

With copy to: **District Counsel**
Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
515 East Las Olas Boulevard, Suite 600
Fort Lauderdale, Florida 33301
Attention: Michael J. Pawelczyk, Esq.

CONTRACTOR: **Treasure Coast Surfaces Corp.**
1459 S.E. Village Green Drive
Port St. Lucie, Florida 34952
Attention: President

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized by the United States government shall not be regarded as business days. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth in this Agreement.

SECTION 15. PUBLIC RECORDS.

A. Contractor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

1. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and

2. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the Agreement term and following completion of the Agreement if the Contractor does not transfer the records to the District; and
4. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Contractor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Contractor transfers all public records to the District upon completion of the Agreement, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Contractor keeps and maintains public records upon completion of the Agreement, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

B. Contractor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Contractor, the Contractor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Contractor acknowledges that should Contractor fail to provide the public records to the District within a reasonable time, Contractor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

C. IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE CONTRACTOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:

**GOVERNMENTAL MANAGEMENT SERVICES-SOUTH
FLORIDA, LLC
5385 N. NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 721-8681
EMAIL: RECORDS@GMSSF.COM**

SECTION 16. E-VERIFY. The Contractor, on behalf of itself and its subcontractors, hereby warrants compliance with all federal immigration laws and regulations applicable to their employees. The Contractor further agrees that the District is a public employer subject to the E-Verify requirements provided in Section 448.095, Florida Statutes, and such provisions of said statute are applicable to this Agreement, including, but not limited to registration with and use of the E-Verify system. The Contractor agrees to utilize the E-Verify system to verify work authorization status of all newly hired employees. Contractor shall provide sufficient evidence that it is registered with the E-Verify system before commencement of performance under this Agreement. If the District has a good faith belief that the Contractor is in violation of Section 448.09(1), Florida Statutes, or has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate this Agreement. The Contractor shall require an affidavit from each subcontractor providing that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. The Contractor shall retain a copy of each such affidavit for the term of this Agreement and all renewals thereof. If the District has a good faith belief that a subcontractor of the Contractor is in violation of Section 448.09(1), Florida Statutes, or is performing work under this Agreement has knowingly hired, recruited, or referred an alien that is not duly authorized to work by the federal immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall promptly notify the Contractor and order the Contractor to immediately terminate its subcontract with the subcontractor. The Contractor shall be liable for any additional costs incurred by the District as a result of the termination of any contract, including this Agreement, based on Contractor's failure to comply with the E-Verify requirements referenced in this subsection.

SECTION 17. INTERPRETATION OF AGREEMENT; AMBIGUITIES. It is expressly agreed that, under no circumstances, conditions or situations, shall this Agreement be more strongly construed against the District than against the Contractor. Any ambiguity or uncertainties in the specifications shall be interpreted and construed by the District, whose decision shall be final and binding upon all parties.

SECTION 18. ENTIRE AGREEMENT. This instrument, including its incorporated exhibits, shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

SECTION 19. AMENDMENT. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing, which is executed by both of the parties hereto.

SECTION 20. ASSIGNMENT. Neither the District nor the Contractor may assign their rights, duties, or obligations under this Agreement or any monies to become due hereunder without the prior written approval of the other.

SECTION 21. APPLICABLE LAW. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

SECTION 22. CONFLICTS. To the extent that there is conflict with respect to any provisions of this Agreement or the Proposal, the provision of the main body of the Agreement shall govern over the Proposal.

SECTION 23. ACCEPTANCE OF PROPOSAL. District's acceptance of the Contractor's Proposal set forth in Exhibit A is expressly contingent upon the parties executing this Agreement instrument in full and with the understanding by all parties that Contractor is being ordered to perform the Project described in Exhibit A.

SECTION 24. VENUE. In the event of any litigation arising out of this Agreement or the performance thereof, venue shall be St. Lucie County, Florida.

SECTION 25. PROTECTION OF PROPERTY AND PUBLIC.

A. Contractor shall continually maintain adequate protection of all District property, real, tangible and otherwise, from damage and shall protect public and private property from injury or loss arising in connection with work provided pursuant to this Agreement. Contractor shall make redress for any such damage, injury or loss. Contractor shall adequately protect adjacent property as provided by law and this Agreement.

B. Contractor shall in every respect be responsible for, and shall replace and make good all loss, injury, or damage to the premises (including but not limited to landscaping, walks, drives, structures, or other facilities) on the premises and/or property of the District of any land adjoining any work sites, which may be caused by Contractor or Contractor's employees or subcontractors, or which he or they might have prevented. Contractor shall, at all times while the work is in progress, use extraordinary care to see that adjacent buildings are not endangered in any way by reason of fire, water, or construction or maintenance operations, and to this end shall take such steps as may be necessary or directed, to protect the property therefrom; the same care shall be exercised by all Contractor's and subcontractor's employees.

C. Buildings, sidewalks, fences, shade trees, lawns, irrigation systems, and all other improvements shall be duly protected from damage by Contractor.

D. Contractor shall use due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.

E. Contractor shall use due care to protect the property of the District, its residents,

and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and Work within twenty-four (24) hours.

SECTION 26. RESPONSIBLE VENDOR DETERMINATION. Contractor is hereby notified that Section 287.05701, Florida Statutes, requires that the District may not request documentation of or consider a contractor's, vendor's, or service provider's social, political, or ideological interests when determining if the contractor, vendor, or service provider is a responsible contractor, vendor, or service provider.

SECTION 27. SCRUTINIZED COMPANY OR OTHER ENTITY CERTIFICATION. Contractor hereby certifies that as of the date below Contractor is not listed on a scrutinized companies or other entities list created pursuant to Sections 215.4725, 215.473, or 287.135, Florida Statutes. Pursuant to Section 287.135, Florida Statutes, Contractor further certifies that:

- A. For agreements of one hundred thousand dollars or more, at the time of bidding on, submitting a proposal for, or entering into or renewing this Agreement, Contractor is not on the Scrutinized Company or Other Entities that Boycott Israel List and is not participating in a boycott of Israel such that is not refusing to deal, terminating business activities, or taking other actions to limit commercial relations with Israel, or persons or entities doing business in Israel or in Israeli-controlled territories, in a discriminatory manner.
- B. For agreements of one million dollars or more, at the time of bidding on, submitting a proposal for, or entering into or renewing this Agreement:
 1. Contractor does not appear on the Scrutinized Companies with Activities in Sudan List.
 2. Contractor does not appear on the Scrutinized Companies with Activities in Iran Terrorism Sectors List.
 3. Contractor is not engaged in business operations in Cuba or Syria.

Contractor understands that this Agreement may be terminated at the option of the District if Contractor is found to have been placed on the Scrutinized Companies that Boycott Israel List, the Scrutinized Companies or Other Entities that Boycott Israel List, or is engaged in a boycott of Israel, or, if this Agreement is for one million dollars or more, been placed on the Scrutinized Companies with Activities in Sudan List, or been placed on a list created pursuant to Section 215.473, Florida Statutes, relating to scrutinized active business operations in Iran, or been engaged in business operations in Cuba or Syria, or found to have submitted a false certification pursuant to this paragraph herein or Section 287.135(5), Florida Statutes.

SECTION 28. CONVICTED VENDOR LIST. Contractor hereby certifies that neither Contractor nor any of its affiliates are currently on the Convicted Vendor List maintained pursuant to Section 287.133, Florida Statutes. Pursuant to Section 287.133(2)(a), Florida Statutes, a person or

affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, Florida Statutes, for CATEGORY TWO for a period of thirty-six (36) months following the date of being placed on the convicted vendor list.

SECTION 29. ANTI-HUMAN TRAFFICKING AFFIDAVIT. Contractor shall provide the District with an affidavit executed by an officer or representative of the Contractor under penalty of perjury attesting that the Contractor does not use coercion for labor or services as defined in Section 787.06(13), Florida Statutes.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties hereto have signed this Agreement on the day and year first written above.

ATTEST:

DocuSigned by:
Andressa Hinz Philippi
87D36659F55A4C5...

Print Name: Andressa Hinz Philippi
Secretary/Assistant Secretary

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

Signed by:
Christina Lang Lynch
A304CE29AE5D427...

Print Name: Christina Lang Lynch
Chairperson
Board of Supervisors

25 day of February, 2026

CONTRACTOR:

**TREASURE COAST SURFACES
CORP., a Florida corporation**

WITNESSES (not needed if this instrument is executed via DocuSign in accordance with the requirements of Chapter 688, F.S.):

[PRINT NAME OF WITNESS]

[PRINT NAME OF WITNESS]

Signed by:
By Leslee Hunt
CFDF50439E8E41B...

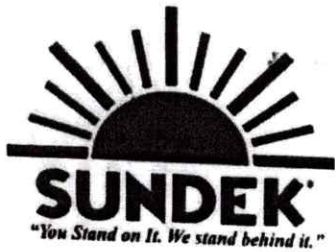
Print Name: Leslee Hunt

Title: OFFICE MANAGER

25TH day of FEBRUARY, 2026

EXHIBIT A

PROPOSAL / SCOPE OF WORK



PROPOSAL & CONTRACT
VALID FOR 90 DAYS

Date: Aug 20th 2005

By TREASURE COAST SURFACES, CORP

Serving: St. Lucie, Martin and Indian River Counties
Office: (772) 337-1094

SUNDEK PROPOSAL FOR:

JOB LOCATION:

Name: _____
Address: 450 NE Lazy River
City: PSL Zip: 34983
Phone: 954-512-9580
Area 1: Pool Deck Total SF: 3,063 Surface: Classic - water based

Name: Matt at River Place
Address: Parkway
City: _____ Zip: _____
Phone: _____ Email: _____

Area 2: _____ Total SF: _____ Surface: _____

- ☐ Yes ☒ No Removal Total SF: _____ Type: _____ LF
☒ Yes ☐ No Crack Treatment 150 LF
☐ Yes ☐ No Joint Treatment _____ LF
☐ Yes ☐ No Install Deco _____ LF
☐ Yes ☐ No Install Deco Top Only _____ LF
☐ Yes ☐ No Blending Materials LBS _____ (Approximate)
☐ Yes ☐ No Pressure Clean
☒ Yes ☐ No Apply SUNDEK Base Coat of Cement # _____
☒ Yes ☐ No Apply SUNDEK Texture Coat of Cement
☒ Yes ☐ No Install Pattern: Classic Scoreline
☐ Yes ☐ No Coping _____ LF Type: _____
Pattern: _____

- ☒ Yes ☐ No Apply (1) coat of SUNDEK Acrylic Clear Finish
☒ Yes ☐ No Clean Pool
☒ Yes ☐ No Cover Pool / Cover Perimeter of Pool
☒ Yes ☐ No Paint Deco Drain

Undetermined Conditions: Conditions not determined until topping removal/preparation completed, i.e. cracks in concrete, low areas requiring build up, not included in this price unless specifically mentioned. A separate Change Order will be given when determination of cost is known.

TOTAL INSTALLED COST: \$18,378

Notes: _____

- ☒ Yes ☐ No Apply (1) rolled coat or (2) airless coats of SUNDEK Acrylic Color Finish

Color Choice: _____

Classic Scoreline.

\$6 x 3063 =

1. Payments should be as follows:

____% upon acceptance of proposal. ____% upon completion of surface preparation. ____% upon completion of first application. ____ upon completion of job.

Failure to make payments in the manner described above may result in a temporary or permanent work stoppage by Treasure Coast Surfaces, Corp., such action to be in the sole discretion of Treasure Coast Surfaces, Corp. All delinquent accounts shall bear interest at a rate of 1-1 1/2% per month, and pay any additional collection fees.

II. Warranty: Treasure Coast Surfaces, Corp., is responsible for completion of work in accordance with contract documents and for quality of material and workmanship in accordance with standard specifications. Treasure Coast Surfaces, Corp., assumes no liability for delay in the completion of the job or for the interruptions of services due to strikes, riots, floods, storms, fire, hurricanes, accidents, soil or subsoil conditions, acts of God, or for any other cause beyond the control of Treasure Coast Surfaces, Corp. Notwithstanding the above, during application, contractor accepts full responsibility for any weather damage to the SUNDEK application. Treasure Coast Surfaces, Corp., is not liable for any drainage improvements at surface run off causing inadequate drainage. Drainage improvement is no guaranteed and is not a contractual obligation of Treasure Coast Surfaces, Corp. Due to the inherent movement in concrete and the possible lack of structural integrity of the substrate, no guarantee is, either expressed or implied, with respect to cracks in the SUNDEK. Treasure Coast Surfaces, Corp., hereby provides owner a two-year guarantee against defective material or workmanship i.e., bond failure of the SUNDEK cementitious application. This guarantee shall be void if other products are applied over the SUNDEK product. Warranty excludes re-coloring of non-SundeK existing surfaces.

III. Customer's Responsibilities: The work order shall be considered commenced when the Treasure Coast Surfaces, Corp., crew arrives to begin preparation work. Customer agrees to furnish all water and electricity necessary for installation of SUNDEK and agrees to remove or protect all personal property from the area to be resurfaced. Treasure Coast Surfaces, Corp. shall not be held responsible for removal or replacement of or damage to said items. A furniture removal fee or unavailability of work area due to lack of electricity/water, will be charged at a rate of \$85.00 per crew hour. It is customer's responsibility to protect the work area. This includes damage caused by sprinkler water, pets, children, servicemen, etc., during the application process. If work area is not protected and is damaged, additional charges may be added.

IV. Effectiveness of Agreement: This agreement shall only become effective when Treasure Coast Surfaces, Corp., has received a signed original of this Agreement from the customer and after a duly authorized officer of Treasure Coast Surfaces, Corp., has signed its acceptance hereof. Each person executing this Agreement on behalf of the party hereto represents and warrants that he has been duly authorized to execute this Agreement on behalf of the party for whom he is acting and that, upon execution and delivery, this Agreement will constitute a valid and binding Agreement between the parties hereto enforceable by its terms.

V. Binding Effect: The execution of this Agreement is binding as to all parties, their heirs, legal representatives, successors, and assigns. The undersigned acknowledge receipt of a copy of this contract. The above prices, specification and conditions (or attached plans) are satisfactory and are hereby accepted. Treasure Coast Surfaces and the Customer have three (3) business days to cancel this agreement.

VI. All credit card payments will be subject to a 4% surcharge.

Customer Signature _____

Date: _____

Treasure Coast Surfaces, Inc. Signature _____

Date: Aug 23rd 2005

Certificate Of Completion

Envelope Id: 42223878-3A3C-4245-83B5-D6EDD91B5680

Status: Completed

Subject: River Place: Complete with Docusign: Small Project Agmt (Pool Deck Resurfacing).pdf

Source Envelope:

Document Pages: 16

Signatures: 3

Envelope Originator:

Certificate Pages: 2

Initials: 0

Ellen Acosta

AutoNav: Enabled

1001 Bradford Way

Envelopeld Stamping: Enabled

Kingston, TN 37763

Time Zone: (UTC-08:00) Pacific Time (US & Canada)

eacosta@gmssf.com

IP Address: 162.199.192.217

Record Tracking

Status: Original

Holder: Ellen Acosta

Location: DocuSign

2/25/2026 6:05:20 AM

eacosta@gmssf.com

Signer Events

Andressa Hinz Philippi

AHPPhilippi@gmssf.com

Assistant Secretary

Security Level: Email, Account Authentication (None)

Signature

DocuSigned by:
Andressa Hinz Philippi
87D36659F55A4C5...

Signature Adoption: Pre-selected Style
Using IP Address:
2601:58b:c00:4380:e2:c2de:4eab:15f0

Timestamp

Sent: 2/25/2026 6:31:31 AM
Resent: 3/3/2026 5:16:57 AM
Resent: 3/5/2026 8:40:46 AM
Resent: 3/9/2026 1:49:15 PM
Viewed: 3/9/2026 5:14:33 PM
Signed: 3/9/2026 5:14:45 PM

Electronic Record and Signature Disclosure:
Not Offered via Docusign

Christina Lang Lynch

rpcddlynch@gmail.com

Security Level: Email, Account Authentication (None)

Signed by:
Christina Lang Lynch
A304CE29AE5D427...

Signature Adoption: Pre-selected Style
Using IP Address:
2600:1006:b0ae:d08e:1523:3b09:d450:b0ae
Signed using mobile

Sent: 2/25/2026 6:31:30 AM
Viewed: 2/25/2026 8:48:12 AM
Signed: 2/25/2026 8:49:20 AM

Electronic Record and Signature Disclosure:
Not Offered via Docusign

Leslee Hunt

lhsundek@yahoo.com

OFFICE MANAGER

Security Level: Email, Account Authentication (None)

Signed by:
Leslee Hunt
CFDF50439E8E41B...

Signature Adoption: Pre-selected Style
Using IP Address:
2600:1005:a020:b2c5:fdd2:e294:cc21:9905

Sent: 2/25/2026 6:31:31 AM
Viewed: 2/25/2026 7:10:52 AM
Signed: 2/25/2026 10:15:34 AM

Electronic Record and Signature Disclosure:
Not Offered via Docusign

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events	Status	Timestamp
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Witness Events	Signature	Timestamp
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Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
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Certified Delivered	Security Checked	2/25/2026 7:10:52 AM
Signing Complete	Security Checked	2/25/2026 10:15:34 AM
Completed	Security Checked	3/9/2026 5:14:45 PM

Payment Events	Status	Timestamps
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**RIVER PLACE ON THE ST. LUCIE
COMMUNITY DEVELOPMENT DISTRICT
PURCHASE ORDER**

PURCHASE ORDER NUMBER: ____003____

Date: ____6/8/26____

FLORIDA SALES TAX EXEMPTION NUMBER: ____85-8012533060C-5____

NO SUBSTITUTIONS WITHOUT PRIOR APPROVAL.

COLLECT SHIPMENTS WILL BE REFUSED.

PAYMENT WILL BE MADE ONLY TO THE VENDOR LISTED BELOW.

VENDOR:

____Platinum Fitness Equipment LLC____

SHIP/DELIVER SERVICES TO:

River Place Community Development District

TRANSMIT ALL INVOICE(S) TO:

River Place Community Development District

c/o Government Management Services-South Florida, LLC

5385 North Nob Hill Road

Sunrise, Florida 33351

(954) 721-8681

SPECIAL INSTRUCTIONS:

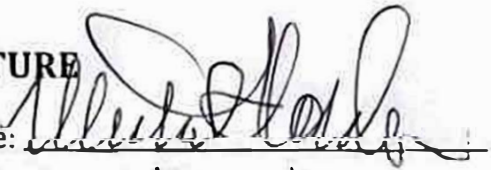
See attached Proposal for goods, products, and/or services

TOTAL PRICE: \$ 2,800

Date Proposal Approved by District Board of Supervisors: 4/16/26

THE ATTACHED PURCHASE ORDER TERMS AND CONDITIONS ARE INCORPORATED INTO THIS PURCHASE ORDER CONTRACT.

VENDOR SIGNATURE

Authorized Signature: 

Printed Name: Michael Florida

Title: Director of Sales

Date: 6/9/26

RIVER PLACE COMMUNITY DEVELOPMENT DISTRICTS

PURCHASE ORDER TERMS AND CONDITIONS

ASSIGNMENT: This purchase order shall not be transferred or assigned to any other Vendor, contractor, bank, lending institution or to any representative or individual without the District's consent which consent may be withheld for any reason.

MODIFICATIONS: No modification of this purchase order shall be binding unless the modification is approved in writing by representatives of both parties authorized to modify the purchase order.

EXCUSABLE DELAYS: The District may at its option, grant additional time for any delay or failure to perform under this purchase order if the delay will not adversely impact the best interest of the District and is due to causes beyond the control of the Vendor. Such grant must be in writing and made part of the order.

DEFAULT: In the event of default by the Vendor, the District may procure the articles or services covered by this order from other sources and hold the Vendor responsible for any excess cost occasioned by such procurement. The following shall be considered a default:

(1) Failure to make complete deliveries within the promised time. (2) Unauthorized substitution or delivery of goods deemed by the District to be inferior. (3) Inability of the Vendor to fulfill the terms and conditions of this order.

TERMINATION FOR DEFAULT: The District reserves the right to terminate this order in whole or in part for default if (a) the Vendor fails to perform in accordance with any of the requirements of this order, or if (b) the Vendor becomes insolvent or suspends any of its operations or if any petition is filed or proceeding commenced by or against the Vendor under any State or Federal law relating to bankruptcy arrangement, reorganization, receivership, or assignment for the benefit of creditors. Any such termination will be without liability to the District except for completed items delivered and accepted by the District. The Vendor will be liable for excess costs of re-procurement.

TERMINATION FOR CONVENIENCE/WITHOUT CAUSE: The District reserves the right to terminate this purchase order in whole or in part, at any time and for any reason. If the purchase order should be terminated for convenience, the District will be relieved of all obligations under this order. The District will only be required to pay to the Vendor that amount of the order actually performed to the date of termination or goods received to the date of termination.

SHIPPING TERMS: Unless otherwise specified, all shipments shall be F.O.B. Destination, Freight Pre-paid. Orders must be delivered to the "ship to" address as stated on this purchase order. Any deviations (without prior approval from the District) will constitute a refusal of shipment. Such refusal, requiring redistribution, reshipment and/or storage charges, will be borne by the Vendor. The District will not be responsible for any lost shipment caused by improper shipment.

PAYMENT TERMS: By accepting this order, the Vendor agrees that payment terms shall be as set forth in accordance with the Florida Prompt Payment Act.

INVOICING: Except as otherwise stated in this purchase order, the Vendor must render the original invoice to the District at the address stated on the order. The purchase order number must appear on all invoices, packing slips, shipping notices, freight bills, and correspondence concerning this order.

TAXES: The District is exempt from Federal and State Taxes, both excise and sales and use, and any other like taxes. Vendors doing business with the District shall not be exempt from paying sales tax to their suppliers for materials to fulfill contractual obligations with District, nor shall any Vendor be authorized to use the District's tax exemption number in securing such materials.

CONTRACT TERMS: If this purchase order is a result of a competitive solicitation award, all conditions, provisions and specifications of the solicitation shall become a part of and are incorporated into this purchase order.

INTERPRETATION; VENUE. This purchase order shall be interpreted as a whole unit, and section headings are for convenience only. All interpretations shall be governed by the laws of the State of Florida. In the event it is necessary for either party to initiate legal action regarding this purchase order, venue shall be in the Nineteenth Judicial Circuit, in and for St. Lucie County, Florida, for claims under state law, and in the Southern District of Florida for claims justiciable in federal court. **DELIVERIES:** Deliveries are to be made to the indicated ship to address between the hours of 9:00

A.M. and 4:00 P.M. Monday through Friday, excluding holidays, unless otherwise stipulated. The Vendor shall notify the receiving site of deliveries that require special handling or assistance for off-loading. Failure to give notice will result in the Vendor being billed for any add-on, redelivery, storage, or handling charges.

INSPECTION: All materials or goods will be received "subject to inspection and acceptance." Materials or goods found defective or not in accordance with the District's instructions, specifications, drawings, or other data, will remain the property of the Vendor. The District will cancel the purchase order and the materials or goods will be returned at the Vendor's expense. The receipt of or payment for materials and goods shall not be deemed as an acceptance thereof.

QUANTITIES: Quantities specified in the order may not be changed without prior written approval of the District. Goods shipped in excess of the quantity designated may be returned at the Vendor's expense. A packing list must be included in each shipment. If no packing list accompanies the shipment, the District's count will be accepted.

PAYMENT CHANGES: Payments will be made only to the company and address as set forth on the purchase order unless the Vendor has requested a change on official company letterhead signed by an authorized officer of the company.

ANTI-DISCRIMINATION: Vendors doing business with the District are prohibited from discriminating against any employee, applicant, or client because of age, ancestry, citizenship status, color, disability, ethnicity, genetic information, gender, gender expression, gender identity, marital status, medical condition, national origin, political beliefs, pregnancy, race, religion, religious beliefs, sex, sexual orientation, or veteran status with regard to, but not limited to, the following: employment practices, rates of pay or other compensation methods, and training selection.

LIABILITY - COPYRIGHT/PATENT/TRADEMARK: The Vendor shall save and hold harmless the District, its employees and agents from liability for infringement of any United States patent trademark, or copyright for, or on account of, the use of any product sold to the District or used in the performance of this order.

INDEMNIFICATION: Vendor agrees to indemnify, save, and hold harmless the District, its

employees and agents, against any and all claims, damages, liability and court awards including costs, expenses, and attorney fees incurred as a result of any act or omission by the Vendor, or its employees, agents, subcontractors, or assignees arising out of the services provided under this Purchase Order.

INSURANCE: Seller agrees to maintain insurance in accordance with the insurance standards established by the District Manager.

Providing any of the goods, products, and/or services specified on this Purchase Order shall constitute the Vendor's (1) acceptance of the terms and conditions set forth or incorporated herein and (2) reaffirmation as true of all representations made by the Vendor to induce the District to issue this Purchase Order.

WARRANTY: The Vendor warrants and represents to the District that each item of goods or products provided pursuant to this purchase order shall: (a) strictly conform to the requirements of this purchase order, (b) be free from defects in workmanship, materials and design, (c) be merchantable, (d) be fit for its intended use, and (e) be new. Unless otherwise stated in the purchase order, no surplus, rebuilt, reconditioned, or used goods shall be provided. The Vendor warrants that any services provided shall: (a) be performed in a good and competent manner in accordance with professional industry standards (with the level of skill, knowledge and judgment required or reasonably expected of providers of comparable services), (b) meet the terms of this purchase order, and (c) be free from defects. This warranty for quality of services shall be effective for two (2) years after acceptance of all work unless specified otherwise in a bid/proposal award.

MATERIAL SAFETY DATA SHEET: The Vendor agrees to furnish the District with a current Material Safety Data Sheet (MSDS) on or before delivery of each and every hazardous chemical or substance purchased which is classified as toxic under Chapter 442, Florida Statutes. Appropriate labels and MSDS's shall be provided for all shipments. Send MSDS's and other pertinent data to the District at the address stated on this purchase order.

PUBLICITY: Use by the District of products or services shall, in no way, constitute an endorsement and the District's name will not be used by the Vendor in any way, manner, or form in product literature or advertising.

LEGAL COMPLIANCE: The Vendor guarantees that the services to be performed and the goods to be provided herein, shall comply with all applicable federal, state and local laws, ordinances, regulations, orders and decrees, including without limitation such of the following acts as may be applicable: Federal Consumer Product Safety Act, Federal Fair Labor Standards Act, Occupational Safety and Health Act, Buy American, Energy Policy and Conservation, Federal Hazardous Substances Labeling Act, Byrd Anti-lobbying, Federal Flammable Fabrics Act, Clean Air & Water Pollution Acts, Copeland Anti-Kickback, Davis Bacon Act and any applicable environmental regulations.

E-VERIFY: The Vendor shall: (a) Register with and use the E-Verify system to verify the work authorization status of all newly hired employees pursuant to Section 448.095(2), Florida Statutes, and require all subcontractors to do the same; (b) Secure an affidavit from all subcontractors stating that the subcontractor does not employ, contract with, or subcontract with an "unauthorized alien" as defined in Section 448.095(1)(f), Florida Statutes; (c) Maintain copies of all subcontractor affidavits for the duration of this Agreement and provide same to the District upon request; (c) Comply fully, and ensure all of its subcontractors comply fully, with Section 448.095, Florida Statutes; (d) Be aware that a violation of Section 448.09(1), Florida Statutes (Unauthorized aliens; employment prohibited) shall be grounds for termination of this Agreement; and (e) Be aware that a violation of Section 448.095(5) by a subcontractor, and not the Vendor, shall be grounds for the District to order the Vendor immediately terminate the contract with the subcontractor; and (f) Be aware that if the District terminates this Agreement under Section 448.095(5)(c), Florida Statutes, the Vendor may not be awarded a contract for at least 1 year after the date on which the Agreement is terminated and will be liable for any additional costs incurred by the District as a result of the termination of the Agreement.

PUBLIC RECORDS. The Vendor shall allow public access to all documents, papers, letters, and other materials that are subject to the provisions of Chapter 119, Florida Statutes, and made or received by the District in conjunction with this purchase order. If the Vendor meets the definition of "contractor" as set forth in Section 119.0701, Florida Statutes, the Vendor shall also:

- Keep and maintain public records that ordinarily and necessarily would be required by the District in order to perform the service;
- Provide the public with access to public records on the same terms and conditions that the District would provide the records and at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law;
- Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law; and
- Meet all requirements for retaining public records and upon termination of the purchase order transfer to the District, at no cost, all public records in possession of the Vendor and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the District's information technology systems.

IF THE VENDOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE VENDOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THE PURCHASE ORDER, CONTACT THE DISTRICT'S CUSTODIAN OF PUBLIC RECORDS AT (954) 721-8681 EXT. 201, 5385 NORTH NOB HILL ROAD, SUNRISE, FLORIDA 33351, or ahphilippi@gmssf.com.

INDEPENDENT CONTRACTOR. The Vendor is an independent contractor and is not an employee or agent of the District. Nothing in this purchase order shall be interpreted to establish any relationship other than that of an independent contractor between the District, on the one hand, and the Vendor and the Vendor's employees, agents, or subcontractors, on the other, during or after the performance of this purchase order. The Vendor shall take the whole responsibility and shall bear all losses resulting to the Vendor on account of errors or omissions.

ENTIRE AGREEMENT. This purchase order constitutes the entire agreement between the parties with respect to the subject matter of this purchase order and supersedes all prior oral or written agreements between the parties.

287.05701, Florida Statutes. The District may not request documentation of or consider a vendor's social, political, or ideological interests during vendor selection.. Further, the District may not give a preference to a vendor based on the vendor's social, political, or ideological interests

Platinum Fitness Equipment LLC

13435 SW Vermillion Circle

Port St. Lucie, Florida 34987

914-882-1819

Invoice

Submitted on 06/04/26

Invoice for

River Place CDD

2160 Reserve Park Terrace

Port St. Lucie, Florida 34986

954-721-8681 EXT 225

Payable to

Platinum Fitness

Equipment LLC

Project

Project name

Invoice

3003

Due date

6/4/2026

Description

Qty

Unit price

Total price

Spirit CE800 Light Commercial Elliptical

1

\$2,800.00

\$2,800.00

Tax Exempt

Notes: Pricing Includes, Freight, Delivery and Setup.

Subtotal

\$2,800.00

Adjustments

\$2,800.00

MEMORANDUM

TO: District Manager

FROM: Billing Cochran, P.A.
District Counsel

DATE: June 11, 2026

RE: 2026 Legislative Update

As District Counsel, throughout the year we continuously monitor pending legislation that may be applicable to the governance and operation of our Community Development District and other Special District clients. It is at this time of year that we summarize those legislative acts that have become law during the most recent legislative session, as follows:

1. Chapter [TBD], Laws of Florida (HB 0145). This legislation amends the sovereign-immunity statute to raise liability caps and change tort-claim procedures for government entities. The bill revises Section 768.28, Florida Statutes, increasing the statutory limits on damages recoverable against the state and its agencies/subdivisions (including special districts). For causes of action accruing on or after October 1, 2026, the liability caps increase from \$200,000 to \$350,000 per person and from \$300,000 to \$500,000 per incident. The bill also authorizes state agencies and subdivisions to settle claims or judgments in excess of those caps, up to available insurance limits, without requiring a legislative claims bill.

The bill authorizes a state subdivision (e.g. counties, municipalities, special districts including CDDs) to settle a claim or judgment in excess of the statutory cap without requiring a separate legislative claim bill, so long as settlement is within insurance coverage limits. The bill prohibits any insurance policy issued on or after October 1, 2026, from conditioning liability coverage or payment on the later enactment of a legislative claim bill.

In addition, the bill shortens the pre-suit notice period by requiring claimants to present a claim to the appropriate agency within 18 months after accrual of the claim, rather than the current three-year period. It also revises the statute of limitations by requiring most negligence actions against governmental entities to be filed within two (2) years, while maintaining existing limitations periods for medical malpractice, wrongful death, and contribution claims. The bill also reduces the time for an agency or the Department of Financial Services to make a final disposition of a claim before it is deemed denied, from six (6) months to four (4) months.

This law applies directly to CDDs because CDDs are among the “subdivisions” of state government covered by section 768.28, Florida Statutes. As such CDDs may now be subject to higher damage awards for tort claims.

2. Chapter [TBD], Laws of Florida (HB 273). This legislation revises Florida law governing state financial assistance and rural economic development programs to include certain

special districts and improve payment processing for eligible rural entities. The bill amends Section 215.971, Florida Statutes to allow state agencies, under certain conditions, to directly facilitate or expedite payment of invoices for counties, municipalities, and qualifying special districts, particularly those located in rural areas or designated rural areas of opportunity. It authorizes agencies to structure agreements so that eligible rural governments and certain special districts, especially those providing water and wastewater services, receive faster payment processing for verified, completed work. The intent is to reduce financial strain and cash flow challenges that rural entities often face when administering state-funded projects, while preserving existing legal and regulatory requirements. The legislation also amends Section 288.0656, Florida Statutes to expand the definition of “rural community” to explicitly include independent special districts that provide water and wastewater services within rural areas of opportunity. This expansion makes those districts eligible for rural economic development support programs and related state assistance. The act takes effect July 1, 2026.

This legislation applies CDDs in a limited and conditional way, depending on the type of CDD and the services it provides. CDDs that are involved in state-funded infrastructure projects, such as water, wastewater, drainage, or utility improvements, may benefit from the amendment to Section 215.971, Florida Statutes. If a CDD is acting as a recipient or sub recipient of state financial assistance, the law allows state agencies to structure agreements so that invoices can be processed and paid more quickly for verified work. This can improve cash flow for CDDs building infrastructure, particularly smaller or rural CDDs that rely on this type of reimbursement funding. Second, the bill’s expansion of the definition of “rural community” under Section 288.0656, Florida Statutes generally does not directly include most CDDs, because eligibility is tied primarily to counties, municipalities, and independent special districts providing water and wastewater services in rural areas of opportunity. A typical CDD would only benefit if it meets those narrow conditions, meaning it operates in a qualifying rural area and functions in a way that aligns with the statutory definition (or is structured similarly to an independent utility-focused district).

3. Chapter [TBD], Laws of Florida (HB 0655). This legislation creates a new exemption under Florida law (Section 70.90, Florida Statutes) that allows agencies to hold closed attorney-client meetings during the 90-day notice period for claims brought under the Bert J. Harris, Jr., Private Property Rights Protection Act. These closed meetings are limited to discussions between the agency and its attorney for purposes of settlement strategy or negotiation of private property rights claims. While the meetings are exempt from Florida’s Sunshine Law, they must still be recorded by a certified court reporter, fully transcribed, and later released as a public record once the claim is resolved or the statute of limitations expires if no settlement or litigation occurs.

The law also creates a temporary public records exemption for the transcripts, recordings, minutes, and related materials generated during these closed sessions, ensuring confidentiality during active negotiations. However, this exemption is not permanent; it is subject to future legislative review and sunsets in 2031 unless reenacted. The act takes effect July 1, 2026.

The law allows a CDD Board of Supervisors to hold closed attorney-client sessions when the CDD is facing a pre-suit claim under the Bert J. Harris, Jr., Private Property Rights Protection Act regarding topics such as land use impacts, infrastructure construction, easement disputes, and development-related claims that can trigger property rights assertions under the Bert Harris Act.

During these closed sessions, the CDD can privately discuss settlement strategy with its attorney without public disclosure of sensitive legal positions. However, the exemption is narrow and procedural. The CDD must still provide public notice of the meeting, the session must begin and end in an open meeting, and a certified court reporter must record everything discussed. Although the discussion is confidential at the time, the transcript becomes a public record once the claim is resolved or the statutory timeframe expires if no settlement or lawsuit is filed.

4. Chapter 2026-115, Laws of Florida (HB 1085). This legislation creates the Local Government Cybersecurity Protection Program within the Florida Digital Service to assist local governments in strengthening cybersecurity defenses, particularly against threats such as ransomware. It establishes a statewide grant and procurement program that allows eligible local governments to access cybersecurity-related information technology commodities and services through contracts managed by the Florida Digital Service, with a preference for fiscally constrained counties. The program also requires data-sharing agreements between the state and participating local governments to support threat detection, prevention, and incident response.

Local governments may either apply for grants or independently purchase cybersecurity services through state-negotiated contracts, though the local government remains responsible for any associated costs. The law further requires annual reporting to the Governor and Legislature on program participation, funding, and outcomes, ensuring oversight and transparency. The program is set to operate through 2031 unless reenacted. The act takes effect July 1, 2026.

This law applies to CDDs because CDDs are local governments for many operational purposes, including infrastructure, procurement, and administrative functions, and therefore fall within the category of eligible participants under the Local Government Cybersecurity Protection Program. CDDs would be able to access state-negotiated cybersecurity contracts and services through the Florida Digital Service to improve protection of district systems. Even if a CDD does not apply for a cybersecurity grant, it may still purchase cybersecurity commodities and services through the state contracts, which could help reduce costs and improve security standards. However, participation is optional rather than mandatory, and CDDs remain responsible for all costs associated with any purchases or services obtained under the program.

5. Chapter [TBD], Laws of Florida (SB 1180). This legislation makes several targeted but significant changes to the law governing CDDs under Chapter 190, Florida Statutes, with the most important impact being the creation of a formal recall process for elected board members. The bill's primary feature is the creation of a new statutory section establishing a detailed procedure that allows qualified electors within a CDD to remove elected members of the board of supervisors through a recall process. The law limits recall to specific grounds such as malfeasance, misfeasance, neglect of duty, incompetence, drunkenness, permanent inability to perform duties, or conviction of certain felonies. It sets out a structured, multi-step process that begins with a petition signed by at least 10 percent of eligible voters, followed by verification of signatures, the preparation of a formal record of recall proceedings, and then a second petition requiring 15 percent of electors to trigger a recall referendum. If the referendum proceeds, a majority vote determines whether the board member is removed from office, and any resulting vacancy is filled according to existing statutory procedures. The legislation also imposes campaign finance requirements on recall efforts, establishes timelines, governs petition form and verification, allows limited

withdrawal of signatures, and creates penalties for fraud or misconduct in the petition process. In addition to the recall framework, the bill clarifies that CDD board members elected by residents are subject to recall, aligning CDD governance more closely with other forms of local government accountability. It also provides that individuals removed by recall, or who resign after a recall petition is filed, are ineligible for reappointment to the board for two years.

The legislation further revises the definition of “compact, urban, mixed-use district” under Section 190.003, Florida Statutes. The revised definition applies to districts consisting of a maximum of 75 acres located within a municipality and within either a qualified opportunity zone or a community redevelopment area. The amendment clarifies qualifying development thresholds by providing that such districts must include either at least 400,000 square feet of retail development and 500 residential units, or at least 250,000 square feet of commercial development and 500 affordable residential rental units for very-low-income, low-income, or moderate-income persons. This revision is significant for developers because it affects eligibility and structuring considerations for the creation of certain community development districts.

The legislation clarifies that restrictions on local regulation of synthetic turf do not prevent a CDD from enforcing private deed restrictions, preserving a CDD’s ability to uphold community standards through covenants. The act takes effect July 1, 2026.

This law applies directly to CDDs because it creates, for the first time, a formal statutory process that allows residents to recall elected members of a CDD board of supervisors. It introduces clear procedures, thresholds, and legal standards for removal, thereby increasing accountability of board members to district electors. The law also clarifies that CDDs may continue enforcing deed restrictions despite broader limits on local regulation of synthetic turf and updates certain statutory definitions affecting district formation and development. Overall, the most significant impact is the shift toward greater resident oversight and governance accountability within CDDs.

5. Chapter 2026-3, Laws of Florida (SB 290). This legislation revises multiple areas of state law, with a primary focus on agriculture, public safety, contractor regulation, and consumer protection. A significant component of the legislation strengthens contractor and vendor accountability by requiring contractors to pay subcontractors and suppliers within 45 days of receiving payment, or in accordance with contractual terms, and authorizing disciplinary action for noncompliance. Additionally, vendors that default on contracts, fail to pay subcontractors, or demonstrate repeated poor performance may be suspended or barred from public contracting for up to five years.

The bill further clarifies and reinforces how public entities may lawfully spend funds and administer contracts for public purposes. The legislation affirms that public funds may be used for core governmental infrastructure and improvements, such as public buildings, emergency shelters, affordable housing, and energy efficiency projects, thereby helping to define the scope of permissible capital projects and expenditures. At the same time, it places limitations on the use of public funds for certain privately owned facilities, reinforcing the principle that expenditures must primarily serve a valid public purpose rather than confer a disproportionate private benefit. The act takes effect July 1, 2026.

This law applies directly to CDDs because CDDs function as local units of special-purpose government that procure services, manage infrastructure, and enter into public contracts. Since a CDD regularly contracts for construction, maintenance, and infrastructure improvements, the new requirement that contractors timely pay subcontractors and suppliers directly affects how a CDD administers its contracts. In addition, the provisions allowing suspension or disqualification of nonperforming vendors from public contracting are relevant to CDD procurement practices, especially where the district adopts or mirrors state purchasing standards. CDDs routinely finance and construct infrastructure such as roadways, utilities, stormwater systems, and public facilities. Clarifications regarding allowable public expenditures, such as for government buildings, emergency shelters, and infrastructure, help define the scope of permissible CDD projects and may influence how CDDs' structure future capital plans and bond-funded improvements.

Portions of the bill related to consumer protection and fraud prevention, including prohibitions on misrepresentation (such as impersonating officials), have indirect relevance. CDDs and District Management interact with residents, property owners, and contractors, so these provisions reinforce broader legal standards around transparency, proper representation, and avoidance of deceptive practices in district operations.

6. Chapter 2026-7, Laws of Florida (HB 399). This legislation is a comprehensive land use and development reform measure that primarily limits local government discretion in permitting, zoning, and development regulation while promoting consistency, affordability, and predictability in the development process. A central component of the legislation requires that application fees for development permits and orders imposed by counties and municipalities must be directly tied to the actual costs of reviewing and processing applications, must be publicly listed, and may not be based on construction value or project cost, thereby preventing fee structures that scale with development size rather than administrative expense. The act takes effect upon becoming law.

Even though CDDs do not exercise zoning or land use regulatory authority, the law applies to CDDs as infrastructure and service providers within the framework established by counties and municipalities. As a result, the bill's restrictions on local governments, particularly those related to development permitting, zoning, and land development regulations, will shape the regulatory environment in which CDDs plan, finance, and construct infrastructure.

The provisions limiting development application fees to actual administrative costs may reduce overall project costs for developments within CDD boundaries, which can influence the scope and timing of infrastructure financed by the CDD, including roads, utilities, and stormwater systems. Similarly, the requirement for more objective and clearly defined compatibility standards, along with limits on discretionary denials, may create a more predictable entitlement process, allowing CDDs to better coordinate infrastructure planning with approved development timelines and reduce delays that can affect bond issuances or capital improvement programs.

Although Chapter 2026-7 does not directly regulate CDD powers or governance, it significantly affects the local government land use framework that CDDs rely on, thereby affecting development timing, infrastructure planning, financing, and overall project feasibility within district boundaries.

7. Chapter [TBD], Laws of Florida (HB 967). This legislation establishes a clear legislative intent that local governments must accept electronic forms of payment, including credit cards, debit cards, charge cards, and electronic funds transfers, and specifically requires units of local government to offer online payment options. This applies broadly to counties, municipalities, special districts, and other local government entities, as well as constitutional officers such as clerks of court and tax collectors, unless another form of payment is required by law.

The legislation also preserves existing authority allowing local governments to pass along processing fees to users who choose electronic payment methods and confirms that governments are not liable for verifying card validity or available funds when processing such transactions. Importantly, it mandates that if a local government accepts electronic payments, it must also maintain an online system for doing so, reinforcing a statewide push toward digital accessibility and standardized payment options.

This legislation requires CDDs that collect any type of payment, such as fees, user charges, amenity payments, permit-related charges, or other CDD revenues, to offer electronic payment options, including credit cards, debit cards, and electronic funds transfers. It also specifically requires that if a CDD accepts electronic payments at all, it must maintain a system for accepting those payments online, which may require updates to CDD websites, billing platforms, or third-party payment processors. The legislation also allows CDDs to continue passing through processing fees associated with electronic payments (such as credit card convenience fees), and it preserves their ability to require verification of payment validity and sufficient funds. However, it removes discretion in practice by making online payment capability a mandatory feature for any CDD that accepts electronic payments in any form.

For convenience, we have included copies of the legislation referenced in this memorandum. We request that you include this memorandum as part of the agenda packages for upcoming meetings of the governing boards of those special districts in which you serve as the District Manager and this firm serves as District Counsel. For purposes of the agenda package, it is not necessary to include the attached legislation, as we can provide copies to anyone requesting the same. Copies of the referenced legislation are also accessible by visiting this link: <http://laws.flrules.org/>.

This instrument prepared by:
MICHAEL J. PAWELCZYK, ESQ.
Billing Cochran, P.A.
515 East Las Olas Boulevard, Suite 600
Fort Lauderdale, Florida 33301

Parcel IDs: 3416-679-0002-000-6, 3417-500-0011-000-4,
3416-680-0006-000-8, and 3416-680-0012-000-3

THIS AMENDMENT AMENDS THE EASEMENT
(ENTRANCE FEATURES) RECORDED AT ORB 5399, PG
376, AS RECORDED IN THE PUBLIC RECORDS OF CT.
LUCIE COUNTY, FLORIDA.

FIRST AMENDMENT TO EASEMENT
(Entrance Features)

This First Amendment to Easement (Entrance Features) (the “Amendment”) made this _____ day of _____, 2026 by and between **RIVER PLACE ON THE ST. LUCIE OWNERS ASSOCIATION, INC.**, a Florida not-for-profit corporation, whose address is c/o Vesta Property Services, 1860 82nd Avenue, Suite 104 & 105, Vero Beach, Florida 32966 (“Grantor”) and **RIVER PLACE ON THE ST. LUCIE COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, whose address is 5385 N. Nob Hill Road, Sunrise, Florida 33351 (“CDD” or “Grantee”).

W I T N E S S E T H:

WHEREAS, Grantor is the fee simple of those certain parcels of real property situate in Port St. Lucie, St. Lucie County, Florida, which property is more particularly described in Exhibit A-1 attached hereto (“Grantor Property”); and

WHEREAS, Grantor and Grantee entered into an Easement (Entrance Features), dated November 20, 2025, and recorded at Official Records Book 5399, Page 376 of the public records of St. Lucie County, Florida (the “Original Easement”); and

WHEREAS, the parties have determined that it is appropriate and in the best interests of the parties to revise the Original Easement to add a landscaping component consistent with the monument landscape enhancement program initiated by the Grantee for all monuments throughout the District, including those within the Easement Area, as defined in the Original Easement, within Grantor Property.

NOW, THEREFORE, in consideration of the mutual promises contained herein and Ten and no/100 Dollars (\$1.00) and other good and valuable considerations, the receipt, sufficiency, and adequacy of which is hereby acknowledged, the parties hereto agree as follows:

Section 1. The aforesaid recitals are true and correct and are incorporated herein.

Section 2. Paragraph 1 of the Original Easement is hereby amended as follows:

1. Grantor does hereby grant unto the CDD an easement over Easement Area for purposes of the installation, construction, reconstruction, replacement, repair and maintenance of the Entrance Features. For purposes of this Easement, the Entrance Features do NOT include any appurtenant lighting, electrical facilities, irrigation facilities, ~~landscaping~~ or hardscaping. Any landscaping installed by the CDD within the Easement Area as part of a community-wide monument beautification program initiated by the CDD shall be maintained by the Grantor.

Section 3. All other conditions and terms of the Original Easement not specifically amended herein shall remain in full force and effect.

Section 4. This Amendment shall be recorded in the public records of St. Lucie County, Florida, at Grantee's cost and expense.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, this Amendment has been executed on the date and year written above.

RIVER PLACE ON THE ST. LUCIE OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation

Signed, sealed and delivered
In the presence of:

By: _____

Name: _____

Title: _____

Date: _____, 2026

Witness

Print Name

Address: _____

Witness

Print Name

Address: _____

STATE OF FLORIDA)

COUNTY OF ST. LUCIE)

I hereby certify that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, the foregoing instrument was acknowledged before me, by means of [] physical presence or [] online notarization, by _____, as **President** of **RIVER PLACE ON THE ST. LUCIE OWNERS ASSOCIATION, INC.**, a Florida not-for-profit corporation. She/He is _____ personally known to me, or has produced _____ as identification.

Witness my hand and official seal in the County and State aforesaid this _____ day of _____, 2026.

Notary Public

My commission expires:

**RIVER PLACE ON THE ST. LUCIE
COMMUNITY DEVELOPMENT DISTRICT**, a
local unit of special purpose government established
pursuant to Chapter 190, Florida Statutes

Signed, sealed and delivered
In the Presence of:

By: _____
Christina Lang Lynch, Chairperson
Board of Supervisors

Witness

Print Name
Address: _____

Witness

Print Name
Address: _____

STATE OF FLORIDA)

COUNTY OF ST. LUCIE)

I hereby certify that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, the foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, by Christina Lang Lynch, as Chairman of the Board of Supervisors **RIVER PLACE ON THE ST. LUCIE COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose of government established pursuant to Chapter 190, Florida Statutes. She is _____ personally known to me, or has produced _____ as identification.

Witness my hand and official seal in the County and State aforesaid this _____ day of _____, 2026.

Notary Public

EXHIBIT A-1

Grantor Property

Hawks Ridge: Tract CA-1, RIVER PLACE ON THE ST. LUCIE PLAT NO. 8, as recorded at Plat Book 72, Page 1 in the Public Records of St. Lucie County, Florida (Parcel ID:3416-679-0002-000-6); and

Bent Paddle: Sign Easement 1 within Tract C.A. Number 5, RIVER PLACE ON THE ST. LUCIE PLAT NO. 5, as recorded at Plat Book 41, Page 25 in the Public Records of St. Lucie County, Florida (Parcel ID:3417-500-0011-000-4); and

Little Turtle 2: Tract CA TR-2, RIVER PLACE ON THE ST. LUCIE PLAT NO. 10 1ST REPLAT, as recorded at Plat Book 77, Page 1 in the Public Records of St. Lucie County, Florida (Parcel ID:3416-680-0006-000-8); and

Little Turtle 1: Tract CA TR-8, RIVER PLACE ON THE ST. LUCIE PLAT NO. 10 1ST REPLAT, as recorded at Plat Book 77, Page 1 in the Public Records of St. Lucie County, Florida (Parcel ID:3416-680-0012-000-3).

This instrument prepared by:

Michael J. Pawelczyk, Esq.
Billing Cochran, P.A.
515 East Las Olas Boulevard, Suite 600
Fort Lauderdale, Florida 33301

Parcel IDs: 3416-679-0002-000-6, 3417-500-0011-000-4,
3416-680-0006-000-8, and 3416-680-0012-000-3

THIS AMENDMENT AMENDS THE EASEMENT
(ENTRANCE FEATURES) RECORDED AT ORB 5399, PG
376, AS RECORDED IN THE PUBLIC RECORDS OF CT.
LUCIE COUNTY, FLORIDA.

FIRST AMENDMENT TO EASEMENT
(Entrance Features)

This First Amendment to Easement (Entrance Features) (the “Amendment”) made this _____ day of _____, 2026 by and between **RIVER PLACE ON THE ST. LUCIE OWNERS ASSOCIATION, INC.**, a Florida not-for-profit corporation, whose address is c/o Vesta Property Services, 1860 82nd Avenue, Suite 104 & 105, Vero Beach, Florida 32966 (“Grantor”) and **RIVER PLACE ON THE ST. LUCIE COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, whose address is 5385 N. Nob Hill Road, Sunrise, Florida 33351 (“CDD” or “Grantee”).

W I T N E S S E T H:

WHEREAS, Grantor is the fee simple of those certain parcels of real property situate in Port St. Lucie, St. Lucie County, Florida, which property is more particularly described in Exhibit A-1 attached hereto (“Grantor Property”); and

WHEREAS, Grantor and Grantee entered into an Easement (Entrance Features), dated November 20, 2025, and recorded at Official Records Book 5399, Page 376 of the public records of St. Lucie County, Florida (the “Original Easement”); and

WHEREAS, the parties have determined that it is appropriate and in the best interests of the parties to revise the Original Easement to add a landscaping component consistent with the monument landscape enhancement program initiated by the Grantee for all monuments throughout the District, including those within the Easement Area, as defined in the Original Easement, within Grantor Property.

NOW, THEREFORE, in consideration of the mutual promises contained herein and Ten and no/100 Dollars (\$1.00) and other good and valuable considerations, the receipt, sufficiency, and adequacy of which is hereby acknowledged, the parties hereto agree as follows:

Section 1. The aforesaid recitals are true and correct and are incorporated herein.

Section 2. Paragraph 1 of the Original Easement is hereby amended as follows:

1. Grantor does hereby grant unto the CDD an easement over Easement Area for purposes of the installation, construction, reconstruction, replacement, repair and maintenance of the Entrance Features. For purposes of this Easement, the Entrance Features do NOT include any appurtenant lighting, electrical facilities, irrigation facilities, ~~landscaping~~ or hardscaping. Any landscaping installed by the CDD within the Easement Area as part of a community-wide monument beautification program initiated by the CDD, other than sod or grass, shall be maintained by the CDD.

Section 3. All other conditions and terms of the Original Easement not specifically amended herein shall remain in full force and effect.

Section 4. This Amendment shall be recorded in the public records of St. Lucie County, Florida, at Grantee's cost and expense.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, this Amendment has been executed on the date and year written above.

RIVER PLACE ON THE ST. LUCIE OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation

Signed, sealed and delivered
In the presence of:

By: _____

Name: _____

Title: _____

Date: _____, 2026

Witness

Print Name

Address: _____

Witness

Print Name

Address: _____

STATE OF FLORIDA)

COUNTY OF ST. LUCIE)

I hereby certify that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, the foregoing instrument was acknowledged before me, by means of [] physical presence or [] online notarization, by _____, as **President** of **RIVER PLACE ON THE ST. LUCIE OWNERS ASSOCIATION, INC.**, a Florida not-for-profit corporation. She/He is _____ personally known to me, or has produced _____ as identification.

Witness my hand and official seal in the County and State aforesaid this _____ day of _____, 2026.

Notary Public

My commission expires:

**RIVER PLACE ON THE ST. LUCIE
COMMUNITY DEVELOPMENT DISTRICT**, a
local unit of special purpose government established
pursuant to Chapter 190, Florida Statutes

Signed, sealed and delivered
In the Presence of:

By: _____
Christina Lang Lynch, Chairperson
Board of Supervisors

Witness

Print Name
Address: _____

Witness

Print Name
Address: _____

STATE OF FLORIDA)

COUNTY OF ST. LUCIE)

I hereby certify that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, the foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, by Christina Lang Lynch, as Chairman of the Board of Supervisors **RIVER PLACE ON THE ST. LUCIE COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose of government established pursuant to Chapter 190, Florida Statutes. She is _____ personally known to me, or has produced _____ as identification.

Witness my hand and official seal in the County and State aforesaid this _____ day of _____, 2026.

Notary Public

EXHIBIT A-1

Grantor Property

Hawks Ridge: Tract CA-1, RIVER PLACE ON THE ST. LUCIE PLAT NO. 8, as recorded at Plat Book 72, Page 1 in the Public Records of St. Lucie County, Florida (Parcel ID:3416-679-0002-000-6); and

Bent Paddle: Sign Easement 1 within Tract C.A. Number 5, RIVER PLACE ON THE ST. LUCIE PLAT NO. 5, as recorded at Plat Book 41, Page 25 in the Public Records of St. Lucie County, Florida (Parcel ID: 3417-500-0011-000-4); and

Little Turtle 2: Tract CA TR-2, RIVER PLACE ON THE ST. LUCIE PLAT NO. 10 1ST REPLAT, as recorded at Plat Book 77, Page 1 in the Public Records of St. Lucie County, Florida (Parcel ID:3416-680-0006-000-8); and

Little Turtle 1: Tract CA TR-8, RIVER PLACE ON THE ST. LUCIE PLAT NO. 10 1ST REPLAT, as recorded at Plat Book 77, Page 1 in the Public Records of St. Lucie County, Florida (Parcel ID:3416-680-0012-000-3).

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 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 each month as follow:

November 19, 2026

January 21, 2027

April 15, 2027

June 17, 2027

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

Public Search Results

In the search results grid, organization names are linked to coordinator contact information. The [?] links display the relevant contact information. The coordinator is the person who is responsible for adding/removing individuals from the filer list.

When a form is logged, the status will contain the date received and the message "Form Available Soon". When the Form becomes available online, the Filing Requirement Fulfilled status will have a link to "View Form" for electronic forms and (not available online) for any paper forms.

Section 112.31445, Florida Statutes, requires that all forms filed in the Electronic Financial Disclosure Management System (EFDMS) be posted online. Before being posted online, any information required by law to be maintained as confidential must be redacted. This process is not automated and may take up to five business days.

Export to Excel

Suborganization Board of Supervisors

PID	FORM YEAR	NAME ^	ORGANIZATION(S)	FILING REQUIREMENT	FILING REQUIREMENT FULFILLED
301640	2025	Jeffrey Baldino	River Place on the St. Lucie Community Dvlp. Dst. - Board of Supervisors [?]	Form 1 with COE [?]	✖ Form 1 Not
301731	2025	Christina Lang Lynch	River Place on the St. Lucie Community Dvlp. Dst. - Board of Supervisors [?]	Form 1 with COE [?]	✖ Form 1 Not
311460	2025	Charles Martin Lynch	River Place on the St. Lucie Community Dvlp. Dst. - Board of Supervisors [?]	Form 1 with COE [?]	✔ Form 1 - 6/
306184	2025	Steven Vidal	River Place on the St. Lucie Community Dvlp. Dst. - Board of Supervisors [?]	Form 1 with COE [?]	✔ Form 1 - 6/
316766	2025	Bruce Wills	River Place on the St. Lucie Community Dvlp. Dst. - Board of Supervisors [?]	Form 1 with COE [?]	✖ Form 1 Not

1-5 of 5

Rows per page: 25 ^

«

Back

Per Florida Statute 190.006(3)(a)2.d., the number of registered voters in the Community Development District(s), based on the previous mapping forwarded by your organization, is provided below as of April 15, 2026. If any of your mapping information has changed, please forward the applicable documentation to our office as soon as possible.

CDD NAME	REGISTERED VOTERS
Bent Creek	480
Cooper Creek	1,056
Creekside	420
Portofino Isles	1,300
Portofino Landings	213
Portofino Shores	788
Reserve	1,275
Veranda Landing	184
River Place	736
Tesoro	446
Verano 1	1,454
Verano 2	2,445
Verano 3	1,376
Verano 4	218
Verano 5	0
Verano Center	12
Waterstone	836



RIVER PLACE ON THE ST LUCIE CDD

FIELD REPORT



JUNE 18, 2026

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



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

RIVER PLACE ON THE ST. LUCIE CDD

LANDSCAPING

- Freeze damage plant replacement
 - o Hugo' Lawn Care replaced the plants along the south entrance that had been damaged by the freeze
- Monument planting improvements
 - o Hugo's Lawn Care started the monument landscape bed improvements Monday June 8th
 - o Hawks ridge is the first monument and Hugo will continue the work on the others as the week advances
- Common Area Tree Removal
 - o Hugo's Lawn care removed 4 trees that were killed by February's Freeze
 - o The large royal Poinciana, a smaller royal Poinciana and 2 green buttonwoods were removed

COMMON AREAS

- Sign Painting
 - o All stop signs and street signs were repainted in the community the week of April 20th



Governmental Management Services- South Florida, LLC
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Sunrise, Florida 33351



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- Handrail Painting
 - o The Handrails along lazy river pkwy were also painted along with the bollards at the clubhouse. this project was also completed the week of April 20th



- 596 Ne Canoe Park Tree Removal
 - o Jermey's Tree Service removed the dead pine tree May 28th



- Little Kayak Drainage
 - o Due to drainage issues along the cdd easement running behind the homes where the homes on Little Kayak and Muskrat Run back up to each other we had added an auxiliary drain at a lower elevation to help the main drain
 - o This project was completed June 5th



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- Barriers to prevent vehicles along city owned canal
 - o 4x4 fence posts and steel cable were installed across the openings to access the canal to prevent vehicles from being able to drive along the access tract of the canal
 - o The City of Port St Lucie Installed a new “NO Motor Vehicle’s” sign



- Pool Deck Resurfacing Punch List
 - o Area's of over spray were noted during the deck resurfacing project
 - o Sundek returned June 5th to complete the punch list items and remove any overspray



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

- Pool rules sign
 - o 2 of the 4 pool rules sign were peeling and faded
 - o New signs were ordered at the board chair's direction and expected to be arriving by June 12th



- Boat Launch
 - o The wheels for the access gate were replaced with new airless solid rubber tires, these tires should not need to be replaced as often as the previous style tires.



POOL

- Spa
 - o The spa has been closed since our last meeting
 - o Dynamic pool's has been regularly servicing the spa to make sure its chemicals stay in balance
- Vac pak replacement
 - o Project started on April 16th
 - o Apex delayed work due to not having necessary parts to complete the job



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- o Due to concerns with the way the project was going Alveraz engineering got involved with the project and on may 12th had put a hold on the project until all proper permits were gathered
 - o Permits for the project were issued Wednesday June 3rd
 - o The project restarted Monday June 12th
- Pool Refill
 - o In anticipation of the project being completed we have reached out to the city and submitted an application for a fire hydrant rental to fill up the pool as quickly and efficiently as possible
 - With the fire hydrant we should be able to fill up the pool in 1 day vs using the water from the clubhouse which could take anywhere from 6 to 11 days
 - o Our application from the city was approved Monday June 8th
 - o The meter should be installed by next Monday June 15th

LAKES & WETLANDS

- All lakes are currently in good condition with no algae growth observed.
- South Florida water management district inspection
 - o Lake & wetland management is working with south Florida water management district to remove invasives noted on previous report
- 432 Leaping Frog Way Draining into lake
 - o The Homeowner started installing drains running through CDD property into the lake
 - o Tuesday May 26th we had received word that the homeowner was doing work on the lake bank
 - o I got on site Tuesday around 10am and was able to stop the project before it continued on to cdd property, our section of the lake bank was restored

CLUBHOUSE RENTALS

- Upcoming rentals
 - o 6/13/26 – out of community renter
 - o 6/14/26 – out of community renter
 - o 7/25/26 – 1007 Ne Trailside Run
- Completed Rentals
 - o 5/24/26 – 629 Muskrat Run – Full Deposit returned
 - o 5/31/26 – 882 Ne Trailside Run – Full Deposit returned

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

River Place: Boat Storage Rentals					Outstanding 05/31/26			Prepayments
Sp#	Address - Name	Renter Name	contract commencement	TOTAL	30 days	60 days	90+ days	
1T	VACANT	VACANT	VACANT	\$0.00				
2T	641 NE Musrat Run	COURTNEY, BRIAN	12/4/2022	\$0.00				\$110.00
3T	673 Little Kayak	BERNHARDT, S & M	8/1/2021	\$55.00	\$55.00			
4T	674 Snooks Fin	SPERRY, RONALD	2/1/2007	\$55.00	\$55.00			
5T	464 NE Bluefish	ANTONY M ROMANO	4/1/2024	\$0.00				
6T	667 ne Turtle Back Trl	SERGIO CISNEROS	2/24/2024	\$0.00				
7T	443 Canoe Park	WILLIAMS, DON	4/1/2015	\$0.00				
8T	450 NE Canoe Park Circle	HODSON, JOHN	6/1/2025	\$55.00	\$55.00			
9T	656 NE Little Kayak Point	FUSS, RICHARD	8/14/2025	\$0.00				\$385.00
10T	798 NE Trail Side Run	FREUNDT, ANTONY	7/1/2025	\$110.00	\$55.00	\$55.00		
11T	636 NE Muskrat Run	HILLES, PAMELA L	8/1/2022	\$0.00				
12T	441 NE Canoe Park Cir	STATEMA, DUANE K	9/1/2022	\$110.00	\$55.00	\$55.00		
13T	837 NE Whistling Duck Way	BURTON, KIMBERLY	7/1/2025	\$0.00				\$55.00
14T	VACANT	VACANT	VACANT	\$0.00				
15T	1001 NE Trailside Run	MCCLOYNE, KATHLEEN	7/1/2025	\$55.00	\$55.00			
16T	613 Turtlebank	ARGUELLES, MARIO	3/1/2021	\$285.00	\$55.00	\$55.00	\$175.00	
17T	462 NE BLUEFISH PT	BYRANT, NEAL	12/1/2025	\$0.00				
18T	680 NE Turtlebook Trail	SIDNEY & TOYA FLORENCE	3/1/2024	\$0.00				\$275.00
19T	VACANT	VACANT	VACANT	\$0.00				
20T	443 NE Little Mullet Ct	PETER, PIZZARELLO	4/1/2023	\$55.00	\$55.00			
21T	VACANT	VACANT	VACANT	\$0.00				
22T	625 NE Moss Rose Pl	BRITTANY I BROWN/WILLIAM CHAPMAN	3/1/2024	\$440.00	\$55.00	\$55.00	\$330.00	
23T	875 NE Trailside Run	DRAKE, SAM	6/1/2025	\$110.00	\$55.00	\$55.00		
24T	483 ne Stillwater Cove	SKAGGS, JORDAN	7/1/2025	\$55.00	\$55.00			
25T	438 Leaping Frog Way	WORCESTER, ROBERT	3/15/2022	\$0.00				\$220.00
26T	475 Stillwater Cove	STIDHAM, STEVE	5/1/2019	\$50.00			\$50.00	
27T	644 Muskrat - Vidal	VIDAL, STEVEN	3/1/2020	\$65.00	\$55.00	\$10.00		
28T	614 NE Muskrat Run	ORSINI, HECTOR	4/1/2022	\$0.00				
29T	658 NE Little Kayak Point	LEDO, TONY AND JANET	7/1/2023	\$0.00				
30T	658 NE Little Kayak Point	LEDO, TONY AND JANET	11/1/2022	\$0.00				
31T	571 NE Canoe Park Circle -	SONNY CANADY	7/1/2021	\$0.00				\$6.00
32T	640 Muskrat Run - Calhoun	CALHOUN, ROBERT	11/1/2018	\$0.00				\$66.00
33T	649 NE Muskrat Run	MANNING, MICHAEL	4/1/2024	\$0.00				\$44.00
	Total Outstanding 3/31/25			\$1,500.00	\$660.00	\$285.00	\$555.00	\$1,161.00

River Place on the St. Lucie
COMMUNITY DEVELOPMENT DISTRICT

Check Register

<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
5/1 - 5/31/26	7330-7343	\$86,635.86
TOTAL CHECKS		\$86,635.86
<i>Date</i>	<i>ACH</i>	<i>Amount</i>
5/1 - 5/31/26	80026-80029	\$2,797.45
TOTAL ACH		\$2,797.45
TOTAL		\$89,433.31

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
5/06/26	00011	4/28/26 9-273-88	202604 310-51300-42000 DELIVERIES THRU 4/23/26		*	42.64	
			FEDEX				42.64 007330
5/06/26	00001	5/01/26 289	202605 320-53800-34000		*	2,410.25	
		MAY 26 -	FIELD SERVICES		*	3,868.25	
		5/01/26 290	202605 310-51300-34000		*	200.00	
		MAY 26 -	MGMT FEES		*	223.25	
		5/01/26 290	202605 310-51300-44000		*	89.25	
		MAY 26 -	RENT		*	.15	
		5/01/26 290	202605 310-51300-31600		*	27.04	
		MAY 26 -	DISSEMINATION		*	.45	
		5/01/26 290	202605 310-51300-35101		*	158.70	
		MAY 26 -	WEBSITE ADMIN		*	28.26	
		5/01/26 290	202605 310-51300-51000		*	17.25	
		MAY 26 -	OFFICE SUPPLIES		*	319.84	
		5/01/26 290	202605 310-51300-42000		*	94.36	
		MAY 26 -	POSTAGE		*	158.73-	
		5/01/26 290	202605 310-51300-42500		*		
		MAY 26 -	COPIES		*		
		5/01/26 290	202605 320-57200-45300		*		
		TRUDOR-	DOOR HANDLE		*		
		5/01/26 290	202605 320-57200-45300		*		
		HD- PAINTERS	TAPE/ROLLERS		*		
		5/01/26 290	202605 320-57200-45300		*		
		AUDIMUTE-	ACOUSTIC PANEL		*		
		5/01/26 290	202605 320-57200-45300		*		
		STAIN FOR	DECK		*		
		5/01/26 290	202605 320-57200-45300		*		
		PAINTING	SUPPLIES FNT DCK		*		
		5/01/26 290	202605 320-57200-45300		*		
		RETURNED	LITTLE LIBRARY				
			GMS-SF, LLC				7,278.32 007331
5/06/26	00137	4/16/26 20250020	202604 320-57200-45250		*	9,189.00	
		FINAL POOL	DECK REMODEL				
			SUNDEK BY TREASURE COAST SURFACES				9,189.00 007332
5/13/26	00326	5/01/26 33699290	202605 320-57200-41000		*	74.90	
		INTERNET	5/2-6/1				
			AT&T				74.90 007333
5/13/26	00306	5/05/26 9937998	202605 320-53800-46500		*	99.00	
		MAY 26 -	PEST CONTROL				
			ROCKET PEST				99.00 007334
			RPLC RIVER PLACE	TCESSNA			

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/13/26	00190	5/01/26	7223	202605 320-53800-46400	TREASURE COAST AQUATICS, LLC	*	160.00	160.00	007335
5/20/26	00348	4/21/26	25-10144	202605 300-15100-10000	APEX PAVERS INC	*	31,915.00	31,915.00	007336
5/22/26	00346	4/23/26	1121	202605 320-53800-47000	PAINT 38 STOP SIGNS	*	2,040.00		
		4/24/26	1122	202605 320-53800-46000	PAINTING RAILINGS/POSTS	*	3,600.00	5,640.00	007337
5/27/26	00344	5/08/26	9214	202604 310-51300-31100	ALVAREZ ENGINEERS, INC.	*	10,697.00	10,697.00	007338
5/27/26	00293	4/30/26	198502	202604 310-51300-31500	BILLING COCHRAN, P.A.	*	5,730.00	5,730.00	007339
5/27/26	00311	5/15/26	3364	202605 320-57200-45200	DYNAMIC POOL PROS CORP	*	1,400.00	1,400.00	007340
5/27/26	00228	5/26/26	24701141	202605 320-53800-46200	HUGO'S LAWN CARE, LLC	*	7,100.00	8,000.00	007341
		5/26/26	24701141	202605 320-53800-46400		*	900.00		
5/27/26	00025	5/19/26	016133	202605 320-53800-46300	WETLANDS MANAGEMENT SF, LLC	*	910.00	5,910.00	007342
		5/19/26	016134	202605 320-53800-46600		*	5,000.00		
5/27/26	00229	5/27/26	REFUND D	202605 300-22000-10500	JACKIE RUELA	*	500.00	500.00	007343

TOTAL FOR BANK A

86,635.86

RPLC RIVER PLACE TCESSNA

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
5/27/26	00008	5/12/26 17507721	202604 320-57200-43100 LAZY RIVER PKWY 4/2-5/4		*	60.29	
		5/12/26 17507721	202604 320-57200-43100 LAZY RIVER PKWY 4/2-5/4		*	101.00	
		5/12/26 17507721	202604 320-53800-43100 CANOE PARK 4/2-5/4		*	13.09	
		5/12/26 17507721	202604 320-53800-43100 LAZY RIVER PKWY 4/2-5/4		*	229.53	
CITY OF PORT ST. LUCIE (AUTO PAY)							403.91 080026
5/27/26	00284	5/01/26 FCCFL/26	202605 320-53800-49500 MAY 26 - RECYCLING		*	81.76	
FCC ENVIRONMENTAL SERVICES AUTO PAY							81.76 080027
5/27/26	00169	5/05/26 56-BID-8	202605 320-57200-45200 PERMIT 56-60-00302		*	325.00	
		5/05/26 56-BID-8	202605 320-57200-45200 PERMIT 56-60-00301		*	200.00	
		5/05/26 56-BID-8	202605 320-57200-45200 FEE		*	.35	
FLORIDA DEPARTMENT OF HEALTH							525.35 080028
5/27/26	00014	5/15/26 MAY 26	202605 320-57200-43000 CLUBHOUSE 4/15-5/15/26		*	775.92	
		5/15/26 MAY 26	202605 320-53800-43000 IRRIG 4/15-5/15/26		*	306.11	
		5/15/26 MAY 26	202605 320-53800-43000 IRRIG 4/15-5/15/26		*	214.89	
		5/15/26 MAY 26	202605 320-53800-43000 IRRIG 4/15-5/15/26		*	187.58	
		5/15/26 MAY 26	202605 320-53800-43000 IRRIG 4/15-5/15/26		*	185.36	
		5/15/26 MAY 26	202605 320-53800-43000 PUMP 4/15-5/15/26		*	33.90	
		5/15/26 MAY 26	202605 320-53800-43000 IRRIG 4/15-5/15/26		*	82.67	
FPL (AUTO PAY)							1,786.43 080029
TOTAL FOR BANK Z						2,797.45	
TOTAL FOR REGISTER						89,433.31	

River Place on the St. Lucie
Community Development District

Unaudited Financial Reporting
May 31, 2026



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8	<u>Long Term Debt Report</u>
9	<u>Assessment Receipt Schedule</u>
10	<u>Boat/RV Outstanding Balances</u>

River Place on the St. Lucie

Community Development District

Combined Balance Sheet

May 31, 2026

	General Fund	Debt Service Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:				
<u>Cash:</u>				
Operating Account	\$ 9,448	\$ -	\$ -	\$ 9,448
Due from RV/Boat Rental	1,500	-	-	1,500
Due from General Fund	-	1,539	-	1,539
<u>Investments:</u>				
State Board of Administration (SBA)	454,684	-	345,853	800,537
<u>Series 2001AB</u>				
Revenue A	-	90,845	-	90,845
Revenue B	-	1	-	1
Interest B	-	1	-	1
Redemption A	-	20	-	20
Total Assets	\$ 465,632	\$ 92,405	\$ 345,853	\$ 903,890
Liabilities:				
Accounts Payable	\$ -	\$ -	\$ -	\$ -
Due to Debt Service	1,539	-	-	1,539
Prepaid-Boat/RV Rents	1,161	-	-	1,161
Deposits-Boat/RV Storage	2,900	-	-	2,900
Deposits-Launch Key	225	-	-	225
Due to Residents Rent Deposits	2,000	-	-	2,000
Matured Bonds Payable - 2001B	-	35,000	-	35,000
Total Liabilities	\$ 7,825	\$ 35,000	\$ -	\$ 42,825
Fund Balance:				
Restricted for:				
Debt Service	\$ -	\$ 57,405	\$ -	\$ 57,405
Assigned for:				
Capital Reserve Fund	-	-	345,853	345,853
Unassigned	457,807	-	-	457,807
Total Fund Balances	\$ 457,807	\$ 57,405	\$ 345,853	\$ 861,065
Total Liabilities & Fund Balance	\$ 465,632	\$ 92,405	\$ 345,853	\$ 903,890

River Place on the St. Lucie

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/26	Thru 05/31/26	Variance
<u>Revenues:</u>				
Special Assessments - Tax Roll	\$ 517,267	\$ 517,267	\$ 507,825	\$ (9,442)
Stormwater Fees	69,656	69,656	69,798	143
Rental Fees - Boat Storage	16,368	10,912	13,310	2,398
Rental Fees - Clubhouse	4,800	3,200	1,600	(1,600)
Revenue Fobs	-	-	275	275
Interest Income	10,020	6,680	9,539	2,859
Other Income	-	-	14,145	14,145
Total Revenues	\$ 618,111	\$ 607,715	\$ 616,492	\$ 8,777

Expenditures:

General & Administrative:

Supervisor Fees	\$ 5,000	\$ 3,000	\$ 3,000	\$ -
PR-FICA	383	230	230	-
Engineering	15,000	10,000	39,688	(29,688)
Attorney	28,000	18,667	25,773	(7,106)
Annual Audit	4,000	4,000	4,000	-
Arbitrage Rebate	600	-	-	-
Dissemination Agent	2,679	1,786	1,886	(100)
Trustee Fees	4,180	-	-	-
Management Fees	46,419	30,946	30,946	(0)
Property Appraiser	11,006	11,006	12,097	(1,092)
Website Maintenance	1,071	714	714	0
Telephone	100	67	-	67
Postage & Delivery	1,000	667	470	196
Insurance General Liability	11,028	11,028	11,201	(173)
Rentals & Leases	2,400	1,600	1,600	-
Printing & Binding	200	133	14	119
Legal Advertising	1,000	667	-	667
Other Current Charges	1,090	727	817	(91)
Office Supplies	100	67	0	67
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 135,430	\$ 95,477	\$ 132,612	\$ (37,135)

River Place on the St. Lucie

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Field Management	\$ 28,923	\$ 19,282	\$ 19,282	\$ 0
Utility - Electric Irrigation	13,200	8,800	7,934	866
Water/Wastewater	3,000	2,000	1,695	305
Preserve Maintenance	20,000	15,000	15,000	-
Aquatic Maintenance	13,220	9,005	9,005	-
Landscape Maintenance	85,200	56,800	56,800	-
Other Landscape Maintenance	12,800	8,533	480	8,053
Fertilization/Weed and Pest Control	1,688	1,125	792	333
Irrigation Maintenance	10,800	7,200	7,753	(553)
Fountain Maintenance	1,800	1,200	-	1,200
Repairs & Maintenance	13,000	8,667	15,675	(7,008)
Signage Maintenance	5,000	3,333	4,825	(1,492)
Operating Supplies	1,000	667	-	667
PSL Interlocal Agreement	25,000	12,500	-	12,500
Contingency	11,860	7,907	346	7,561
Subtotal Field Expenditures	\$ 246,491	\$ 162,019	\$ 139,587	\$ 22,432
Clubhouse Expenditures				
Security Monitoring	\$ 4,000	\$ 2,667	\$ 1,585	\$ 1,082
Utility - Electric	22,000	14,667	11,815	2,852
Water/Wastewater	4,500	3,000	1,932	1,068
Telephone	1,440	960	599	361
Property Insurance/Workers Comp	25,542	25,542	23,606	1,936
Clubhouse Cleaning	18,000	12,000	7,695	4,305
Clubhouse Maintenance and Repairs	20,000	13,333	13,829	(496)
Pool & Spa Maintenance	16,800	11,200	11,725	(525)
Pool & Spa Repairs	10,000	6,667	15,390	(8,723)
Trash	300	200	651	(451)
Capital Outlay	19,168	12,779	-	12,779
Subtotal Clubhouse Expenditures	\$ 141,750	\$ 103,014	\$ 88,828	\$ 14,186
Total Operations & Maintenance	\$ 388,241	\$ 265,033	\$ 228,415	\$ 36,618
Total Expenditures	\$ 523,671	\$ 360,510	\$ 361,027	\$ (517)
Excess (Deficiency) of Revenues over Expenditures	\$ 94,440	\$ 247,205	\$ 255,465	\$ 8,261
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ (100,000)	\$ (100,000)	\$ (100,000)	\$ -
Total Other Financing Sources/(Uses)	\$ (100,000)	\$ (100,000)	\$ (100,000)	\$ -
Net Change in Fund Balance	\$ (5,560)	\$ 147,205	\$ 155,465	\$ 8,261
Fund Balance - Beginning	\$ 5,560		\$ 302,342	
Fund Balance - Ending	\$ -		\$ 457,807	

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 May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
<u>Revenues</u>				
Interest	\$ 5,000	\$ 3,333	\$ 9,447	\$ 6,114
Total Revenues	\$ 5,000	\$ 3,333	\$ 9,447	\$ 6,114
<u>Expenditures:</u>				
Capital Outlay	\$ 100,000	\$ 66,667	\$ -	\$ 66,667
Pool Equipment	-	-	63,830	(63,830)
Pool Deck Resurfacing	-	-	18,378	(18,378)
Total Expenditures	\$ 100,000	\$ 66,667	\$ 82,208	\$ (15,541)
Excess (Deficiency) of Revenues over Expenditures	\$ (95,000)	\$ (63,333)	\$ (72,761)	\$ (9,428)
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out)	\$ 100,000	\$ 100,000	\$ 100,000	\$ -
Total Other Financing Sources (Uses)	\$ 100,000	\$ 100,000	\$ 100,000	\$ -
Net Change in Fund Balance	\$ 5,000.00	\$ 36,667	\$ 27,239	\$ (9,428)
Fund Balance - Beginning	\$ 319,195		\$ 318,614	
Fund Balance - Ending	\$ 324,195		\$ 345,853	

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 May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues:				
Special Assessments - Tax Roll A	\$ 181,947	\$ 181,947	\$ 177,176	\$ (4,771)
Special Assessments - Tax Roll B	72,607	72,607	-	(72,607)
Interest Income	3,500	2,333	3,720	1,387
Total Revenues	\$ 258,055	\$ 256,888	\$ 180,897	\$ (75,991)
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 Expenditures	\$ 8,583	\$ 7,416	\$ (1,129)	\$ (8,545)
Net Change in Fund Balance	\$ 8,583	\$ 7,416	\$ (1,129)	\$ (8,545)
Fund Balance - Beginning	\$ 56,869		\$ 58,534	
Fund Balance - Ending	\$ 65,452		\$ 57,405	

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

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Revenues:</u>													
Special Assessments - Tax Roll	\$ -	\$ 47,332	\$ 375,372	\$ 20,753	\$ 4,677	\$ 9,767	\$ 45,514	\$ 4,410	\$ -	\$ -	\$ -	\$ -	\$ 507,825
Stormwater Fees	-	-	-	-	-	56,422	2,285	11,091	-	-	-	-	69,798
Rental Fees - Boat Storage	1,705	1,851	1,504	1,705	1,595	1,650	1,650	1,650	-	-	-	-	13,310
Rental Fees - Clubhouse	150	-	300	-	-	150	500	500	-	-	-	-	1,600
Revenue Fobs	50	-	-	75	-	50	-	100	-	-	-	-	275
Interest Income	911	753	1,209	1,384	1,239	1,283	1,239	1,520	-	-	-	-	9,539
Other Income	-	-	-	-	-	14,145	-	-	-	-	-	-	14,145
Total Revenues	\$ 2,816	\$ 49,937	\$ 378,385	\$ 23,917	\$ 7,510	\$ 83,467	\$ 51,188	\$ 19,271	\$ -	\$ -	\$ -	\$ -	\$ 616,492
<u>Expenditures:</u>													
<u>General & Administrative:</u>													
Supervisor Fees	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000
PR-FICA	-	-	77	77	-	-	77	-	-	-	-	-	230
Engineering	-	15,163	903	7,369	1,937	3,619	10,697	-	-	-	-	-	39,688
Attorney	2,588	7,170	3,068	5,103	1,185	930	5,730	-	-	-	-	-	25,773
Annual Audit	-	-	-	-	4,000	-	-	-	-	-	-	-	4,000
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	223	223	323	223	223	223	223	223	-	-	-	-	1,886
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	3,868	3,868	3,868	3,868	3,868	3,868	3,868	3,868	-	-	-	-	30,946
Property Appraiser	-	-	12,097	-	-	-	-	-	-	-	-	-	12,097
Website Maintenance	89	89	89	89	89	89	89	89	-	-	-	-	714
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	37	9	182	61	58	39	57	27	-	-	-	-	470
Insurance General Liability	11,201	-	-	-	-	-	-	-	-	-	-	-	11,201
Rentals & Leases	200	200	200	200	200	200	200	200	-	-	-	-	1,600
Printing & Binding	-	2	2	0	2	6	1	0	-	-	-	-	14
Legal Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Current Charges	119	112	92	110	70	116	137	60	-	-	-	-	817
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	\$ 4,469	\$ -	\$ -	\$ -	\$ -	\$ 132,612

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

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>													
Field Expenditures													
Field Management	\$ 2,410	\$ 2,410	\$ 2,410	\$ 2,410	\$ 2,410	\$ 2,410	\$ 2,410	\$ 2,410	\$ -	\$ -	\$ -	\$ -	\$ 19,282
Utility - Electric Irrigation	842	917	919	1,177	1,148	1,005	915	1,011	-	-	-	-	7,934
Water/Wastewater	224	253	248	243	243	243	243	-	-	-	-	-	1,695
Preserve Maintenance	-	5,000	-	-	5,000	-	-	5,000	-	-	-	-	15,000
Aquatic Maintenance	1,485	910	910	1,485	910	910	1,485	910	-	-	-	-	9,005
Landscape Maintenance	7,100	7,100	7,100	7,100	7,100	7,100	7,100	7,100	-	-	-	-	56,800
Other Landscape Maintenance	480	-	-	-	-	-	-	-	-	-	-	-	480
Fertilization/Weed and Pest Control	99	99	99	99	99	99	99	99	-	-	-	-	792
Irrigation Maintenance	900	1,060	900	973	1,060	900	900	1,060	-	-	-	-	7,753
Fountain Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Repairs & Maintenance	215	3,899	6,055	-	-	1,668	238	3,600	-	-	-	-	15,675
Signage Maintenance	-	-	-	1,393	1,392	-	-	2,040	-	-	-	-	4,825
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	\$ 23,230	\$ -	\$ -	\$ -	\$ -	\$ 139,587
Clubhouse Expenditures													
Security Monitoring	\$ -	\$ -	\$ 345	\$ -	\$ 895	\$ 345	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,585
Utility - Electric	1,233	1,533	1,497	1,903	1,825	1,467	1,581	776	-	-	-	-	11,815
Water/Wastewater	189	286	245	261	434	353	164	-	-	-	-	-	1,932
Telephone	75	75	75	75	75	75	75	75	-	-	-	-	599
Property Insurance/Workers Comp	23,606	-	-	-	-	-	-	-	-	-	-	-	23,606
Clubhouse Cleaning	1,560	945	1,455	1,470	1,050	1,050	165	-	-	-	-	-	7,695
Clubhouse Maintenance and Repairs	3,376	1,277	3,395	50	1,927	1,198	2,147	460	-	-	-	-	13,829
Pool & Spa Maintenance	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,925	-	-	-	-	11,725
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	-	-	-	-	651
Capital Outlay	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Amenity Expenditures	\$ 38,495	\$ 5,595	\$ 12,712	\$ 6,886	\$ 7,818	\$ 8,390	\$ 14,802	\$ (5,871)	\$ -	\$ -	\$ -	\$ -	\$ 88,828
Total Operations & Maintenance	\$ 52,251	\$ 27,243	\$ 31,353	\$ 21,865	\$ 27,426	\$ 22,725	\$ 28,193	\$ 17,358	\$ -	\$ -	\$ -	\$ -	\$ 228,415
Total Expenditures	\$ 70,752	\$ 54,081	\$ 53,254	\$ 39,967	\$ 39,058	\$ 31,817	\$ 50,272	\$ 21,827	\$ -	\$ -	\$ -	\$ -	\$ 361,027
Excess (Deficiency) of Revenues over Expenditures	\$ (67,936)	\$ (4,144)	\$ 325,131	\$ (16,049)	\$ (31,548)	\$ 51,650	\$ 916	\$ (2,556)	\$ -	\$ -	\$ -	\$ -	\$ 255,465
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ (100,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (100,000)
Total Other Financing Sources/Uses	\$ -	\$ -	\$ (100,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (100,000)
Net Change in Fund Balance	\$ (67,936)	\$ (4,144)	\$ 225,131	\$ (16,049)	\$ (31,548)	\$ 51,650	\$ 916	\$ (2,556)	\$ -	\$ -	\$ -	\$ -	\$ 155,465

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: Principal Payment - 5/1/26		\$0
Current Bonds Outstanding		\$35,000

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

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

ON ROLL ASSESSMENTS

						allocation in %	67.44%	23.66%	8.90%	100.00%
Date	Distribution	Gross Amount	Discount/ (Penalty)	Commission	Interest	Net Receipts	O&M Portion	2001A Debt Service	2001B Debt Service	Total
11/07/25	11/07-02/28/25	\$ 3,671.30	\$ 192.75	\$ 69.57	\$ -	\$ 3,408.98	\$ 2,523.53	\$ 885.45	\$ -	\$ 3,408.98
11/17/25	11/01-11/06/25	23,008.93	920.35	441.78	-	21,646.80	16,024.28	5,622.52	-	21,646.80
11/24/25	11/07-11/13/25	41,330.86	1,653.17	793.55	-	38,884.14	28,784.41	10,099.73	-	38,884.14
12/03/25	11/14-11/20/25	44,640.62	1,785.60	857.10	-	41,997.92	31,132.35	10,865.57	-	41,997.92
12/09/25	11/21-11/27/25	417,259.39	16,689.97	8,011.39	-	392,558.03	290,996.68	101,561.35	-	392,558.03
12/15/25	11/28-12/04/25	59,837.44	2,360.71	1,149.52	-	56,327.21	41,754.42	14,572.79	-	56,327.21
12/18/25	12/05-12/11/25	3,245.72	113.44	62.65	-	3,069.63	2,275.47	794.16	-	3,069.63
12/31/25	12/12-12/18/25	13,074.38	392.22	253.65	-	12,428.51	9,213.05	3,215.46	-	12,428.51
01/06/26	12/19-12/25/25	4,947.87	148.43	95.99	-	4,703.45	3,486.59	1,216.86	-	4,703.45
01/09/26	11-12/31/25	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
TOTAL		\$ 716,491.68	\$ 24,015.62	\$ 13,849.52	\$ 426.38	\$ 679,052.92	\$ 510,119.19	\$ 177,977.09	-	\$ 679,052.92

87.81%	Percent Collected
\$ 99,484.93	Balance Remaining to Collect