

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

#### **EXPENDITURES:**

##### **Administrative:**

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

# River Place on the St. Lucie

## Community Development District

### Approved Proposed Budget

#### General Fund

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

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

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

Assessment Table					
Product	Assessable Units	Total Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase/ (Decrease)
<b>Single Family</b>					
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	-
<b>Multi Family</b>					
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	-
<b>Office</b>					
Parcel I	5.39	7,244.38	1,344.04	1,344.04	-
<b>Institutional</b>					
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	-
<b>Total</b>	<b>481</b>	<b>\$ 550,284.49</b>			
Less: Discounts & Collections 6%		33,017.07			
Net Assessments		<b>\$ 517,267.42</b>			

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

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

# 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**  
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**Budget Narrative**  
**FY 2027**

**Expenditures - Administrative (continued)**

**Property Appraiser**

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

**Information Technology**

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

**Website Maintenance**

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

**Postage and Delivery**

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

**Insurance General Liability**

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

**Rental & Leases**

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

**Printing and Binding**

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

**Legal Advertising**

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

**Other Current Charges**

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

**Office Supplies**

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

**Due, Licenses & Subscriptions**

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

# River Place on the St. Lucie

## Community Development District

### Budget Narrative

FY 2027

<b>Expenditures - Field</b>
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**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
	<b>Total</b>		<b>\$13,220</b>

**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
	<b>Total</b>	<b>\$7,100</b>	<b>\$85,200</b>

**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

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**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
		<b>Total</b>	<b>\$12,800</b>

**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
		<b>Total</b>	<b>\$1,800</b>

**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
		<b>Total</b>	<b>\$4,000</b>

**Utility - Electric**

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

Description	Vendor
-450 NE Lazy River Pkwy - Clubhouse	FPL

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**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:

<b>Description</b>	<b>Vendor</b>
-450 NE Lazy River Pkwy- Clubhouse	City of Port St Lucie

**Telephone**

AT&T internet service at the clubhouse

**Property Insurance/Workers Comp**

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

**Clubhouse Cleaning**

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

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

**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.

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

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

<sup>(1)</sup> Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27      \$ 16,966

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

<b>Assessment Table</b>					
Product	Assessable Units	Total Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase/ (Decrease)
<b>Single Family</b>					
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	-
<b>Multi Family</b>					
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	-
<b>Office</b>					
Parcel I	5.39	11,398.88	2,114.82	2,114.82	-
<b>Institutional</b>					
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	-
<b>Total</b>	<b>368</b>	<b>\$ 192,056.99</b>			
Less: Discounts & Collections 6%		11,523.42			
Net Assessments		<u><u>\$ 180,533.57</u></u>			

# 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
<b>TOTAL</b>			<b>\$ 810,000</b>	<b>\$ 196,916</b>	<b>\$ 1,006,916</b>

**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 %
<b>Single Family</b>														
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%
<b>Multi Family</b>														
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%
<b>Office</b>														
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%
<b>Institutional</b>														
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%
<b>Total</b>	<b>480.896</b>	<b>365.896</b>												