

RIVER HALL

**COMMUNITY DEVELOPMENT
DISTRICT**

December 7, 2023

**BOARD OF SUPERVISORS
REGULAR MEETING
AGENDA**

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

River Hall Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

November 30, 2023

Board of Supervisors
River Hall Community Development District

ATTENDEES:
Please identify yourself each
time you speak to facilitate
accurate transcription of
meeting minutes.

Dear Board Members:

The Board of Supervisors of the River Hall Community Development District will hold a Regular Meeting on December 7, 2023 at 3:30 p.m., at the River Hall Town Hall Center, located at 3089 River Hall Parkway, Alva, Florida 33920. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments (*3 minutes per speaker*)
3. Developer Update
4. Continued Discussion/Consideration of GulfScapes Landscape Management Services Proposal #4338 [Bougainvillea Installation]
5. Discussion/Consideration of MRI Inspection, LLC Estimate #4217 for HOA Stormwater System Inspections
 - Discussion/Consideration of Holding Workshop with HOAs After the Holidays
6. Consideration of Proposal to Repair/Replace Construction Fence at Cascades
7. Discussion: Proposed Traffic Control Project on Parkway for Proposed Townhome Project
8. Discussion: Chestnut Grove Erosion
9. Acceptance of Unaudited Financial Statements as of October 31, 2023
10. Approval of Minutes
 - A. November 2, 2023 Regular Meeting
 - B. November 16, 2023 Continued Regular Meeting
11. Staff Reports
 - A. District Engineer: *Hole Montes*

- Continued Discussion: Roadside Catch Basin Ownership Responsibility
- B. District Counsel: *Coleman, Yovanovich & Koester*
- C. District Manager: *Wrathell, Hunt and Associates, LLC*
- NEXT MEETING DATE: January 4, 2024 at 3:30 PM

○ QUORUM CHECK

SEAT 1	PAUL ASFOUR	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	MICHAEL MORASH	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	KENNETH MITCHELL	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	ROBERT STARK	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	DANIEL BLOCK	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

- D. Operations Manager: *Wrathell, Hunt and Associates, LLC*
- 12. Public Comments: Non-Agenda Items (*3 minutes per speaker*)
- 13. Supervisors' Comments/Requests
- 14. Adjournment

Should you have any questions, please do not hesitate to contact me directly at (239) 464-7114.

Sincerely,



Chesley E. Adams, Jr.
 District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE:

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 229 774 8903

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

4

Proposal

ADDRESS

River Hall CDD
c/o Wrathell, Hart, Hunt & Associates,
LLC
9220 Bonita Beach Rd., #214
Bonita Springs, FL 34135

PROPOSAL # 4338
DATE 09/29/2023

DESCRIPTION	AMOUNT
- Prov	
- Bush hog and remove 2,000' of turf at a 5' width for new proposed Bougainvillea hedge.	5,500.00
- Install 500 - 7 gallon Bougainvillea Barbara Karst at a 2' x 2' height on center along berm. Due to access Gulfscapes will need to use side by side golf cart to transport plant material through yards at 15503 - 15507 Papyrus Ct and 3337 - 3333 Hampton Blvd. Homeowner will need to be made aware of access.	40,000.00
- Install 1" Vu-Flow filter and valves with battery operated clock to allow for automated watering. Install 4,000' - 1/2" Drip tubing along newly planted hedge for proper watering. Tie in to be determined and will be priced accordingly to location.	11,600.00
- Install 400 bales of pine straw to newly planted hedge line.	4,000.00
- Possible Floratam turf repair due to golf cart between homes.	2,200.00
- Monthly maintenance cost for this area as Bougainvillea will be higher than Clusia due to pest control of caterpillars and higher fertilizer demand. Cost for the maintenance of the new shrub area as Bougainvillea will be \$16,000 a year.	
<hr/>	
SUBTOTAL	63,300.00
TAX	0.00
TOTAL	\$63,300.00

Accepted By

Accepted Date

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

5



M.R.I. Inspection LLC

5570 Zip Dr.
Fort Myers Fl. 33905
239-984-5241 Office
239-236-1234 Fax



CGC 1507963

Name

River Hall HOA River Hall CDD
Wrathell, Hart, Hunt And Associates
9220 Bonita Beach Rd.
Suite 214
Bonita Springs Fl. 34135

Proposal

Date	Estimate #
------	------------

11/3/2023 4217

Project

Cascades HOA
Hampton Lakes HOA
Ashton Oaks HOA
~~River Hall Country Club HOA~~

Description	Total
<p>Total proposed cost to inspect all interconnect pipes, curb inlets, junction boxes, control structures, pipe ends and storm structures. We will utilize a diver to physically inspect and determine the amount of sand, debris and blockage within each structure. We will provide an inspection report and a proposal cost to clean all structures found to contain 25% or more obstruction and any repairs needed. This price includes all labor, material and equipment needed to complete this job.</p> <p>Any work completed outside the scope of this proposal will result in additional charges. Inspection on Storm Water System Cascades HOA Hampton Lakes HOA Ashton Oaks HOA River Hall Country Club HOA</p>	5,000.00

Total \$5,000.00

Please know that we cannot hold pricing according to our normal terms, as our vendors are not holding pricing to us. All quotes will need to be reviewed at the time of contract.

M.R.I. Underwater Specialist utilizes the federal E-Verify program in contracts with public employers
All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Additional charges may occur if any changes are made during scope of work and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. All contractors are fully covered under general liability insurance. We will not be responsible for any unforeseen incidents, when we dewater any wet well system. Due to sink holes crevasses or breeches etc. in and around wet well. This proposal does not include replacing any landscaping(Grass,trees, shrubs,etc.) all Jobsites will be left clean,

Authorized Signature
Michael Radford
Michael Radford President

We Utilize E-Verify for all workers

Acceptance of Proposal The Above price, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made within 30 days after invoiced. If not we will agree to pay a 10% late fee. This proposal may be withdrawn if not accepted within thirty (30) days.

Signature _____

Date of acceptance _____

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
OCTOBER 31, 2023**

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
OCTOBER 31, 2023**

	General Fund	Debt Service Fund Series 2020A	Debt Service Fund Series 2021	Capital Projects Fund Series 2020A	Total Governmental Funds
ASSETS					
SunTrust	\$ 846,206	\$ -	\$ -	\$ -	\$ 846,206
Investments					
SBA	5,609	-	-	-	5,609
Reserve A-1	-	206,925	75,400	-	282,325
Reserve A-2	-	-	412,550	-	412,550
Revenue A-1	-	166,847	162,724	-	329,571
Revenue A-2	-	-	188,031	-	188,031
Prepayment A-1	-	-	67	-	67
Construction	-	-	-	235,191	235,191
Deposits	1,622	-	-	-	1,622
Accounts receivable - RH Venture II	52,673	-	59,326	-	111,999
Accounts receivable - RH Venture III	12,763	-	-	-	12,763
Ashton oaks HOA	1,828	-	-	-	1,828
Hampton lake at river hall HOA	275	-	-	-	275
River hall country club HOA	275	-	-	-	275
Hampton golf & country club	5,612	-	-	-	5,612
Total assets	<u>\$ 926,863</u>	<u>\$ 373,772</u>	<u>\$ 898,098</u>	<u>\$ 235,191</u>	<u>\$ 2,433,924</u>
LIABILITIES AND FUND BALANCES					
Liabilities:					
Accounts payable	\$ 4,364	\$ -	\$ -	\$ -	\$ 4,364
Due to Developer	20,404	-	-	-	20,404
Total liabilities	<u>24,768</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>24,768</u>
DEFERRED INFLOWS OF RESOURCES					
Deferred receipts	73,425	-	59,326	-	132,751
Total deferred inflows of resources	<u>73,425</u>	<u>-</u>	<u>59,326</u>	<u>-</u>	<u>132,751</u>
Fund balances:					
Nonspendable					
Prepaid and deposits	1,622	-	-	-	1,622
Restricted for:					
Debt service	-	373,772	838,772	-	1,212,544
Capital projects	-	-	-	235,191	235,191
Assigned to:					
Operating capital	145,000	-	-	-	145,000
Disaster recovery	250,000	-	-	-	250,000
Unassigned	432,048	-	-	-	432,048
Total fund balances	<u>828,670</u>	<u>373,772</u>	<u>838,772</u>	<u>235,191</u>	<u>2,276,405</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 926,863</u>	<u>\$ 373,772</u>	<u>\$ 898,098</u>	<u>\$ 235,191</u>	<u>\$ 2,433,924</u>

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED OCTOBER 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll: net	\$ -	\$ -	585,880	0%
Assessment levy: off-roll	-	-	130,870	0%
Miscellaneous hog program shared cost	825	825	16,500	5%
Interest and miscellaneous	28	28	500	6%
Total revenues	<u>853</u>	<u>853</u>	<u>733,750</u>	0%
EXPENDITURES				
Legislative				
Supervisor	-	-	12,000	0%
<i>Financial & administrative</i>				
District management	3,750	3,750	45,000	8%
District engineer	-	-	25,000	0%
Trustee	12,094	12,094	7,100	170%
Tax collector/property appraiser	-	-	5,653	0%
Assessment roll prep	375	375	4,500	8%
Auditing services	-	-	3,300	0%
Arbitrage rebate calculation	-	-	650	0%
Public officials liability insurance	13,063	13,063	13,000	100%
Legal advertising	-	-	1,100	0%
Bank fees	-	-	350	0%
Dues, licenses & fees	175	175	175	100%
Postage	-	-	1,500	0%
ADA website compliance	-	-	210	0%
Website maintenance	-	-	705	0%
<i>Legal counsel</i>				
District counsel	-	-	14,000	0%
Litigation	-	-		
<i>Electric utility services</i>				
Utility services	708	708	11,000	6%
Street lights	-	-	2,000	0%
<i>Stormwater control</i>				
Fountain service repairs & maintenance	-	-	7,500	0%
Aquatic maintenance	26,582	26,582	152,465	17%
Hog removal	-	-	23,000	0%
Lake/pond bank maintenance	-	-	5,000	0%
Stormwater system maintenance	-	-	40,000	0%

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED OCTOBER 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
<i>Other physical environment</i>				
General liability insurance	4,647	4,647	5,000	93%
Property insurance	12,176	12,176	10,000	122%
Entry & walls maintenance	-	-	13,100	0%
Landscape maintenance	-	-	195,000	0%
Irrigation repairs & maintenance	-	-	12,500	0%
Landscape replacement plants, shrubs, trees	-	-	20,000	0%
Annual mulching	-	-	9,000	0%
Holiday decorations	-	-	12,000	0%
Clock tower maintenance	-	-	1,750	0%
Ornamental lighting & maintenance	-	-	2,000	0%
Hurricane clean-up	-	-	-	N/A
<i>Road & street facilities</i>				
Street/parking lot sweeping	-	-	750	0%
Street light/decorative light maintenance	-	-	3,500	0%
Roadway repair & maintenance	-	-	25,000	0%
Sidewalk repair & maintenance	-	-	2,500	0%
Street sign repair & replacement	-	-	1,500	0%
<i>Contingency</i>				
Miscellaneous contingency	1,100	1,100	50	2200%
Total expenditures	<u>74,670</u>	<u>74,670</u>	<u>688,858</u>	11%
Excess/(deficiency) of revenues over/(under) expenditures	(73,817)	(73,817)	44,892	
Fund balances - beginning	902,487	902,487	909,237	
Assigned				
Operating capital	145,000	145,000	145,000	
Disaster recovery	250,000	250,000	250,000	
Unassigned	433,670	433,670	559,129	
Fund balances - ending	<u>\$ 828,670</u>	<u>\$ 828,670</u>	<u>\$ 954,129</u>	

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2020A
FOR THE PERIOD ENDED OCTOBER 31, 2023**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Special assessment: on-roll	\$ -	\$ -	\$ 414,720	0%
Interest	1,506	1,506	-	N/A
Total revenues	<u>1,506</u>	<u>1,506</u>	<u>414,720</u>	0%
EXPENDITURES				
Debt service				
Principal	-	-	155,000	0%
Interest	-	-	260,475	0%
Total debt service	<u>-</u>	<u>-</u>	<u>415,475</u>	0%
Excess/(deficiency) of revenues over/(under) expenditures	1,506	1,506	(755)	
Fund balances - beginning	372,266	372,266	357,799	
Fund balances - ending	<u>\$ 373,772</u>	<u>\$ 373,772</u>	<u>\$ 357,044</u>	

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2021
FOR THE PERIOD ENDED OCTOBER 31, 2023**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment: on-roll	\$ -	\$ -	\$ 1,461,048	0%
Special assessment: off-roll	-	-	118,652	0%
Interest	3,373	3,373	-	N/A
Total revenues	<u>3,373</u>	<u>3,373</u>	<u>1,579,700</u>	0%
31-Aug-23				
Debt service				
Principal (A-1)	-	-	520,000	0%
Principal (A-2)	-	-	565,000	0%
Interest (A-1)	-	-	242,400	0%
Interest (A-2)	-	-	265,500	0%
Total expenditures	<u>-</u>	<u>-</u>	<u>1,592,900</u>	0%
Excess/(deficiency) of revenues over/(under) expenditures	3,373	3,373	(13,200)	
Fund balances - beginning	835,399	835,399	795,163	
Fund balances - ending	<u>\$ 838,772</u>	<u>\$ 838,772</u>	<u>\$ 781,963</u>	

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2020A
FOR THE PERIOD ENDED OCTOBER 31, 2023**

	Current Month	Year To Date
REVENUES		
Interest	\$ 951	\$ 951
Total revenues	951	951
 31-Aug-23		
Total expenditures	-	-
 Excess/(deficiency) of revenues over/(under) expenditures	951	951
 Fund balances - beginning	234,240	234,240
Fund balances - ending	\$ 235,191	\$ 235,191

River Hall Community Development District Check Detail October 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	CBI	10/06/2023	FPL	101.001 · Suntrust-...		-623.51
Bill	82155-24268 092023	09/30/2023		531.431 · Utility Ser...	-454.32	454.32
Bill	02979-06091 092023	09/30/2023		531.431 · Utility Ser...	-169.19	169.19
TOTAL					-623.51	623.51
Bill Pmt -Check	CBI	10/25/2023	FPL	101.001 · Suntrust-...		-708.34
Bill	82155-24268 102023	10/25/2023		531.431 · Utility Ser...	-527.59	527.59
Bill	02979-06091 102023	10/25/2023		531.431 · Utility Ser...	-180.75	180.75
TOTAL					-708.34	708.34
Bill Pmt -Check	2756	10/04/2023	EGIS INSURANCE ...	101.001 · Suntrust-...		-29,886.00
Bill	20258	10/03/2023		513.450 · Public Off...	-13,063.00	13,063.00
				539.453 · General L...	-4,647.00	4,647.00
				539.454 · Property I...	-12,176.00	12,176.00
TOTAL					-29,886.00	29,886.00
Bill Pmt -Check	2757	10/06/2023	FL GIS SOLUTION...	101.001 · Suntrust-...		-1,958.00
Bill	1267	09/30/2023		519.320 · Engineeri...	-1,958.00	1,958.00
TOTAL					-1,958.00	1,958.00
Bill Pmt -Check	2758	10/06/2023	LEE COUNTY SHE...	101.001 · Suntrust-...		-550.00
Bill	32611	09/30/2023		519.490 · Continge...	-550.00	550.00
TOTAL					-550.00	550.00
Bill Pmt -Check	2759	10/06/2023	M.R.I. UNDERWAT...	101.001 · Suntrust-...		-989.00
Bill	4027	05/26/2023		538.463 · Stormwat...	-989.00	989.00
TOTAL					-989.00	989.00
Bill Pmt -Check	2760	10/06/2023	MRI CONSTRUCTI...	101.001 · Suntrust-...		-18,800.00
Bill	70	09/30/2023		538.464 · Lake/Pon...	-6,800.00	6,800.00

River Hall Community Development District Check Detail October 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	72	09/30/2023		538.464 · Lake/Pon...	-12,000.00	12,000.00
TOTAL					-18,800.00	18,800.00
Bill Pmt -Check	2761	10/06/2023	NEWS PRESS	101.001 · Suntrust-...		-337.79
Bill	0005834180	09/30/2023		519.480 · Legal Adv...	-337.79	337.79
TOTAL					-337.79	337.79
Bill Pmt -Check	2762	10/06/2023	SUPERIOR WATE...	101.001 · Suntrust-...		-13,290.78
Bill	90488	10/06/2023		538.461 · Aquatic M...	-13,290.78	13,290.78
TOTAL					-13,290.78	13,290.78
Bill Pmt -Check	2763	10/06/2023	SWINE SOLUTIONS	101.001 · Suntrust-...		-1,650.00
Bill	439	09/30/2023		538.465 · Hog Rem...	-1,650.00	1,650.00
TOTAL					-1,650.00	1,650.00
Bill Pmt -Check	2764	10/25/2023	COLEMAN, YOVA...	101.001 · Suntrust-...		-2,580.00
Bill	7630-001M 5	09/30/2023		514.200 · Legal Fee...	-22.50	22.50
Bill	16581-001M 41	09/30/2023		514.100 · Legal Fee...	-2,557.50	2,557.50
TOTAL					-2,580.00	2,580.00
Bill Pmt -Check	2765	10/25/2023	DEPARTMENT OF ...	101.001 · Suntrust-...		-175.00
Bill	88807	10/25/2023		519.540 · Annual Di...	-175.00	175.00
TOTAL					-175.00	175.00
Bill Pmt -Check	2766	10/25/2023	GULFSCAPES LA...	101.001 · Suntrust-...		-28,572.00
Bill	32155	09/30/2023		539.464 · Landscap...	-14,286.00	14,286.00
Bill	32352	09/30/2023		539.464 · Landscap...	-14,286.00	14,286.00
TOTAL					-28,572.00	28,572.00
Bill Pmt -Check	2767	10/25/2023	LEE COUNTY SHE...	101.001 · Suntrust-...		-1,100.00

River Hall Community Development District Check Detail October 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	32666	10/25/2023		519.490 · Continge...	-1,100.00	1,100.00
TOTAL					-1,100.00	1,100.00
Bill Pmt -Check	2768	10/25/2023	SUPERIOR WATE...	101.001 · Suntrust-...		-13,290.78
Bill	90446	10/25/2023		538.461 · Aquatic M...	-13,290.78	13,290.78
TOTAL					-13,290.78	13,290.78
Bill Pmt -Check	2769	10/25/2023	US BANK	101.001 · Suntrust-...		-12,093.75
Bill	7068439	10/25/2023		513.313 · Trustee F...	-4,031.25	4,031.25
Bill	7068097	10/25/2023		513.313 · Trustee F...	-8,062.50	8,062.50
TOTAL					-12,093.75	12,093.75
Bill Pmt -Check	2770	10/25/2023	WRATHELL, HUNT...	101.001 · Suntrust-...		-4,125.00
Bill	2023-1489	10/25/2023		512.311 · Managem...	-3,750.00	3,750.00
				513.310 · Assessm...	-375.00	375.00
TOTAL					-4,125.00	4,125.00
Check	2771	10/25/2023	RIVER HALL CDD	101.001 · Suntrust-...		-1,054.68
				207.203 · Due to D...	-1,054.68	1,054.68
TOTAL					-1,054.68	1,054.68
Check	2772	10/25/2023	RIVER HALL CDD	101.001 · Suntrust-...		-1,919.31
				207.204 · Due to Se...	-1,919.31	1,919.31
TOTAL					-1,919.31	1,919.31
Check	2773	10/25/2023	RIVER HALL CDD	101.001 · Suntrust-...		-1,791.14
				207.205 · Due to Se...	-1,791.14	1,791.14
TOTAL					-1,791.14	1,791.14

Coleman, Yovanovich & Koester, P.A.
Northern Trust Bank Building
4001 Tamiami Trail North, Suite 300
Naples, Florida 34103-3556
Telephone: (239) 435-3535
Fax: (239) 435-1218

River Hall Community Development District
River Hall CDD
Wrathell, Hunt & Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton FL 33431

Page: 1
October 05, 2023
File No: 7630-001M
Statement No: 5

General Litigation

Fees

		Hours	
09/01/2023	MWC	Review Notice of Cancellation of Hearing and determine court required deadlines.	0.10 22.50
		Professional Fees through 10/05/2023	0.10 22.50
		Total Current Work	22.50
		Balance Due (includes previous balance, if any)	<u>\$22.50</u>

Florida Department of Economic Opportunity, Special District Accountability Program

Fiscal Year 2023 - 2024 Special District State Fee Invoice and Profile Update

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/02/2023				Invoice No: 88807
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/01/2023: \$175.00

STEP 1: Review the following profile and make any needed changes.

1. Special District's Name, Registered Agent's Name and Registered Office Address:



001434

River Hall Community Development District

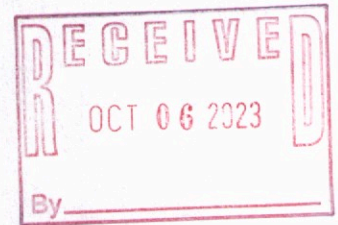
Mr. Craig Wrathell

Wrathell, Hunt, and Associates, LLC

2300 Glades Road, Suite 410W

Boca Raton, Florida 33431

- 2. Telephone:** 561-571-0010 Ext:
- 3. Fax:** 561-571-0013
- 4. Email:** WrathellC@whhassociates.com
- 5. Status:** Independent
- 6. Governing Body:** Elected
- 7. Website Address:** riverhallcdd.org
- 8. County(ies):** Lee
- 9. Special Purpose(s):** Community Development
- 10. Boundary Map on File:** 05/27/2005
- 11. Creation Document on File:** 05/27/2005
- 12. Date Established:** 04/21/2005
- 13. Creation Method:** Rule of the Governor and Cabinet
- 14. Local Governing Authority:** Lee County
- 15. Creation Document(s):** Rule 42YY-1.001 - 1.003, Florida Administrative Code
- 16. Statutory Authority:** Chapter 190, Florida Statutes
- 17. Authority to Issue Bonds:** Yes
- 18. Revenue Source(s):** Assessments



STEP 2: Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature: _____ Date _____

STEP 3: Pay the annual state fee or certify eligibility for zero annual fee.

a. Pay the Annual Fee: Pay the annual fee online by following the instructions at www.Floridajobs.org/SpecialDistrictFee or by check payable to the Florida Department of Economic Opportunity.

b. Or, Certify Eligibility for the Zero Fee: By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

1. ___ This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,

2. ___ This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved: ___ Denied: ___ Reason: _____

STEP 4: Make a copy of this document for your records.

STEP 5: Mail this document and payment (if paying by check) to the Florida Department of Economic Opportunity, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to (850) 717-8430.

MEMORANDUM

To: All Special District Registered Agents
From: Jack Gaskins Jr., Special District Accountability Program
Date: October 2, 2023
Subject: Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code - Fiscal Year 2023-24 Special District State Fee and Profile Update Due by December 1, 2023

This memorandum contains the guidance for complying with the annual state fee and update requirements using the enclosed *Fiscal Year 2023-2024 Special District State Fee Invoice and Profile Update* (enclosure). Detailed instructions are on the opposite side of this memorandum.

Pay the Annual State Fee Online

The Florida Department of Commerce (FloridaCommerce), previously the Florida Department of Economic Opportunity, requests all special districts to pay the state fee online at www.FloridaJobs.org/SpecialDistrictFee by electronic check or by using a Visa or MasterCard, and to email the completed enclosure to FloridaCommerce at SpecialDistricts@Commerce.fl.gov. The state fee remains \$175, unless the special district certifies that it is eligible for a zero fee. To avoid a \$25 late fee, the payment must be completed by December 1, 2023. Paying online is fast, free, and convenient.

The Purpose of the Annual State Fee

Chapter 189, Florida Statutes, the Uniform Special District Accountability Act (Act), assigns duties to the Special District Accountability Program administered by FloridaCommerce and requires FloridaCommerce to annually collect a state fee from each special district to cover the costs of administering the Act. For additional information, visit www.FloridaJobs.org/SDAP.

Review the Special District's Profile

Each special district's registered agent must annually review the profile information on the enclosure, mark any needed corrections or updates, sign and date it, and return it to FloridaCommerce.

The Purpose of Reviewing the Special District's Profile

The Act, along with Rule Chapter 73C-24, Florida Administrative Code, requires each special district to maintain specific information with FloridaCommerce and requires FloridaCommerce to make that information available through the *Official List of Special Districts* (www.FloridaJobs.org/OfficialList). The Florida Legislature, state agencies, and local government officials use that information to monitor special districts, coordinate activities, collect and compile financial and other information, and to make informed policy decisions. It is important for that information to be complete and accurate.

Reminders

Each newly created special district must have an official website containing specific information by the end of the first full fiscal year after its creation. All other special districts must have an official website. If the special district is required to have an official website and its web address is not listed on the enclosure, the special district must provide it. The *Florida Special District Handbook* (www.FloridaJobs.org/SpecialDistrictHandbook) covers website requirements along with general operating requirements. FloridaCommerce encourages all special district staff and governing body members to review this handbook to help ensure compliance with state requirements.

(TURN OVER FOR INSTRUCTIONS)

Instructions: Complete the following by December 1, 2023:

STEP 1: Review the special district's profile on the enclosure:

- Make any needed changes directly on the enclosure by striking through the outdated or incorrect information and writing in the new or correct information.
- Complete any missing information.
- Email any noted missing documents, such as a boundary map and / or creation document to the email address provided below.
- Sign and date where indicated.
- Make a copy for your records.

STEP 2: Pay the \$175 state fee or certify eligibility for the zero fee:

- **Pay online with a Visa or MasterCard or by electronic check:**
 - Visit www.FloridaJobs.org/SpecialDistrictFee and follow the instructions.
 - Write "Paid Online" on the enclosure and email it to the email address provided below.
- **In the event of a hardship preventing a special district from paying the state fee online:**
 - Prepare a check payable to the Florida Department of Commerce.
 - Enter the invoice number in the memo field.
 - Mail the check and the completed enclosure to the address provided below, ensuring the post-mark date is on or before December 1, 2023. If it is not possible to include the check with the enclosure, write on the enclosure "check mailed separately" and email or mail the enclosure to the addresses provided below.
- **If eligible for the zero annual fee pursuant to Rule 73C-24.003(3)(e), Florida Administrative Code, complete Step 3.b. on the enclosure:**
 - Certify eligibility by initialing each statement.
 - Email the completed enclosure to the email address provided below.

State Fee Website: www.FloridaJobs.org/SpecialDistrictFee (pay online, download a duplicate enclosure, previous memorandums, and FloridaCommerce's W-9 Form)

Mailing Address: Florida Department of Commerce
Bureau of Budget Management
107 East Madison Street, MSC-120
Tallahassee, FL 32399-4124

Questions: Contact: Jack Gaskins
Telephone: 850-717-8430
Email: SpecialDistricts@Commerce.fl.gov

001434080202





Electric Bill Statement

For: Sep 20, 2023 to Oct 20, 2023 (30 days)

Statement Date: Oct 20, 2023

Account Number: 82155-24268

Service Address:

2401 RIVER HALL PKWY # FOUNTN
ALVA, FL 33920

RIVER HALL COMMUNITY DEVELOPMENT,
Here's what you owe for this billing period.

CURRENT BILL

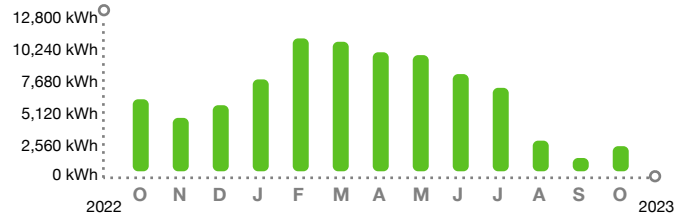
\$527.59

TOTAL AMOUNT YOU OWE

Nov 10, 2023

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	454.32
Payments received	-454.32
Balance before new charges	0.00
Total new charges	527.59
Total amount you owe	\$527.59

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after January 09, 2024 is considered LATE; a late payment charge of 1% will apply.

Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



/ 27

5314821552426819572500000

The amount enclosed includes the following donation:

FPL Care To Share: _____

Make check payable to FPL in U.S. funds and mail along with this coupon to:

RIVER HALL COMMUNITY DEVELOPMENT
2300 GLADES RD STE 410W
BOCA RATON FL 33431-8556

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit [FPL.com/PayBill](https://www.fpl.com/PayBill) for ways to pay.

82155-24268

ACCOUNT NUMBER

\$527.59

TOTAL AMOUNT YOU OWE

Nov 10, 2023

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



BILL DETAILS

Amount of your last bill	454.32
Payment received - Thank you	-454.32
Balance before new charges	\$0.00
New Charges	
Rate: GSD-1 GENERAL SERVICE DEMAND /per Contract	
Base charge:	\$29.98
Non-fuel: <small>(\$0.034670 per kWh)</small>	\$76.00
Fuel: <small>(\$0.031510 per kWh)</small>	\$69.07
Demand: <small>(\$12.65 per KW)</small>	\$316.25
Electric service amount	491.30
Gross receipts tax (State tax)	12.61
Franchise fee (Reqd local fee)	23.30
Taxes and charges	35.91
Regulatory fee (State fee)	0.38
Total new charges	\$527.59
Total amount you owe	\$527.59

METER SUMMARY

Meter reading - Meter KCJ5863. Next meter reading Nov 18, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	63261		61069		2192
	9.16				
Actual demand					9
Contract demand					25

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Oct 20, 2023	Sep 20, 2023	Oct 20, 2022
kWh Used	2192	1161	6285
Service days	30	30	30
kWh/day	73	38	209
Amount	\$527.59	\$454.32	\$784.07

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

Download the app

Get instant, secure access to outage and billing info from your mobile device.

[Download now >](#)

Watch savings add up

Receive a monthly bill credit by allowing FPL Business On Call® to cycle off your A/C when necessary.

[See if you qualify >](#)

Easy way to save lives

As you set clocks back on Nov. 5 to end daylight saving time, change smoke alarm batteries to save lives.

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.



Electric Bill Statement

For: Sep 20, 2023 to Oct 20, 2023 (30 days)

Statement Date: Oct 20, 2023

Account Number: 02979-06091

Service Address:

2501 RIVER HALL PKWY # ST LTS
ALVA, FL 33920

RIVER HALL COMMUNITY DEVELOPMENT,
Here's what you owe for this billing period.

CURRENT BILL

\$180.75

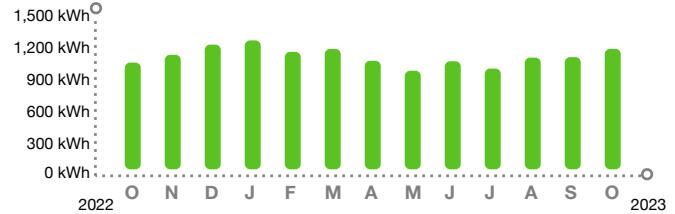
TOTAL AMOUNT YOU OWE

Nov 10, 2023

NEW CHARGES DUE BY

Pay \$167.77 instead of \$180.75 by your due date. Enroll in FPL Budget Billing®. [FPL.com/BB](https://www.fpl.com/BB)

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	169.19
Payments received	-169.19
Balance before new charges	0.00
Total new charges	180.75
Total amount you owe	\$180.75

(See page 2 for bill details.)

KEEP IN MIND

- Enroll now in FPL Budget Billing when you pay \$167.77 by your due date instead of \$180.75. Make your bills easier to manage with more predictable payments. Learn more at [FPL.com/BB](https://www.fpl.com/BB)
- Payment received after January 09, 2024 is considered LATE; a late payment charge of 1% will apply.

Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



/ 27 16777 5314029790609165708100000

The amount enclosed includes the following donation:
FPL Care To Share: _____

Make check payable to FPL in U.S. funds and mail along with this coupon to:

RIVER HALL COMMUNITY DEVELOPMENT
2300 GLADES RD STE 410W
BOCA RATON FL 33431-8556

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit [FPL.com/PayBill](https://www.fpl.com/PayBill) for ways to pay.

02979-06091	\$180.75	Nov 10, 2023	\$
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED



Customer Name: RIVER HALL COMMUNITY DEVELOPMENT
Account Number: 02979-06091

BILL DETAILS

Amount of your last bill	169.19
Payment received - Thank you	-169.19
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.68
Non-fuel: (\$0.094820 per kWh)	\$116.82
Fuel: (\$0.031510 per kWh)	\$38.82
Electric service amount	168.32
Gross receipts tax (State tax)	4.32
Franchise fee (Reqd local fee)	7.98
Taxes and charges	12.30
Regulatory fee (State fee)	0.13
Total new charges	\$180.75
Total amount you owe	\$180.75

METER SUMMARY

Meter reading - Meter KG85078. Next meter reading Nov 18, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	25893		24661		1232

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Oct 20, 2023	Sep 20, 2023	Oct 20, 2022
kWh Used	1232	1147	1091
Service days	30	30	30
kWh/day	41	38	36
Amount	\$180.75	\$169.19	\$144.89

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

Download the app

Get instant, secure access to outage and billing info from your mobile device.

[Download now >](#)

Watch savings add up

Receive a monthly bill credit by allowing FPL Business On Call® to cycle off your A/C when necessary.

[See if you qualify >](#)

Easy way to save lives

As you set clocks back on Nov. 5 to end daylight saving time, change smoke alarm batteries to save lives.

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.

Gulfscapes Landscape
Management Services
PO Box 366757
Bonita Springs, FL 34136 US
239-455-4911

Invoice 32155



BILL TO
River Hall CDD
c/o Wrathel, Hart, Hunt &
Associates, LLC
9220 Bonita Beach Rd., #214
Bonita Springs, FL 34135

DATE 07/31/2023	PLEASE PAY \$14,286.00	DUE DATE 08/30/2023
---------------------------	---	-------------------------------

DESCRIPTION	AMOUNT
Monthly Landscape Maintenance for July 2023	14,286.00
SUBTOTAL	14,286.00
TAX	0.00
TOTAL	14,286.00
TOTAL DUE	\$14,286.00

THANK YOU.

Landscape Maint

Gulfscapes Landscape
Management Services
PO Box 366757
Bonita Springs, FL 34136 US
239-455-4911

Invoice 32352



BILL TO
River Hall CDD
c/o Wrathel, Hart, Hunt &
Associates, LLC
9220 Bonita Beach Rd., #214
Bonita Springs, FL 34135

DATE 09/30/2023	PLEASE PAY \$14,286.00	DUE DATE 10/30/2023
---------------------------	---	-------------------------------

DESCRIPTION	AMOUNT
Monthly Landscape Maintenance for September	14,286.00
SUBTOTAL	14,286.00
TAX	0.00
TOTAL	14,286.00

TOTAL DUE *SW* \$14,286.00

THANK YOU.

LANDSCAPE MAINTENANCE

Coleman, Yovanovich & Koester, P.A.
Northern Trust Bank Building
4001 Tamiami Trail North, Suite 300
Naples, Florida 34103-3556
Telephone: (239) 435-3535
Fax: (239) 435-1218

River Hall CDD
Wrathell, Hunt & Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton FL 33431

Page: 1
October 18, 2023
File No: 16581-001M
Statement No: 41

Attn: Debbie Tudor

Gen Rep

Previous Balance \$1,304.70

Fees

09/07/2023	GLU	Review agenda for Board of Supervisors meeting; Participation in Board of Supervisors meeting; Follow-up with HOA attorney	612.50
09/08/2023	GLU	Review and respond to email correspondence from Supervisor Asfour	35.00
09/12/2023	GLU	Review email correspondence from Rachel Greenstein on pending matters; Review files on same.	
	MEM	Review and respond to email correspondence from R. Greenstein on pending matters; review files	105.00
09/13/2023	GLU	Review email correspondence from SFWMD on acceptance of SWM facilities for Hampton Lakes; Draft email correspondence to Charlie Krebs	70.00
09/14/2023	GLU	Exchange multiple email correspondence with Charlie Krebs and Chuck Adams on Hampton Lakes transfer; Exchange email correspondence with Carl Barraco	140.00
09/15/2023	GLU	Conference to discuss fence transfer matters requested from RH Venture counsel; Review same.	175.00
	GLU	Review and respond to email correspondence from Cleo Adams on Solitude; Initial review of back-up	87.50
	MEM	Email and phone correspondence with R. Greenstein regarding open items; review files regarding same	160.00
09/18/2023	GLU	Review email correspondence from Jennifer Nichols on HOA response; Draft email correspondence to WHA on response	105.00
09/19/2023	GLU	Review and respond to email correspondence from Chuck Adams on maintenance; Review and respond to email correspondence from Jennifer Nichols on ownership tract; Review email correspondence from Shane Willis to HOA; Review email correspondence from Supervisor Stark	262.50
09/20/2023	GLU	Review materials from Cleo Adams on Solitude; Draft email correspondence to Cleo Adams on follow-up questions	210.00
09/21/2023	GLU	Exchange multiple email correspondence with Supervisor Asfour on HOA	

Gen Rep

		maintenance	140.00
	GLU	Review email correspondence from Shane Willis on patrols; Review and respond to email correspondence from Shane Willis on patrol question	87.50
	GLU	Review email correspondence from Cleo Adams on Solitude; Initial draft of notice on Solitude matter	262.50
09/22/2023	GLU	Review email correspondence from Supervisor Asfour on HOA maintenance	35.00
09/28/2023	GLU	Review email correspondence from Supervisor Asfour	35.00
09/29/2023	GLU	Review email correspondence from Manager on board meeting	35.00
		Professional Fees through 10/18/2023	2,557.50
		Total Current Work	2,557.50
		<u>Payments</u>	
		Total Payments Through 10/18/2023	-1,304.70
		Balance Due (includes previous balance, if any)	<u>\$2,557.50</u>

Wrathell, Hunt & Associates, LLC

2300 Glades Rd.
Suite 410W
Boca Raton, FL 33431

Invoice

Date	Invoice #
10/1/2023	2023-1489

Bill To:
River Hall CDD PO Box 810036 Boca Raton, FL 334811

Description	Amount
Management	3,750.00
Assessment Methodology	375.00
<i>Building client relationships one step at a time ...</i>	
Total	\$4,125.00



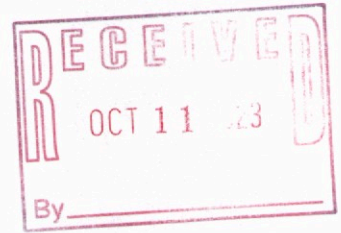
MK-WI-S300 GCFS
1555 N. Rivercenter Drive, Suite 300
Milwaukee, WI 53212

7068439



000002253 02 SP 106481849223048 P

RIVER HALL COMMUNITY DEV DISTRICT
C/O WRATHELL HUNT & ASSOCIATES
2300 GLADES ROAD STE 410W
BOCA RATON FL 33431





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 7068439
Account Number: 259531000
Invoice Date: 09/25/2023
Direct Inquiries To: Amanda Kumar
Phone: 954-938-2475

RIVER HALL COMMUNITY DEV DISTRICT
C/O WRATHELL HUNT & ASSOCIATES
2300 GLADES ROAD STE 410W
BOCA RATON FL 33431

RIVER HALL COMMUNITY DEVELOPMENT DISTRICT CAPITAL IMPROVEMENT REVENUE BONDS,
SERIES 2020A (ASSESSMENT AREA 3) REVENUE ACCOUNT

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE \$4,031.25

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

RIVER HALL COMMUNITY DEVELOPMENT DISTRICT
CAPITAL IMPROVEMENT REVENUE BONDS, SERIES
2020A (ASSESSMENT AREA 3) REVENUE ACCOUNT

Invoice Number: 7068439
Account Number: 259531000
Current Due: \$4,031.25

Direct Inquiries To: Amanda Kumar
Phone: 954-938-2475

Wire Instructions:
U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 259531000
Invoice # 7068439
Attn: Fee Dept St. Paul

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 7068439
Invoice Date: 09/25/2023
Account Number: 259531000
Direct Inquiries To: Amanda Kumar
Phone: 954-938-2475

RIVER HALL COMMUNITY DEVELOPMENT DISTRICT
CAPITAL IMPROVEMENT REVENUE BONDS, SERIES
2020A (ASSESSMENT AREA 3) REVENUE ACCOUNT

Accounts Included 259531000 259531001 259531002 259531003 259531004 259531005
In This Relationship: 259531006 259531007

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04111 Paying Agent / Regist / Trustee Agent	1.00	3,750.00	100.00%	\$3,750.00
Subtotal Administration Fees - In Advance 09/01/2023 - 08/31/2024				\$3,750.00
Incidental Expenses	3,750.00	0.075		\$281.25
Subtotal Incidental Expenses				\$281.25
TOTAL AMOUNT DUE				\$4,031.25





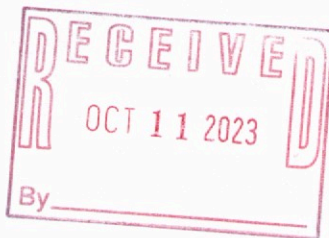
MK-WI-S300 GCFS
1555 N. Rivercenter Drive, Suite 300
Milwaukee, WI 53212

7068097



000002122 02 SP 106481849222917 P

RIVER HALL COMMUNITY DEV DISTRICT
C/O WRATHELL HUNT & ASSOCIATES
2300 GLADES ROAD STE 410W
BOCA RATON FL 33431





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 7068097
Account Number: 254336000
Invoice Date: 09/25/2023
Direct Inquiries To: Amanda Kumar
Phone: 954-938-2475

RIVER HALL COMMUNITY DEV DISTRICT
C/O WRATHELL HUNT & ASSOCIATES
2300 GLADES ROAD STE 410W
BOCA RATON FL 33431

RIVER HALL COMMUNITY DEVELOPMENT DISTRICT CAPITAL IMPROVEMENT REFUNDING REVENUE
BONDS SERIES 2021A1 AND 2021A2 A1 REVENUE ACCOUNT

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE

\$8,062.50

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

RIVER HALL COMMUNITY DEVELOPMENT DISTRICT
CAPITAL IMPROVEMENT REFUNDING REVENUE
BONDS SERIES 2021A1 AND 2021A2 A1 REVENUE
ACCOUNT

Invoice Number: 7068097
Account Number: 254336000
Current Due: \$8,062.50

Direct Inquiries To: Amanda Kumar
Phone: 954-938-2475

Wire Instructions:
U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 254336000
Invoice # 7068097
Attn: Fee Dept St. Paul

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
 EP-MN-WN3L
 60 Livingston Ave.
 St. Paul, MN 55107

Invoice Number: 7068097
 Invoice Date: 09/25/2023
 Account Number: 254336000
 Direct Inquiries To: Amanda Kumar
 Phone: 954-938-2475

RIVER HALL COMMUNITY DEVELOPMENT DISTRICT
 CAPITAL IMPROVEMENT REFUNDING REVENUE
 BONDS SERIES 2021A1 AND 2021A2 A1 REVENUE
 ACCOUNT

Accounts Included	254336000	254336001	254336002	254336003	254336004	254336005
In This Relationship:	254336006	254336007	254336008	254336009	254336010	254336011
	254336012	254336013				

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04111 Paying Agent / Regist / Trustee Agent	1.00	7,500.00	100.00%	\$7,500.00
Subtotal Administration Fees - In Advance 09/01/2023 - 08/31/2024				\$7,500.00
Incidental Expenses 09/01/2023 to 08/31/2024	7,500.00	0.075		\$562.50
Subtotal Incidental Expenses				\$562.50
TOTAL AMOUNT DUE				\$8,062.50



Description	Quantity	Price	UOM	Original Bill	DEVELOPMENT DIST #8991		Amount Due
					Adjusted	Paid	
Marked or Unmarked Patrol Vehicle - Flat Rate per Detail	1.00	\$15.00	EACH	\$15.00	\$0.00	\$0.00	\$15.00
Marked or Unmarked Patrol Vehicle - Flat Rate per Detail	1.00	\$15.00	EACH	\$15.00	\$0.00	\$0.00	\$15.00
Marked or Unmarked Patrol Vehicle - Flat Rate per Detail	1.00	\$15.00	EACH	\$15.00	\$0.00	\$0.00	\$15.00
Marked or Unmarked Patrol Vehicle - Flat Rate per Detail	1.00	\$15.00	EACH	\$15.00	\$0.00	\$0.00	\$15.00
Traffic w/vehicle - Michelle Wilson from 10/3/2023 14:00:00 to 10/3/2023 18:00:00	4.00	\$65.00	EACH	\$260.00	\$0.00	\$0.00	\$260.00
Traffic w/vehicle - Brice Blanchard from 10/6/2023 07:00:00 to 10/6/2023 11:00:00	4.00	\$65.00	EACH	\$260.00	\$0.00	\$0.00	\$260.00
Traffic w/vehicle - Tiffany Dorsey from 10/9/2023 07:00:00 to 10/9/2023 11:00:00	4.00	\$65.00	EACH	\$260.00	\$0.00	\$0.00	\$260.00
Traffic w/vehicle - Daniel Taverna from 10/13/2023 14:00:00 to 10/13/2023 18:00:00	4.00	\$65.00	EACH	\$260.00	\$0.00	\$0.00	\$260.00

CONTINGENCIES

The Lee County Sheriff's Office is requesting all customers provide an email address where future invoices and statements will be sent. Please send an email to AR@sheriffleefl.org include your customer number and email address. Thank you!

This account is due and payable to: Office of the Sheriff, Lee County upon receipt.	Invoice Total:	\$1,100.00 <i>SW</i>
---	-----------------------	-----------------------------

PLEASE RETURN BOTTOM PORTION WITH PAYMENT

Mail your remittance to:



Office of the Sheriff, Lee County

14750 Six Mile Cypress Parkway
 Fort Myers, FL 33912
 (239) 477-1351
AR@Sheriffleefl.org
 TIN 59-6000705

Invoice Date	Invoice No.
10/16/2023	32666
Customer Number	
8991	
Invoice Total Due	
\$1,100.00	
Amount Paid	

8991
 RIVERHALL COMMUNITY DEVELOPMENT DIST
 ATTN: SHANE WILLIS 9220 BONITA BEACH RD SUITE 214
 BONITA SPRINGS, FL 34135

Due Upon Receipt

INVOICE Overflow Report

Invoice Date: 10/16/2023

Customer Number: 8991

OFF-DUTY DETAIL

Superior Waterway Services, INC.
 6701 Garden Rd, Suite #1
 Riviera Beach FL 33404

INVOICE

DATE
 10/1/2023

INVOICE #
 90446

BILL TO

River Hall CDD
 C/o: Wrathell, Hunt and Associates, LLC
 9220 Bonita Beach Rd SE UNIT 214
 Bonita Springs, FL 34135
 Attn: Shane Willis

P.O. No.	Terms
September ...	Net 30

QTY	DESCRIPTION	RATE	AMOUNT
	Lake Maintenance-Algae and Aquatic Plant Control for 65 Lakes	13,290.78	13,290.78
	Included in Cost: Wetland / Conservation Maintenance Fixed Structure Review/ Report Littoral Maintenance Fountain Maintenance		
	Services Begin September 2023 Lee County Tax	7.00%	0.00
	<i>Aquatic Maintenance</i>		
		Subtotal	\$13,290.78
		Payments/Credits	\$0.00
		Balance Due	\$13,290.78

Office: (561) 844-0248 Fax: (561) 844-9629
 www.superiorwaterway.com

Thank you for your business.
 Please note that there will be an additional processing fee of 3.5% for
 all payments made using a credit card.



ACCOUNT NAME		ACCOUNT #	PAGE #
River Hall Cdd		6056	1 of 1
INVOICE #	BILLING PERIOD	PAYMENT DUE DATE	
0005935446	Sep 1- Sep 30, 2023	October 20, 2023	
PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	\$337.79	

BILLING ACCOUNT NAME AND ADDRESS

River Hall Cdd
 C/O Wrathell, Hunt & Assoc LLC Daphne Gillyard
 2300 Glades RD # 410W
 Boca Raton, FL 33431-8556

Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited.
All funds payable in US dollars.

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com **FEDERAL ID** 47-2493274

To sign-up for E-mailed invoices and online payments please contact abgspecial@gannett.com. Previous account number: **471122**.

Date	Description	Amount
9/1/23	Balance Forward	\$0.00

Package Advertising:

Start-End Date	Description	Products	Run Dates	PO Number	Package Cost
9/27/23-9/27/23	0005834180 RIVER HALL COMMUNIT				\$337.79

As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due	\$337.79
Service Fee 3.99%	\$13.48
*Cash/Check/ACH Discount	-\$13.48
*Payment Amount by Cash/Check/ACH	\$337.79
Payment Amount by Credit Card	\$351.27

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
River Hall Cdd		6056		0005935446		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$337.79	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$337.79
REMITTANCE ADDRESS (Include Account# & Invoice# on check)					TO PAY WITH CREDIT CARD PLEASE FILL OUT BELOW:	
News-Press Media Group P O Box 677583 Dallas, TX 75267-7583					<input type="checkbox"/> VISA <input type="checkbox"/> MASTERCARD <input type="checkbox"/> DISCOVER <input type="checkbox"/> AMEX	
					Card Number _____	
					Exp Date ____/____/____ CVV Code _____	
					Signature _____ Date _____	
					TOTAL CREDIT CARD AMT DUE	
					\$351.27	

00000060560000000000000059354460003377910262

INVOICE

FL GIS Solutions, LLC
12821 Fairway Cove Ct
Fort Myers, FL 33905

Felipel@flgis.com
(239)565-3066



River Hall Community Development District

Bill to

Chuck Adams
River Hall Community Development District
9220 Bonita Beach Rd
Suite 214
Bonita Springs, FL 34135

Invoice details

Invoice no.: 1267
Terms: Net 15
Invoice date: 10/01/2023
Due date: 10/16/2023

	Product or service		Amount
1.	GIS Services Service date: 09/12/2023 Riverhall CDD Basemap	3.5 units x \$100.00	\$350.00
2.	GIS Services Service date: 09/13/2023 Riverhall CDD Basemap (4)	4 units x \$27.00	\$108.00
3.	GIS Services Service date: 09/13/2023 Lakes updates; database	8 units x \$100.00	\$800.00
4.	GIS Services Service date: 09/14/2023 GIS web application updates; lakes	5 units x \$100.00	\$500.00
5.	GIS Services Service date: 09/21/2023 Drainage updates; GIS updates to Web Application	2 units x \$100.00	\$200.00

Total

\$1,958.00

Ways to pay

BANK

Engineering

[Handwritten signature]



Electric Bill Statement

For: Aug 21, 2023 to Sep 20, 2023 (30 days)

Statement Date: Sep 20, 2023

Account Number: 82155-24268

Service Address:

2401 RIVER HALL PKWY # FOUNTN
ALVA, FL 33920

RIVER HALL COMMUNITY DEVELOPMENT,
Here's what you owe for this billing period.

CURRENT BILL

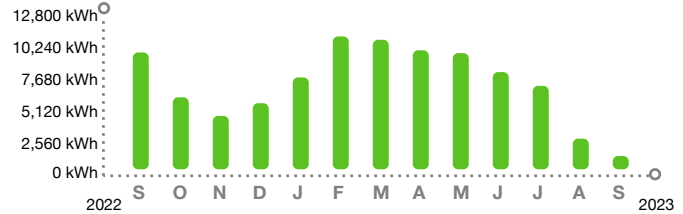
\$454.32

TOTAL AMOUNT YOU OWE

Oct 12, 2023

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	2,460.88
Payments received	-2,460.88
Balance before new charges	0.00
<hr/>	
Total new charges	454.32
Total amount you owe	\$454.32

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after December 11, 2023 is considered LATE; a late payment charge of 1% will apply.

Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



/ 27

5314821552426892345400000

The amount enclosed includes the following donation:

FPL Care To Share: _____

Make check payable to FPL in U.S. funds and mail along with this coupon to:

RIVER HALL COMMUNITY DEVELOPMENT
2300 GLADES RD STE 410W
BOCA RATON FL 33431-8556

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit [FPL.com/PayBill](https://www.fpl.com/PayBill) for ways to pay.

82155-24268
ACCOUNT NUMBER

\$454.32
TOTAL AMOUNT YOU OWE

Oct 12, 2023
NEW CHARGES DUE BY

\$
AMOUNT ENCLOSED



BILL DETAILS

Amount of your last bill	2,460.88
Payment received - Thank you	-2,460.88
Balance before new charges	\$0.00
New Charges	
Rate: GSD-1 GENERAL SERVICE DEMAND /per Contract	
Base charge:	\$29.98
Non-fuel: (\$0.034670 per kWh)	\$40.26
Fuel: (\$0.031510 per kWh)	\$36.58
Demand: (\$12.65 per KW)	\$316.25
Electric service amount	423.07
Gross receipts tax (State tax)	10.86
Franchise fee (Reqd local fee)	20.06
Taxes and charges	30.92
Regulatory fee (State fee)	0.33
Total new charges	\$454.32
Total amount you owe	\$454.32

METER SUMMARY

Meter reading - Meter KCJ5863. Next meter reading Oct 20, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	61069		59908		1161
	8.90				
Actual demand					9
Contract demand					25

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Sep 20, 2023	Aug 21, 2023	Sep 20, 2022
kWh Used	1161	2673	10196
Service days	30	32	32
kWh/day	38	83	318
Amount	\$454.32	\$561.75	\$1,054.06

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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Outstanding reliability

For the seventh time in eight years, FPL earned top national honors for service reliability.

[See more >](#)

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.



Electric Bill Statement

For: Aug 21, 2023 to Sep 20, 2023 (30 days)

Statement Date: Sep 20, 2023

Account Number: 02979-06091

Service Address:

2501 RIVER HALL PKWY # ST LTS
ALVA, FL 33920

RIVER HALL COMMUNITY DEVELOPMENT,
Here's what you owe for this billing period.

CURRENT BILL

\$169.19

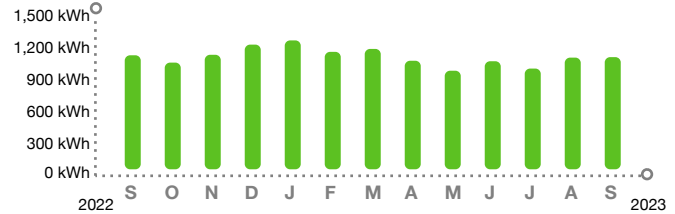
TOTAL AMOUNT YOU OWE

Oct 11, 2023

NEW CHARGES DUE BY

Pay \$164.78 instead of \$169.19 by your due date. Enroll in FPL Budget Billing®. FPL.com/BB

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	489.96
Payments received	-489.96
Balance before new charges	0.00
Total new charges	169.19
Total amount you owe	\$169.19

(See page 2 for bill details.)

KEEP IN MIND

- Enroll now in FPL Budget Billing when you pay \$164.78 by your due date instead of \$169.19. Make your bills easier to manage with more predictable payments. Learn more at FPL.com/BB
- Payment received after December 11, 2023 is considered LATE; a late payment charge of 1% will apply.

Pay the lower Budget Billing® amount on your bill by your due date and receive a \$5 eGift card, plus be entered for a chance to win 4 annual passes to Universal Orlando®. Learn more and enroll at FPL.com/Control.

Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



/ 27 16478 5314029790609119196100000

The amount enclosed includes the following donation:
FPL Care To Share: _____

Make check payable to FPL in U.S. funds and mail along with this coupon to:

RIVER HALL COMMUNITY DEVELOPMENT
2300 GLADES RD STE 410W
BOCA RATON FL 33431-8556

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit FPL.com/PayBill for ways to pay.

02979-06091	\$169.19	Oct 11, 2023	\$
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED



Customer Name: RIVER HALL COMMUNITY DEVELOPMENT
Account Number: 02979-06091

BILL DETAILS

Amount of your last bill	489.96
Payment received - Thank you	-489.96
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.68
Non-fuel: (\$0.094820 per kWh)	\$108.74
Fuel: (\$0.031510 per kWh)	\$36.14
Electric service amount	157.56
Gross receipts tax (State tax)	4.04
Franchise fee (Reqd local fee)	7.47
Taxes and charges	11.51
Regulatory fee (State fee)	0.12
Total new charges	\$169.19
Total amount you owe	\$169.19

METER SUMMARY

Meter reading - Meter KG85078. Next meter reading Oct 20, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	24661		23514		1147

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Sep 20, 2023	Aug 21, 2023	Sep 20, 2022
kWh Used	1147	1142	1166
Service days	30	32	32
kWh/day	38	35	36
Amount	\$169.19	\$168.54	\$153.98

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

Download the app

Get instant, secure access to outage and billing info from your mobile device.

[Download now >](#)

Lower cooling costs

With our Business HVAC products, you can save on your energy bill, earn rebates and stay cool.

[Upgrade today >](#)

Outstanding reliability

For the seventh time in eight years, FPL earned top national honors for service reliability.

[See more >](#)

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.



M.R.I Construction Inc.

CGC# 1507963
5570 Zip Dr.
Fort Myers, FL 33905
239-984-5241 Office
239-236-1234 Fax
mriunderground@gmail.com



Bill To

River Hall CDD
C/O Wrathell, Hunt & Associates, LLC
9220 Bonita Beach Road
Bonita Springs, FL 34135

Invoice

Date	Invoice #
6/20/2023	70

P.O. No.	Terms	Due Date	Job Name		
	Net 45	8/4/2023			
Description			Qty	Rate	Amount
Total cost top repair the berm located in Hampton Lakes per proposal # 412. This price includes all labor and material and equipment needed to complete this job.				6,800.00	6,800.00

ALL INVOICES ARE DUE WITHIN 30 DAYS. IF PAYMENT NOT RECIEVED IN 30 DAYS THERE WILL BE A 10% LATE FEE

Total	\$6,800.00
Payments/Credits	\$0.00
Balance Due	\$6,800.00

utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledge all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

Description	Quantity	Price	UOM	Original Bill	DEVELOPMENT DIST #8991		Amount Due
					Adjusted	Paid	
Marked or Unmarked Patrol Vehicle - Flat Rate per Detail	1.00	\$15.00	EACH	\$15.00	\$0.00	\$0.00	\$15.00
Marked or Unmarked Patrol Vehicle - Flat Rate per Detail	1.00	\$15.00	EACH	\$15.00	\$0.00	\$0.00	\$15.00
Traffic w/vehicle - Daniel Taverna from 9/26/2023 07:00:00 to 9/26/2023 11:00:00	4.00	\$65.00	EACH	\$260.00	\$0.00	\$0.00	\$260.00
Traffic w/vehicle - Jonathon Miller from 9/28/2023 07:00:00 to 9/28/2023 11:00:00	4.00	\$65.00	EACH	\$260.00	\$0.00	\$0.00	\$260.00

Contingency

The Lee County Sheriff's Office is requesting all customers provide an email address where future invoices and statements will be sent. Please send an email to AR@sheriffleefl.org include your customer number and email address. Thank you!

This account is due and payable to: Office of the Sheriff, Lee County upon receipt.	Invoice Total:	\$550.00
---	-----------------------	-----------------

PLEASE RETURN BOTTOM PORTION WITH PAYMENT

Mail your remittance to:



Office of the Sheriff, Lee County

14750 Six Mile Cypress Parkway
 Fort Myers, FL 33912
 (239) 477-1351
AR@Sheriffleefl.org
 TIN 59-6000705

Invoice Date	Invoice No.
10/02/2023	32611
Customer Number	
8991	
Invoice Total Due	
\$550.00	
Amount Paid	

Due Upon Receipt

8991
 RIVERHALL COMMUNITY DEVELOPMENT DIST
 ATTN: SHANE WILLIS 9220 BONITA BEACH RD SUITE 214
 BONITA SPRINGS, FL 34135

Superior Waterway Services, INC.
 6701 Garden Rd, Suite #1
 Riviera Beach FL 33404

INVOICE

DATE
 10/1/2023

INVOICE #
 90488

BILL TO

River Hall CDD
 C/o: Wrathell, Hunt and Associates, LLC
 9220 Bonita Beach Rd SE UNIT 214
 Bonita Springs, FL 34135
 Attn: Shane Willis

P.O. No.	Terms
October 20...	Net 30

QTY	DESCRIPTION	RATE	AMOUNT
	Lake Maintenance-Algae and Aquatic Plant Control for 65 Lakes Included in Cost: Wetland / Conservation Maintenance Fixed Structure Review/ Report Littoral Maintenance Fountain Maintenance Lee County Tax	13,290.78 7.00%	13,290.78 0.00

Aquatic Maintenance

SHW

Subtotal	\$13,290.78
Payments/Credits	\$0.00
Balance Due	\$13,290.78

Office: (561) 844-0248 Fax: (561) 844-9629
 www.superiorwaterway.com

Thank you for your business.
 Please note that there will be an additional processing fee of 3.5% for all payments made using a credit card.

Swine Solutions

12013 Rose Ln
Riverview, FL 33569 US
Thomas@swinesolutionsfl.com
https://www.SwineSolutionsFL.com

INVOICE

BILL TO
River Hall CDD
9220 Bonita Beach Road
Suite 214
Bonita Springs, FL 34135

INVOICE 439
DATE 09/25/2023
TERMS Net 30
DUE DATE 10/25/2023

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	Trapping Service	Month to Month	1	1,650.00	1,650.00

BALANCE DUE

\$1,650.00

Stormwater Control
Hog Removal



M.R.I Construction Inc.

CGC# 1507963
5570 Zip Dr.
Fort Myers, FL 33905
239-984-5241 Office
239-236-1234 Fax
mriunderground@gmail.com



Bill To

River Hall CDD
C/O Wrathell, Hunt & Associates, LLC
9220 Bonita Beach Road
Bonita Springs, FL 34135

Invoice

Date	Invoice #
6/22/2023	72

P.O. No.	Terms	Due Date	Job Name		
	Net 45	8/6/2023	FPL Easement		
Description			Qty	Rate	Amount
<p>Total cost to bring in 10 to 12 loads of fill dirt to fill in depressions in the FPL Easement. We also moved 2 concrete structure to specified area. This price includes all labor, material and equipment needed to complete this job per proposal #392.</p> <p>Any work completed outside the scope of this proposal will result in additional charges. M.R.I Construction, Inc. cannot be held responsible for unforeseen situations or acts of Mother Nature.</p>			1	12,000.00	12,000.00

ALL INVOICES ARE DUE WITHIN 30 DAYS. IF PAYMENT NOT RECIEVED IN 30 DAYS THERE WILL BE A 10% LATE FEE

Total	\$12,000.00
Payments/Credits	\$0.00
Balance Due	\$12,000.00

utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledge all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.



INVOICE

Customer	River Hall Community Development District
Acct #	502
Date	09/27/2023
Customer Service	Michelle Thomas
Page	1 of 1

River Hall Community Development District
 c/o Wrathell, Hunt & Associates, LLC
 2300 Glades Road, Suite 410W
 Boca Raton, FL 33431

Payment Information	
Invoice Summary	\$ 29,886.00
Payment Amount	
Payment for:	Invoice#20258
100123638	

Thank You

Please detach and return with payment



Customer: River Hall Community Development District

Invoice	Effective	Transaction	Description	Amount
20258	10/01/2023	Renew policy	Policy #100123638 10/01/2023-10/01/2024 Florida Insurance Alliance Package - Renew policy Due Date: 9/27/2023	29,886.00

Total
\$ 29,886.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:
 Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349

Remit Payment To: Egis Insurance Advisors P.O. Box 748555 Atlanta, GA 30374-8555	(321)233-9939 sclimer@egisadvisors.com	Date
		09/27/2023

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

MINUTES A

DRAFT

**MINUTES OF MEETING
RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the River Hall Community Development District held a Regular Meeting on November 2, 2023 at 3:30 p.m., at River Hall Town Hall Center, located at 3089 River Hall Parkway, Alva, Florida 33920.

Present were:

Ken Mitchell	Chair
Robert Stark	Vice Chair
Daniel J. Block	Assistant Secretary
Paul D. Asfour	Assistant Secretary
Michael Morash	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Cleo Adams	District Manager
Shane Willis	Operations Manager
Greg Urbancic (via telephone)	District Counsel
Charlie Krebs	District Engineer
Andy Nott	Superior Waterway Services, Inc.
Lee Schmidt	Resident
Jennifer Bajar	Resident
Susan Bailey	Resident
Norman Schmitt	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 3:30 p.m.

All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments (3 minutes per speaker)

Resident Lee Schmidt asked about the status of lighting at the front gate and the fountains. Mr. Mitchell stated these will be discussed later in the agenda.

40

41 **THIRD ORDER OF BUSINESS****Developer Update**

42

43 Mr. Adams stated that Mr. Miars was unable to attend; he will inform him of any issues.

44

45 **FOURTH ORDER OF BUSINESS****Continued Discussion/Update: Initial
Cleanup Efforts – Superior Waterway
Services, Inc. (Andy Nott)**

46

47

48

49 Mr. Nott distributed a Report encompassing approximately the first 30 days of
50 treatments and noted the following:

51 ➤ Approximately 25 man-days of work have been performed.

52 ➤ Technicians initially treated 90% of the lakes; all problematic lakes have been treated
53 multiple times.54 ➤ The only lakes that require additional treatment are the southern lakes that need
55 further grading or development and the high-water mark is unclear.

56 ➤ Lake 4-2 will be treated for submersed weeds on Monday November 6, 2023.

57 ➤ Treatment is on track and a lot of progress has been made.

58 ➤ Multiple technicians will be on site next week, above and beyond normal treatments.

59 Mr. Mitchell voiced his opinion that the lakes look a lot better; improvement is evident.

60 Mr. Stark opined that Superior has done a great job and did what they promised when
61 taking over from the last company; there has been great change in 60 days.62 Mr. Nott expressed his thanks and stated more improvement will be seen over the next
63 30 days.64 Mrs. Adams stated she advised the previous lake management company that no
65 additional payments will be made by the CDD.

66

67 **FIFTH ORDER OF BUSINESS****Continued Discussion/Consideration of
Removal of Front Entry Decorative Lake
Fountains**

68

69

70

- 71 •
- Consideration of Superior Waterway Services, Inc. Service Agreement [Fountain
72 Repair]**

73 Mr. Mitchell stated that the front fountains were turned off because the primary
74 function of the fountains is aesthetic. The Board feels that, because the Developer and the
75 builders use those fountains to sell homes, they ought to pay for the maintenance and repairs
76 but they refused to do so. The fountains were turned off because the west side fountain
77 requires repair, at a cost of approximately \$5,700. It costs approximately \$1,000 per month to
78 operate the fountains and a total of \$6,600 is budgeted annually for the expense.

79 Whether the CDD should take responsibility for operating the fountains at the
80 homeowners' expense was discussed.

81 Mr. Asfour recalled that the fountains were reconsidered because they are unnecessary
82 for CDD operations and the Board is responsible for making sure the necessary things are done
83 and turning the fountains off will save money. He noted receiving negative feedback on
84 Facebook and stated, if homeowners and residents want the fountains on, the Board will
85 approve it but assessments might need to increase a nominal amount.

86 Resident Jennifer Bajar asked what hours the lights and fountains run. Mr. Willis stated
87 the lights and fountains are not connected; they are separate units with separate issues. It was
88 noted that the fountains run from 7:00 a.m. to 10:00 p.m.

89 Mr. Willis noted residents complained about the entrance fountains and streetlights
90 being turned off. While the fountains were turned off for the reasons specified, the streetlights
91 were not operational because repairs were needed. The \$6,000 annual cost is solely to run the
92 fountains and the fountain lights.

93 Discussion ensued regarding adjusting the fountain hours, fountain repairs, the cost of
94 repairs and the monthly fountain maintenance.

95

96 **On MOTION by Mr. Stark and seconded by Mr. Morash, with all in favor,**
97 **reinstating operation of the fountains permanently, from 9:00 a.m. to 10:00**
98 **p.m., and proceeding with replacement of the existing pumps, was approved.**

99

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103

A resident asked where the wells for the stormwater ponds are located. Mr. Krebs described the stormwater system and responded to questions, noting that the ponds are stormwater ponds; only certain ponds have recharge wells that are separate from the system.

104 Referring to the overlay, Mr. Stark indicated which lake provides irrigation water to all of
105 Hampton Lakes. The only time water is moved from one basin to another is when the high-
106 water mark is reached.

107 Ms. Bajar complained about construction debris and trash in the preserve and stated
108 she asked Lennar to have crews clean up after themselves. Mr. Adams stated it will be
109 addressed between the CDD and the Developer.

110 Mr. Urbancic stated he received no feedback from the HOA regarding the catch basins.

111 Resident Susan Bailey asked if 195 houses will be added in Hampton Lakes East and, if
112 so, if another irrigation pump will be added for those homes. Mrs. Adams stated non-agenda
113 items will be addressed at the end of the meeting.

114 Resident Norman Schmitt asked if the CDD is on a catch basin water replacement
115 system using reuse water. Mr. Krebs stated, to his knowledge, there is not a reuse main into
116 River Hall CDD from Lee County utilities.

117 Mr. Willis stated the CDD does not own, manage or operate the irrigation system; it falls
118 under the purview of the HOA.

119

120 **SIXTH ORDER OF BUSINESS**

**Consideration of GulfScapes Landscape
Management Services Proposal #4338
[Bougainvillea Installation]**

121

122

123

124 Mr. Willis presented GulfScapes Proposal #4338 and stated that additional proposals
125 will be requested in an effort to obtain a better price. Mrs. Adams stated the Board previously
126 approved the installation of a Clusia hedge, in a not-to-exceed price of \$46,000; however, the
127 decision was made to install Bougainvillea, to deter trespassing. Mr. Adams noted that the
128 proposal indicates that Bougainvillea will increase the maintenance costs.

129 This item was deferred to the next meeting.

130

131 **SEVENTH ORDER OF BUSINESS**

**Discussion/Update: Operating Funds
Investment Options**

132

133

134 Mr. Adams presented investment options from BankUnited, FineMark Bank and Synovus
135 Bank for the CDD’s operating funds. Each is a Qualified Public Depository. He discussed the
136 features and benefits of each option and responded to questions.

137

On MOTION by Mr. Morash and seconded by Mr. Asfour, with all in favor, investing CDD funds utilizing the Bank United ICS Money Market investment option, was approved.

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EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of September 30, 2023

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On MOTION by Mr. Mitchell and seconded by Mr. Morash, with all in favor, the Unaudited Financial Statements as of September 30, 2023, were accepted.

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NINTH ORDER OF BUSINESS

Approval of September 7, 2023 Regular Meeting Minutes

150

151

152

The following changes were made:

153

Line 55: Change “or” to “for”

154

Line 132: Change “Asfour” to “Mitchell”

155

Line 149: Add “by the CDD” after “for”

156

Line 160: Change “A Board Member” to “Mr. Morash”

157

158 Mrs. Adams asked attendees to state their names each time they speak, which will help
159 with transcription of the minutes.

160

On MOTION by Mr. Asfour and seconded by Mr. Morash, with all in favor, the September 7, 2023 Regular Meeting Minutes, as amended, were approved.

161

162

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TENTH ORDER OF BUSINESS

Staff Reports

165

166

A. District Engineer: Hole Montes

167

- **Continued Discussion: Roadside Catch Basin Ownership Responsibility**

169 Mr. Krebs stated Collier Paving repaired the curbs and asphalt. Striping was
170 inadvertently omitted from the proposal but it is being done. Grinding remains to be
171 completed. An email was sent to Alex to schedule a time to review some areas that worsened
172 to the point that they might not be able to be ground any further. In one area, a tree root
173 severely raised the sidewalk and the tree root might need to be cut.

174 A Board Member opined that Collier Paving did a good job. He asked if the shopping
175 center sidewalk that needs to be replaced must be Americans with Disabilities Act (ADA)
176 accessible. Mr. Krebs replied affirmatively and stated he requested a proposal.

177 Mr. Krebs stated he has not received any correspondence regarding the inlets. Mr. Stark
178 suggested Mr. Urbancic send a letter advising that the lack of response is accepted as an
179 indication that they wish to keep the status quo.

180 Discussion ensued regarding the HOA's transfer of the inlets to the CDD and the CDD's
181 transfer of landscaping to the HOA.

182 Mr. Urbancic recalled that the HOA's attorney responded in September, stating it is not
183 the HOA's responsibility. Mr. Urbancic stated that he responded the next day by re-stating the
184 issues and providing the backup again but has received no response to that communication.

185 Discussion ensued regarding the property that was not being maintained and the belief
186 that some areas are being mowed.

187 Mr. Willis stated he receives weekly calls from residents complaining about it not being
188 maintained.

189 Mr. Stark believes the issue is vines growing through the fence on the Florida Power &
190 Light (FPL) side, along Windsor Way.

191 Discussion ensued regarding catch basin maintenance performed by the CDD and CDD
192 parcels within the gate that the HOA no longer maintains even though they have the equipment
193 within the gates and have done so historically.

194 Mr. Asfour noted that, if the CDD pays for it, everyone shares the cost but, inside the
195 Country Club area, the Country Club homeowners would pay for it. Hampton Lakes and
196 Cascades homeowners would be forced to pay to maintain areas within the Country Club.

197 Discussion ensued regarding how to address the issue, catch basin inspection and
198 cleaning, flooding and construction blockages.

199 Discussion ensued regarding the CDD offering to take over maintenance of the drains in
200 Hampton Lakes, the Country Club and The Cascades.

201 Mr. Adams stated the CDD took over the lakes and the interconnecting pipes between
202 the lakes; other pipes going from the streets to the lakes are their responsibility. If the CDD
203 does it for one, it must do it for all.

204 Mrs. Adams stated capital improvements would not be included, as the HOAs own the
205 pipes; only cleaning and inspection will be offered.

206 Mr. Krebs noted that the HOA never submitted the proper paperwork to transfer
207 ownership to the CDD.

208 Mr. Asfour expressed support for the CDD assuming maintenance of the drainage
209 throughout the entire CDD to ensure everything is flowing correctly. Mr. Adams believes the
210 Maintenance Agreement with the HOA will not differentiate between who owns ponds,
211 preserves, etc.; it will only apply to inspection and cleaning and capital improvements will be
212 excluded.

213 Mrs. Adams stated an inspection quote is needed.

214 Mr. Adams believes an Agreement with the HOA will be necessary.

215 Mr. Urbancic stated he is not wholly comfortable expending public funds to maintain
216 assets not owned by the CDD.

217 Mr. Adams thinks an Inspect and Clean Maintenance Agreement with the entity can be
218 done, recognizing that the same class of individuals benefits from the cleaning of those pipes as
219 much as they do from the cleaning of the CDD pipes because it is all tied together with the
220 same drainage system.

221 Mr. Adams stated, once the cost of the inspection is known, a dialogue can occur.

222 A resident asked if all the lakes in the three communities are interconnected. Mr. Krebs
223 stated there are different drainage basins with different outfalls. The lakes within the drainage
224 basins are interconnected.

225 **B. District Counsel: Coleman, Yovanovich & Koester**

226 Mr. Urbancic stated another meeting will be needed to address the bond closing.

227 **C. District Manager: Wrathell, Hunt and Associates, LLC**

228 Mr. Adams stated the bond issuance approved some time ago is coming to fruition; the
229 request is to continue today's meeting to November 16, 2023 at 11:00 a.m., at this location.

230 • **NEXT MEETING DATE: December 7, 2023 at 3:30 PM**

231 ○ **QUORUM CHECK**

232 All Supervisors confirmed their attendance at the November 16, 2023 meeting.

233 **D. Operations Manager: Wrathell, Hunt and Associates, LLC**

234 Mrs. Adams presented the Field Operations Report and noted the following:

235 ➤ The decorative entry column pillar repairs are under contract and to be scheduled.

236 ➤ Holiday decoration installation will be scheduled for November or December.

237 ➤ Palm pruning and mulch projects will be scheduled for late November or early
238 December.

239 ➤ Holiday tree lights on oak trees should be illuminated tonight.

240 Mr. Willis stated he received many positive calls regarding Sheriff responses in the
241 community, as well as a small percentage of complaints.

242

243 **ELEVENTH ORDER OF BUSINESS**

**Public Comments: Non-Agenda Items (3
minutes per speaker)**

244

245

246 Ms. Bejar reported that, since August, a tire has been sitting on the side of the street
247 near a grate in the road by the potential new commercial site.

248 Ms. Bailey asked if the 195 new homes in Hampton Lakes East will have a pump installed
249 for their irrigation system. A Board Member who previously served on the HOA Board stated a
250 new, separate pumphouse will be installed. He suggested speaking with Vania Peal or Robert
251 for more information.

252 A resident asked if the CDD handles the canceled roadway paving. Mr. Adams replied
253 no, the CDD is only responsible for the Parkway. A Board Member stated GreenPointe is
254 responsible for the final lift of asphalt.

255 Fire Chief Robert Rewis reported that the Fire Station Grand Opening was rescheduled
256 to December 1, 2023 at 6:00 p.m. Children are believed to be responsible for some fires in
257 Portico. The fire department should be called if anything unusual is observed.

258

259 **TWELFTH ORDER OF BUSINESS** **Supervisors' Comments/Requests**

260

261 A Board Member stated he observed large iguanas and asked if anything can be done.
262 Mr. Adams stated iguanas can be difficult to remove; some companies charge \$150 per head.

263 Discussion ensued regarding the need to repair the construction fence at Cascades. Mr.
264 Adams stated a proposal will be requested.

265 Mr. Willis will follow up regarding the fence for Sagittaria Lane. If it was approved, he
266 will have the contract executed quickly.

267 Discussion ensued regarding scheduling a workshop with the HOA after the proposal is
268 received. The consensus was not to schedule anything until after the holidays.

269

270 **THIRTEENTH ORDER OF BUSINESS** **Adjournment**

271

272

273 **On MOTION by Mr. Morash and seconded by Mr. Stark, with all in favor, the**
274 **meeting recessed at 4:38 p.m., and was continued to November 16, 2023 at**
275 **11:00 a.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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287

Secretary/Assistant Secretary

Chair/Vice Chair

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

MINUTES B

DRAFT

**MINUTES OF MEETING
RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the River Hall Community Development District held a Continued Regular Meeting on November 16, 2023 at 11:00 a.m., at River Hall Town Hall Center, located at 3089 River Hall Parkway, Alva, Florida 33920.

Present were:

Ken Mitchell	Chair
Robert Stark	Vice Chair
Daniel J. Block (via telephone)	Assistant Secretary
Paul D. Asfour	Assistant Secretary
Michael Morash	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Greg Urbancic	District Counsel
Charlie Krebs (via telephone)	District Engineer
Peter Dame	Bond Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 11:00 a.m. Supervisors Mitchell, Stark, Asfour and Morash were present. Supervisor Block attended via telephone.

SECOND ORDER OF BUSINESS

Public Comments (3 minutes per speaker)

No members of the public spoke.

THIRD ORDER OF BUSINESS

Presentation of Supplemental Engineer's Report entitled "Supplement #2 dated February 2, 2023, revised April 6, 2023, revised July 25, 2023 to the River Hall Community Development District Engineer's Report dated October 25, 2005 and Supplement #1 dated November 15, 2019 and revised July 2, 2020"

41
42 Mr. Adams presented the Supplemental Engineer’s Report and stated that the Report
43 was provided merely to clean up immaterial items; there were no changes to the project or the
44 associated costs since the Report was last presented.

45
46 **FOURTH ORDER OF BUSINESS** **Presentation of Final Fourth Supplemental**
47 **Special Assessment Methodology Report**
48 **for Assessment Area 4**

49
50 Mr. Adams presented the Final Fourth Supplemental Special Assessment Methodology
51 Report dated November 7, 2023. The Report incorporates the final numbers since the bonds
52 were sold through the Bond Purchase Agreement. The final amounts of the lien and assessment
53 calculations for each of the properties are reflected in the Engineer’s Report and the
54 Assessment Methodology.

55
56 **FIFTH ORDER OF BUSINESS** **Consideration of Resolution 2024-01,**
57 **Supplementing Resolution No. 2023-05,**
58 **Which Resolution Previously Equalized,**
59 **Approved, Confirmed, Imposed and Levied**
60 **Special Assessments on and Peculiar To**
61 **Property Specially Benefited (Apportioned**
62 **Fairly and Reasonably) by the District’s**
63 **Projects; Approving and Adopting that**
64 **Certain Supplemental Engineer’s Report**
65 **Known as “Supplement #2 Dated February**
66 **2, 2023, Revised April 6, 2023, Revised July**
67 **25, 2023 to the River Hall Community**
68 **Development District Engineer’s Report**
69 **Dated October 25, 2005 and Supplement**
70 **#1 Dated November 15, 2019 and Revised**
71 **July 2, 2020” Prepared by Barraco and**
72 **Associates, Inc.; Approving and Adopting**
73 **the River Hall Community Development**
74 **District Final Fourth Supplemental Special**
75 **Assessment Methodology Report for**
76 **Assessment Area 4 Prepared By Wrathell,**
77 **Hunt & Associates, LLC Dated November 7,**
78 **2023, Which Applies the Methodology**
79 **Previously Adopted to Special Assessments**
80 **Reflecting the Specific Terms of the River**

81 Hall Community Development District
82 Capital Improvement Revenue Bonds,
83 Series 2023A (Assessment Area Four);
84 Providing for the Update of the District's
85 Assessment Records; and Providing for
86 Severability, Conflicts, and an Effective
87 Date

88
89 Mr. Urbancic discussed the bond issuance process and presented Resolution 2024-01,
90 also known as the "Final Terms" or "Bring Down" Resolution, which accomplishes the following:

- 91 ➤ Authorizes bonds in the aggregate principal amount of \$8,020,000.
- 92 ➤ Approves the final versions of the Supplemental Engineer's Report and the
93 Supplemental Assessment Methodology Report and sets the assessment levels based upon
94 these Reports and the final terms of the bonds.
- 95 ➤ Directs the District Manager to update the assessment records accordingly.

96 Mr. Asfour noted he was not in attendance when the bond issue was approved in April.
97 He stated that he has consistently been opposed to increasing the CDD's debt and noted that
98 he would have voted against it; therefore, he will vote against this Resolution.

99

100 **On MOTION by Mr. Morash and seconded by Mr. Stark, with Mr. Morash, Mr.**
101 **Stark, Mr. Mitchell and Mr. Block in favor and Mr. Asfour dissenting,**
102 **Resolution 2024-01, Supplementing Resolution No. 2023-05, Which Resolution**
103 **Previously Equalized, Approved, Confirmed, Imposed and Levied Special**
104 **Assessments on and Peculiar To Property Specially Benefited (Apportioned**
105 **Fairly and Reasonably) by the District's Projects; Approving and Adopting that**
106 **Certain Supplemental Engineer's Report Known as "Supplement #2 Dated**
107 **February 2, 2023, Revised April 6, 2023, Revised July 25, 2023 to the River Hall**
108 **Community Development District Engineer's Report Dated October 25, 2005**
109 **and Supplement #1 Dated November 15, 2019 and Revised July 2, 2020"**
110 **Prepared by Barraco and Associates, Inc.; Approving and Adopting the River**
111 **Hall Community Development District Final Fourth Supplemental Special**
112 **Assessment Methodology Report for Assessment Area 4 Prepared By Wrathell,**
113 **Hunt & Associates, LLC Dated November 7, 2023, Which Applies the**
114 **Methodology Previously Adopted to Special Assessments Reflecting the**
115 **Specific Terms of the River Hall Community Development District Capital**
116 **Improvement Revenue Bonds, Series 2023A (Assessment Area Four); Providing**
117 **for the Update of the District's Assessment Records; and Providing for**
118 **Severability, Conflicts, and an Effective Date, was adopted. [Motion passed 4-1]**
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SIXTH ORDER OF BUSINESS

Staff Reports

- A. **District Engineer: Hole Montes**
- B. **District Counsel: Coleman, Yovanovich & Koester**

There were no District Engineer or District Counsel reports.

- C. **District Manager: Wrathell, Hunt and Associates, LLC**

Mr. Adams recalled that the Lee County Sheriff’s Office (LCSO) patrols on the Parkway were authorized through early November and asked if the Board would like to continue the patrols.

On MOTION by Mr. Asfour and seconded by Mr. Morash, with all in favor, continuing the Lee County Sheriff’s Office patrols on the Parkway, through the school year, was approved.

- **NEXT MEETING DATE: December 7, 2023 at 3:30 PM**
 - **QUORUM CHECK**

The next meeting will be held on December 7, 2023, unless canceled.

- D. **Operations Manager: Wrathell, Hunt and Associates, LLC**

There was no report.

SEVENTH ORDER OF BUSINESS

Public Comments: Non-Agenda Items (3 minutes per speaker)

No members of the public spoke.

EIGHTH ORDER OF BUSINESS

Supervisors’ Comments/Requests

A Board Member asked for erosion on Chestnut Grove to be included on the next agenda.

Mr. Asfour asked for Staff to inspect the lake at the end of Sagittaria Lane.

Discussion ensued regarding the pending pump repairs.

Mr. Adams stated Staff will look into it and address the timer issue if necessary.

154 Discussion ensued regarding the need to replace the gate at Cascades when
155 construction is complete.

156 Mr. Adams stated a proposal was requested.

157 Mr. Stark suggested the Cascades HOA be advised about the gate installation. He noted
158 that Portico is installing a pool and expressed concern about construction traffic, given the
159 automated gate. Mr. Adams suggested they have a key so the back entrance can be utilized,
160 when necessary.

161

162 **NINTH ORDER OF BUSINESS**

Adjournment

163

164

165 **On MOTION by Mr. Asfour and seconded by Mr. Morash, with all in favor, the**
166 **meeting adjourned at 11:11 a.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS

RIVER HALL COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE

LOCATION

River Hall Town Hall Center, located at 3089 River Hall Parkway, Alva, Florida 33920

¹Meeting Location is unavailable

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 5, 2023¹ CANCELED	Regular Meeting	3:30 PM
November 2, 2023	Regular Meeting	3:30 PM
November 16, 2023	Continued Regular Meeting	11:00 AM
December 7, 2023	Regular Meeting	3:30 PM
January 4, 2024	Regular Meeting	3:30 PM
February 1, 2024	Regular Meeting	3:30 PM
March 7, 2024	Regular Meeting	3:30 PM
April 4, 2024	Regular Meeting	3:30 PM
May 2, 2024	Regular Meeting	3:30 PM
June 6, 2024	Regular Meeting	3:30 PM
July 11, 2024*	Regular Meeting	3:30 PM
August 1, 2024	Regular Meeting	3:30 PM
September 5, 2024	Regular Meeting	3:30 PM

***Exception**

The July meeting date is held one (1) week later to accommodate the Independence Day holiday.



Wrathell, Hunt and Associates, LLC

TO: River Hall CDD Board of Supervisors

FROM: Shane Willis – District Manager

DATE: December 7, 2023

SUBJECT: Status Report – Field Operations

Fountains:

West Fountain: March 2021 – installed LED's (4 total), with a three-year warranty. Expires February 2024. Installed by Solitude Lake Management for a cost of \$3,800.00.

East Fountain: December 2022 – Replaced Pump and Motor. One year warranty on both. Expires November 2023. Installed by Superior Waterway for a cost of \$5,500.00.

Repairs completed and service schedule set to 9am -10pm daily.

FPL Easement Mowing: Current contract with P&T Lawn & Tractor Service is \$11,650.00 and is set to expire April 30, 2024. Bush hogging of the East and West side of River Hall Parkway is twice per year during the drought season. Completed for 2023, Staff will update contract in March 2024.

Lake & Wetland Contract: Superior Waterways has begun the cleanup and maintenance of the District's stormwater system. Although there is still a lot of work to complete, many of the stormwater ponds have seen significant improvement.

Landscape Maintenance Contract: Gulfscapes landscape agreement signed 10/01/23 for \$190,387.00. Agreement expires 9/30/24 with an additional one-year option.

Storm Drain/Pipe Cleanout: In 2018 the Board placed this exercise on a three-year cycle. River Hall was completed in 2021 for a cost of \$19,550.00. Inspections will be scheduled in the Spring of 2024 for a cost of \$5K.

Cascades was completed in 2022 for a cost of \$18,700.00 and will be scheduled in 2025.

Street Sweeping: Scheduled annually in December. For 2023/24 budget purposes - \$750.00.

Pressure Cleaning: Scheduled annually between the months of October to mid-November. For 2023/24 budget purposes - \$13,100.00. Contract signed 7/17/2023. Expected to be completed before the 12/7/23 meeting.

Hog Trapping: For 2023/24 budget purposes \$22,800.00. In the process of gathering signatures for the 2023 – 2025 agreement. Two of six signatures have been returned as of 11/30/23.

Lighting Program: Current contract with Trimmers Holiday Décor is \$11K and is set to expire January 2024. Oak Lighting: \$7K and Holiday Decorating \$4K.

Bank Restoration Project:

Lake 3-5B: As discussed at last month's meeting with Ms. Tempesta surrounding the continued erosion to the lake bank adjacent to her property, the handout she provided at our meeting from the Developer was for work completed in 2020. Ms. Tempesta never responded to the district's letter from 2021, until our meeting last month.

Note: A second letter was sent explaining the need for the resident to install additional drainage piping before the District can make repairs to the lake bank. Delivery receipt received 7/11/23.

Note: Resident sent response letter rejecting any responsibility for repairs due to drainage issues.

Portico Fencing Hedge: Proposal for Board's approval, total \$63,300.00. Proposals from Gulfscapes, Dorman and P&T Lawn and Tractor will be considered during the 12/7/23 meeting.

Sagittaria Lane Fence: Contract agreement has been signed, permits applied for. Expected installation to begin late January 2024. Total cost \$17,229.50.

Construction Fence Repairs: Staff sourcing proposals to repair damaged gate and install one on the west end.