

RIVER HALL

**COMMUNITY DEVELOPMENT
DISTRICT**

June 6, 2024

**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

May 30, 2024

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 June 6, 2024 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. Update: Superior Waterway Services, Inc. Treatment Report – *Andy Nott*
4. Developer Update
5. Continued Discussion/Update: Proposed Traffic Control Project on Parkway for Proposed Townhome Project
6. Update: Lee County's Sunshine Extension Project
7. Consideration of Resolution 2024-06, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
8. Consideration of Resolution 2024-07, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date
9. Discussion/Consideration of Proposal for Gopher Tortoise Services
10. Acceptance of Unaudited Financial Statements as of April 30, 2024
11. Approval of May 2, 2024 Regular Meeting Minutes
12. Staff Reports

- A. District Engineer: *Hole Montes*
- Update: Roadside Catch Basin Ownership Responsibility
- B. District Counsel: *Coleman, Yovanovich & Koester*
- C. District Manager: *Wrathell, Hunt and Associates, LLC*
- 2,860 Registered Voters in District as of April 15, 2024
 - NEXT MEETING DATE: July 11, 2024 at 3:30 PM

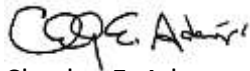
○ QUORUM CHECK

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*
13. Public Comments: Non-Agenda Items (*3 minutes per speaker*)
14. Supervisors' Comments/Requests
15. 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

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River Hall CDD
Treatment Report for April 1st to May 15th, 2024

Lake survey was done on May 21, overall property is in good shape, there are some lakes I feel need some work

Lakes: 2-2E, 2-2G, and 4-1A Lilies are bad and will be treated week of May 28th

Lakes: 2-3A, 3-1 Chara is getting bad and is scheduled to be treated the week of the May 28th
with follow up treatments in June

Lakes: 1-1A, 1-1B, 2-1A, 2-4D, 2-4E, 3-5C, 3-5D Torpedograsses are growing back heavy and are
schedule to be treated. This will take more then on treatment; treatments are schedule
for the end of May and first week in June

Lakes: 1-4, 1-6A, 1-6B, 2-2M lilies were treated with Sonar

Lakes: 2-2E, 2-F, 2-2G 4-1A Sonar will be added to these lakes to treat the lilies

Lake: 2-6B the aera between the lake and fence was recently clean up but there a several peppertrees growing
on lake bank at or above the high water make, Lake 2-5C also has a peppertree in the landscape aera
next to lake

Lakes: 2-8E and 2-8F are not on our contract but we are treating them

We have added a third lake tech to help service this account in addition to a third tech we also scheduled our
5-man crew out 5 days in May and will continue to have crew out to help
lake tech to stay ahead.

SUPERIOR WATERWAY SERVICES, INC.



Lake #	Work Performed	Target	Target	Treatment Date	Treatment Date	Notes
1-1A	Treated	Grasses/Weeds		4/12/24		Sprayed lake bank grasses
1-1B	Treated	Grasses/Weeds		4/12/24		Sprayed lake bank grasses
1-2A	Inspected	Grasses/Weeds		4/12/24		Scheduled for treatment
1-2B	Inspected	Grasses/Weeds		4/12/24		Scheduled for treatment
1-3	Treated	Algae		4/12/24		Treated for Algae
1-4	Treated	Water Lilies		4/12/24		Need follow up treatments
1-6A	Inspected			4/12/24		No major Problems
1-6B	Inspected			4/12/24	5/4/24	No major Problems
2-1A	Inspected	Grasses/Weeds		4/8/24	5/6/24	Scheduled for treatment
2-1B	Treated	Grasses/Weeds		4/8/24	5/4/24	Sprayed Littorals for Grasses/weeds
2-2A	Treated	Grasses/Weeds		4/8/24	4/12/24	Sprayed Littorals for Grasses/weeds
2-2B	Treated	Grasses/Weeds		4/8/24	4/12/24	Sprayed Littorals for Grasses/weeds
2-2C	Treated	Grasses/Weeds		4/8/24	4/12/24	Sprayed Littorals for Grasses/weeds
2-2D	Treated	Grasses/Weeds		4/12/24	5/4/24	Crew sprayed lake bank weed/grasses
2-2E	Treated	Grasses/Weeds		4/12/24	5/4/24	Crew sprayed lake bank weed/grasses
2-2F	Treated	Grasses/Weeds		4/30/24	5/6/24	Sprayed Littorals for Grasses/weeds
2-2G	Treated	Torpedograss		4/12/24	5/6/24	Crew sprayed lake bank weed/grasses
2-2H	Treated	Grasses/Weeds		4/12/24	5/6/24	Crew sprayed lake bank weed/grasses
2-2I	Treated	Grasses/Weeds		4/12/24	5/4/24	Crew sprayed lake bank weed/grasses
2-2J	Treated	Grasses/Weeds		4/12/24	5/6/24	Crew sprayed lake bank weed/grasses

SUPERIOR WATERWAY SERVICES, INC.



Lake #	Work Performed	Target	Target	Treatment Date	Treatment Date	Notes
2-2K	Treated	Grasses/Weeds		4/12/24	5/6/24	Crew sprayed lake bank weed/grasses
2-2L	Treated	Grasses/Weeds		4/15/24	5/6/24	Crew sprayed lake bank weed/grasses
2-2M	Treated	Torpedograss		4/30/24	5/13/24	Sprayed Littorals for Torpedograss
2-3A	Inspected	Chara		4/30/24		Schedule for treatment on next visit
2-3B	Treated	Grasses/Weeds		4/15/24		Crew sprayed lake bank weed/grasses
2-4A	Treated	Torpedograss		4/1/24	4/30/24	Sprayed Littorals for Torpedograss
2-4B	Treated	Grasses/Weeds		4/30/24		Sprayed Littorals for Torpedograss
2-4C	Treated	Torpedograss		4/1/24	4/30/24	Sprayed lake bank grasses
2-4D	Treated	Torpedograss		4/1/24	4/30/24	Sprayed lake bank grasses
2-4E	Treated	Torpedograss		4/1/24	4/30/24	Sprayed lake bank grasses
2-5A/2-5B	Inspected			4/30/24		No major Problems
Flowway Lake 1	Treated	Grasses/Weeds		4/5/24		Crew sprayed littorals and lake bank
2-5C	Treated	Grasses/Weeds		4/1/24		Sprayed Littorals for Grasses/weeds
2-5D	Treated	Torpedograss		4/1/24	4/30/24	Sprayed lake bank grasses
2-6A	Treated	Grasses/Weeds		4/15/24		Crew sprayed lake bank weed/grasses
2-6B	Treated	Grasses/Weeds		4/15/24		Crew sprayed lake bank weed/grasses
2-6C	Treated	Grasses/Weeds		4/15/24	5/13/24	Crew sprayed lake bank weed/grasses
2-7	Treated	Grasses/Weeds		4/15/24	5/13/24	Crew sprayed littorals and lake bank
2-8A	Treated	Grasses/Weeds		4/15/24		Crew sprayed littorals and lake bank
2-8B	Treated	Grasses/Weeds		4/17/24	5/13/24	Crew sprayed littorals and lake bank

SUPERIOR WATERWAY SERVICES, INC.



Lake #	Work Performed	Target	Target	Treatment Date	Treatment Date	Notes
2-8C	Treated	Grasses/Weeds		4/14/24	5/13/24	Crew sprayed littorals and lake bank
2-8D	Treated	Grasses/Weeds		4/17/24	5/13/24	Crew sprayed littorals and lake bank
Flowway Lake 2	Treated	Grasses/Weeds		4/30/24	4/5/24	Sprayed Littorals for Grasses/weeds
3-1	Treated	Torpedograss	Chara	4/18/24		Needs follow up treatment
3-2	Treated	Torpedograss	Chara	4/29/24	5/10/24	Needs follow up treatment
3-3	Treated	Torpedograss	Chara	4/29/24		Need follow up treatments
3-3A	Treated	Torpedograss		4/8/24	5/10/24	Crew sprayed littorals and lake bank
3-4A	Treated	Torpedograss		4/18/24		Sprayed Littorals for Torpedograss
3-4B	Treated	Grasses/Weeds		4/12/24	4/5/24	Sprayed Littorals for Grasses/weeds
3-4C	Treated	Torpedograss		4/12/24		Sprayed Littorals for Grasses/weeds
3-5A	Treated	Grasses/Weeds		4/8/24	4/5/24	Sprayed Littorals for Grasses/weeds
3-5B	Treated	Torpedograss		4/12/24	4/5/24	Sprayed Littorals for Torpedograss
3-5C	Treated	Grasses/Weeds		4/12/24	4/5/24	Sprayed Littorals for Grasses/weeds
3-5D	Treated	Torpedograss		4/12/24		Sprayed Littorals for Torpedograss
3-5E	Treated	Torpedograss		4/12/24		Sprayed Littorals for Torpedograss
4-1A	Treated	Grasses/Weeds		4/18/24		Sprayed Littorals for Grasses/weeds
4-1B	Treated	Grasses/Weeds		4/18/24	4/4/24	Sprayed Littorals for Grasses/weeds
4-1C	Treated	Grasses/Weeds		4/4/24		Crew sprayed littorals and lake bank
4-1D	Treated	Chara		4/8/24	4/5/24	Treated for Algae
4-1E	Treated	Grasses/Weeds		4/16/24	4/4/24	Crew sprayed littorals and lake bank

SUPERIOR WATERWAY SERVICES, INC.



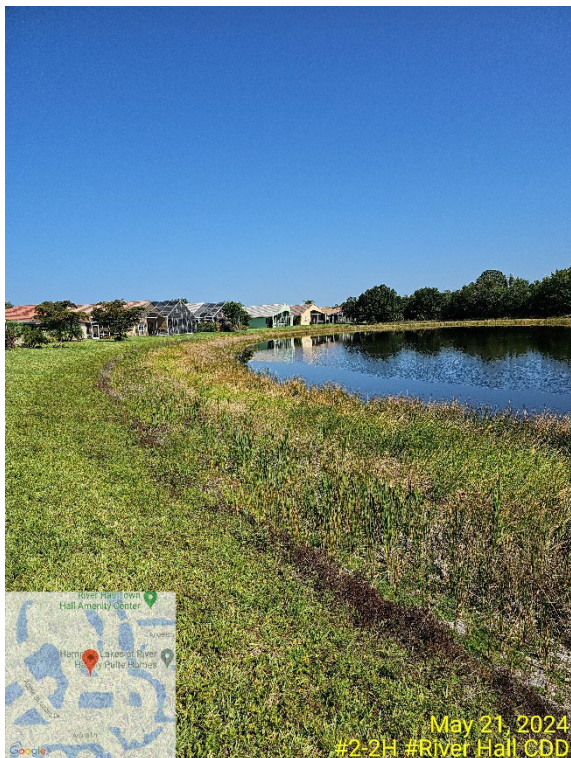
Lake #	Work Performed	Target	Target	Treatment Date	Treatment Date	Notes
4-1F	Treated	Grasses/Weeds		4/18/24	4/4/24	Crew sprayed littorals and lake bank
4-2B	Treated	Grasses/Weeds		4/12/24	4/4/24	Crew sprayed littorals and lake bank
4-2H	Treated	Grasses/Weeds		4/18/24	4/5/24	Crew sprayed littorals and lake bank
4-2I	Treated	Grasses/Weeds		4/8/24	4/4/24	Crew sprayed littorals and lake bank
4-2J	Treated	Grasses/Weeds		4/18/24	4/4/24	Crew sprayed littorals and lake bank
Ditch	Treated	Grasses/Weeds		5/3/24		Sprayed lake bank weeds
2-8E	Treated	Grasses/Weeds		4/17/24		Crew sprayed littorals and lake bank
2-8F	Treated	Grasses/Weeds		4/17/24		Crew sprayed littorals and lake bank



Lake 2-2E, Lillies will be treated week of May 28th



Lake 1-1B, Lake bank grasses and weeds are scheduled to be treated



Lake 2-2H, no issues



Lake 2-6B Peppertrees



Lake 3-4B light grasses and weeds



Lake 2-5C Peppertree in landscape next to lake

River Hall CDD May 2024 Fixed Structure Note

ID #	Picture	Notes
CS B1-1	Yes	No problems noted
CS B1-2	Yes	Need willow tree removed
CS B1-3	Yes	Minor concrete damage on top
CS B1-4	No	This was inspected just forgot the picture
CS B1-5	Yes	No problems noted
CS B1-6	Yes	No problems noted
CS B2-1	Yes	No problems noted
CS B2-2	Yes	No problems noted
CS B2-3	Yes	No problems noted
CS B2-4	Yes	No problems noted
CS B2-5	Yes	Spikerush will be sprayed on next schedule service
CS B2-6	Yes	Minor concrete damage on top
CS B2-7	Yes	Spikerush will be sprayed on next schedule service
CS B2-8	Yes	Spray grass/weed on next schedule service
CS B3-1	Yes	No problems noted
CS B3-2	Yes	No problems noted
CS B3-3	Yes	No problems noted
CS B3-4	Yes	No problems noted
CS B3-5	Yes	No problems noted
CS B3-6	Yes	This structure still has the silt paper under the grate
CS B4-1	Yes	Dead vegetation will be removed by crew on their next service
CS B4-2	Yes	This structure still has the silt paper under the grate

River Hall CDD Fixed Structure Report

Date of Inspection: May 21, 2024

Structure ID: CS B1-1

Type of Structure: Control Structure

Structural Inspection:

Good

Functional Inspection:

Good

Additional Conditions Observed:

Minor lake bank erosion



River Hall CDD Fixed Structure Report

Date of Inspection: May 21, 2024

Structure ID: CS B1-2

Type of Structure: Control Structure

Structural Inspection:

Good

Functional Inspection:

Good

Additional Conditions Observed:

Willow tree growing next to and in front of structure recommend remove it



River Hall CDD Fixed Structure Report

Date of Inspection: May 21, 2024

Structure ID: CS B1-3

Type of Structure: Control Structure

Structural Inspection:

Good

Functional Inspection:

Good

Additional Conditions Observed:

Minor concrete damage on top



River Hall CDD Fixed Structure Report

Date of Inspection: May 21, 2024

Structure ID: CS B1-4

Type of Structure: Control Structure

Structural Inspection:

Good

Functional Inspection:

Good

Additional Conditions Observed:

None

River Hall CDD Fixed Structure Report

Date of Inspection: May 21, 2024

Structure ID: CS B1-5

Type of Structure: Control Structure

Structural Inspection:

Good

Functional Inspection:

Good

Additional Conditions Observed:

None



River Hall CDD Fixed Structure Report

Date of Inspection: May 21, 2024

Structure ID: CS B1-6

Type of Structure: Control Structure

Structural Inspection:

Good

Functional Inspection:

Good

Additional Conditions Observed:

None



River Hall CDD Fixed Structure Report

Date of Inspection: May 21, 2024

Structure ID: CS B2-1

Type of Structure: Control Structure

Structural Inspection:

Good

Functional Inspection:

Good

Additional Conditions Observed:

None



River Hall CDD Fixed Structure Report

Date of Inspection: May 21, 2024

Structure ID: CS B2-2

Type of Structure: Control Structure

Structural Inspection:

Good

Functional Inspection:

Good

Additional Conditions Observed:

None



River Hall CDD Fixed Structure Report

Date of Inspection: May 21, 2024

Structure ID: CS B2-3

Type of Structure: Control Structure

Structural Inspection:

Good

Functional Inspection:

Good

Additional Conditions Observed:

None



River Hall CDD Fixed Structure Report

Date of Inspection: May 21, 2024

Structure ID: CS B2-4

Type of Structure: Control Structure

Structural Inspection:

Good

Functional Inspection:

Good

Additional Conditions Observed:

None



River Hall CDD Fixed Structure Report

Date of Inspection: May 21, 2024

Structure ID: CS B2-5

Type of Structure: Control Structure

Structural Inspection:

Good

Functional Inspection:

Good

Additional Conditions Observed:

Spikerush will be sprayed on next schedule visit



River Hall CDD Fixed Structure Report

Date of Inspection: May 21, 2024

Structure ID: CS B2-6

Type of Structure: Control Structure

Structural Inspection:

Good

Functional Inspection:

Good

Additional Conditions Observed:

Minor concrete damage on top



River Hall CDD Fixed Structure Report

Date of Inspection: May 21, 2024

Structure ID: CS B2-7

Type of Structure: Control Structure

Structural Inspection:

Good

Functional Inspection:

Good

Additional Conditions Observed:

Spay spikerush on next schedule visit



River Hall CDD Fixed Structure Report

Date of Inspection: May 21, 2024

Structure ID: CS B2-8

Type of Structure: Control Structure

Structural Inspection:

Good

Functional Inspection:

Good

Additional Conditions Observed:

Spray grass/weed on next schedule service



River Hall CDD Fixed Structure Report

Date of Inspection: May 21, 2024

Structure ID: CS B3-1

Type of Structure: Control Structure

Structural Inspection:

Good

Functional Inspection:

Good

Additional Conditions Observed:

None



River Hall CDD Fixed Structure Report

Date of Inspection: May 21, 2024

Structure ID: CS B3-2

Type of Structure: Control Structure

Structural Inspection:

Good

Functional Inspection:

Good

Additional Conditions Observed:

None



River Hall CDD Fixed Structure Report

Date of Inspection: May 21, 2024

Structure ID: CS B3-3

Type of Structure: Control Structure

Structural Inspection:

Good

Functional Inspection:

Good

Additional Conditions Observed:

None



River Hall CDD Fixed Structure Report

Date of Inspection: May 21, 2024

Structure ID: CS B3-4

Type of Structure: Control Structure

Structural Inspection:

Good

Functional Inspection:

Good

Additional Conditions Observed:

None



River Hall CDD Fixed Structure Report

Date of Inspection: May 21, 2024

Structure ID: CS B3-5

Type of Structure: Control Structure

Structural Inspection:

Good

Functional Inspection:

Good

Additional Conditions Observed:

None



River Hall CDD Fixed Structure Report

Date of Inspection: May 21, 2024

Structure ID: CS B3-6

Type of Structure: Control Structure

Structural Inspection:

N/A

Functional Inspection:

N/A

Additional Conditions Observed:

This structure still has the silt paper under the grate, lake is still be worked on by developer



River Hall CDD Fixed Structure Report

Date of Inspection: May 21, 2024

Structure ID: CS B4-1

Type of Structure: Control Structure

Structural Inspection:

Good

Functional Inspection:

Good

Additional Conditions Observed:

Dead vegetation will be removed by crew on their next service



River Hall CDD Fixed Structure Report

Date of Inspection: May 21, 2024

Structure ID: CS B4-2

Type of Structure: Control Structure

Structural Inspection:

Good

Functional Inspection:

Good

Additional Conditions Observed:

This structure still has the silt paper under the steel grates



RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

7

RESOLUTION 2024-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF RIVER HALL COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2024/2025 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the River Hall Community Development District ("**District**") prior to June 15, 2024, a proposed operating budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2024 and ending September 30, 2025 ("**Fiscal Year 2024/2025**"); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RIVER HALL COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2024/2025 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set as follows:

DATE: _____

HOUR: 3:30 p.m.

LOCATION: River Hall Town Hall Center
3089 River Hall Parkway
Alva, Florida 33920

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Lee County, Florida at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 6TH DAY OF JUNE, 2024.

ATTEST:

**RIVER HALL COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2024/2025 Budget

Exhibit A: Fiscal Year 2024/2025 Budget

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025
PROPOSED BUDGET**

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
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**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll	\$ 610,292				\$ 657,263
Allowable discounts (4%)	(24,412)				(26,291)
Assessment levy: on-roll: net	585,880	\$ 581,461	\$ 4,419	\$ 585,880	630,972
Assessment levy: off-roll	130,870	98,153	32,717	130,870	86,312
Miscellaneous Hog Program shared cost	16,500	7,475	3,800	11,275	12,000
Interest and miscellaneous	500	158	5,000	5,158	7,500
Total revenues	733,750	687,247	45,936	733,183	736,784
EXPENDITURES					
Professional & administrative					
Legislative					
Supervisor	12,000	4,800	7,200	12,000	12,000
Financial & Administrative					
District management	45,000	18,750	26,250	45,000	45,000
District engineer	25,000	11,512	13,488	25,000	25,000
Trustee	7,100	12,094	-	12,094	16,000
Tax collector/property appraiser	5,653	4,123	1,530	5,653	6,165
Assessment roll prep	4,500	1,875	2,625	4,500	4,500
EMMA software services	-	-	1,500	1,500	-
Auditing services	3,300	-	3,300	3,300	3,300
Arbitrage rebate calculation	650	-	650	650	650
Public officials liability insurance	13,000	13,063	-	13,063	14,000
Legal advertising	1,100	-	1,100	1,100	1,100
Bank fees	350	-	350	350	350
Dues, licenses & fees	175	175	-	175	175
Postage	1,500	-	1,500	1,500	1,500
Website maintenance	705	705	-	705	705
ADA website compliance	210	-	210	210	210
Dissemination Agent Fees	-	1,500	(1,500)	-	-
Legal counsel					
District counsel	14,000	7,840	6,160	14,000	14,000
Electric utility services					
Utility services	11,000	4,853	6,147	11,000	11,000
Street lights	2,000	945	1,055	2,000	2,000
Stormwater control					
Fountain service repairs & maintenance	7,500	5,615	1,885	7,500	7,500
Aquatic maintenance	152,465	103,245	80,000	183,245	160,000
Hog removal	23,000	7,100	7,000	14,100	15,000
Lake/pond bank maintenance	5,000	-	2,500	2,500	5,000
Stormwater system maintenance	40,000	860	10,000	10,860	40,000

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025**

	Fiscal Year 2024				
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	Proposed Budget FY 2025
Other physical environment					
General liability insurance	5,000	4,647	-	4,647	5,200
Property insurance	10,000	12,176	-	12,176	13,800
Entry & walls maintenance	13,100	19,140	-	19,140	13,100
Landscape maintenance	195,000	95,732	99,268	195,000	195,000
Irrigation repairs & maintenance	12,500	-	5,000	5,000	12,500
Landscape replacement plants, shrubs, tre	20,000	4,933	15,067	20,000	20,000
Annual mulching	9,000	10,116	-	10,116	10,500
Holiday decorations	12,000	11,562	438	12,000	12,000
Bell tower maintenance	1,750	-	1,000	1,000	1,750
Ornamental lighting & maintenance	2,000	-	1,000	1,000	2,000
Road & street facilities					
Street/parking lot sweeping	750	825	-	825	900
Street light maintenance	3,500	3,232	268	3,500	3,500
Roadway repair & maintenance	25,000	16,304	8,696	25,000	25,000
Sidewalk repair & maintenance	2,500	7,072	-	7,072	5,000
Street sign repair & replacement	1,500	-	1,500	1,500	1,500
Off-duty sheriff patrol	-	-	-	-	15,000
Contingency					
Miscellaneous contingency	50	8,623	4,500	13,123	50
Total expenditures	<u>688,858</u>	<u>393,417</u>	<u>309,687</u>	<u>703,104</u>	<u>721,955</u>
Excess/(deficiency) of revenues over/(under) expenditures	44,892	293,830	(263,751)	30,079	14,829
Fund balance - beginning (unaudited)	909,237	900,271	1,194,101	900,271	930,350
Assigned					
Operating capital	145,000	145,000	145,000	145,000	145,000
Disaster recovery	250,000	250,000	250,000	250,000	250,000
Unassigned	559,129	799,101	535,350	535,350	550,179
Fund balance - ending (projected)	<u>\$954,129</u>	<u>\$ 1,194,101</u>	<u>\$ 930,350</u>	<u>\$ 930,350</u>	<u>\$ 945,179</u>

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Legislative

Supervisor	\$	12,000
Statutorily set at \$200 (plus applicable taxes) for each meeting of the Board of Supervisors, not to exceed \$4,800 for each fiscal year.		

Financial & Administrative

District management		45,000
Wrathell, Hunt and Associates, LLC, specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develop financing programs, administer the issuance of tax exempt bond financings and operate and maintain the assets of the community.		

District engineer		25,000
Hole Montes Inc., provides a broad array of engineering, consulting and construction services to the District, which assists in crafting solutions with sustainability for the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities. Also includes maintenance of the District's GIS system by Passarella and Associates..		

Trustee		16,000
Annual fees paid to U.S. Bank for services provided as trustee, paying agent and registrar.		

Tax collector/property appraiser		6,165
Covers the cost of utilizing the Tax Collector services in placing the District's assessments on the property tax bill each year.		

Assessment roll prep		4,500
The District may collect its annual operating and debt service assessment through direct off-roll assessment billing to landowners and/or placement of assessments on the annual real estate tax bill from the county's tax collector. The District's contract for financial services with Wrathell, Hunt and Associates, LLC, includes assessment roll preparation. The District anticipates all funding through direct off-roll assessment billing to landowners.		

Auditing services		3,300
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to Florida State Law and the rules and guidelines of the Florida Auditor General.		

Arbitrage rebate calculation		650
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.		

Public officials liability insurance		14,000
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Legal advertising		1,100
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.		

Bank fees		350
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Dues, licenses & fees		175
Includes the annual fee paid to the Department of Economic Opportunity.		

Postage		1,500
Mailing of agenda packages, overnight deliveries, correspondence, etc.		

Website maintenance		705
Maintenance of district's website.		

ADA website compliance		210
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**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

District counsel	14,000
Coleman, Yovanovich and Koester, PA., provides on-going general counsel legal representation and, in this arena, these lawyers are confronted with issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts. In this capacity, they provide service as "local government lawyers," realizing that this type of local government is very limited in its scope – providing infrastructure and services to developments.	
<i>Electric utility services</i>	
Utility services	11,000
Intended to cover the costs of electricity for the SR 80 entry floating fountains, up lighting, irrigation controllers, clock tower, etc.	
Street lights	2,000
Intended to cover the costs of electricity for the street lighting along River Hall Parkway from SR 80 to the main gatehouse.	
<i>Stormwater control</i>	
Fountain service repairs & maintenance	7,500
The District contracts with a qualified and licensed contractor for the maintenance of it's floating fountain at the main entry.	
Aquatic maintenance	160,000
The District contracts with a qualified and licensed contractor for the maintenance of it's	
Hog removal	15,000
Intended to cover cost of community hog removal the costs of which is shared with 4 other entities.	
Lake/pond bank maintenance	5,000
Intended to address lake and bond bank erosion remediation on an as needed basis.	
Stormwater system maintenance	40,000
Intended to address repairs and maintenance to primary stormwater system catch basins and pipe work.	
<i>Other physical environment</i>	
General liability insurance	5,200
The District carries public officials and general liability insurance with policies written by Preferred Governmental Insurance Trust. The limit of liability is set at \$1,000,000 (general aggregate \$2,000,000) and \$1,000,000 for public officials liability.	
Property insurance	13,800
Covers District physical property including but not limited to the entry features, street lighting, clock tower etc..	
Entry & walls maintenance	13,100
Intended to cover the routine maintenance of the entry features, including pressure washing, painting, lighting etc.	

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Landscape maintenance	195,000
The District contracts with a qualified and licensed landscape maintenance contractor for the maintenance of it's landscaping around the main entry lakes, along the SR 80 frontage and within the River Hall Parkway road right of way from SR 80 to the main gatehouse. Also, includes twice a year bush hogging of the FPL easement.	
Irrigation repairs & maintenance	12,500
Intended to cover large irrigation repairs that are not otherwise covered within the District's landscape maintenance contract.	
Landscape replacement plants, shrubs, trees	20,000
Intended to cover the periodic supplement and replacement of landscape plant materials within the District's landscape areas.	
Annual mulching	10,500
Intended to cover the cost of materials only for once a year mulching of landscape areas. Cost of installing is include in maintenance contract.	
Holiday decorations	12,000
Intended to cover the cost of installation, monitoring/repairing and removal of holiday lighting at the main entry at SR 80.	
Bell tower maintenance	1,750
Intended to cover the cost of repairs to the clock.	
Ornamental lighting & maintenance	2,000
Intended cover the costs of the up lighting repairs and maintenance within the District's landscape areas.	
Road & street facilities	
Street/parking lot sweeping	900
Intended to cover the costs of hiring a qualified and licensed street sweeping contractor to sweep, collect and remove debris from the River Hall Parkway from SR 80 to the main gatehouse and pressure wash the sidewalks and curbs within the same limits.	
Street light maintenance	3,500
Intended to cover the cost of maintaining the District's street lighting system along River Hall Parkway from SR 80 to the main gatehouse.	
Roadway repair & maintenance	25,000
Intended to cover repairs and maintenance of River Hall Parkway from SR 80 to the main gatehouse.	
Sidewalk repair & maintenance	5,000
Intended to cover the repairs and maintenance of the sidewalk within the River Hall Parkway right of way from SR80 to the main gatehouse.	
Street sign repair & replacement	1,500
Intended to cover the cost of repair and replacement of the traffic signage within the River Hall Parkway right of way from SR 80 to the main gatehouse.	
Off-duty sheriff patrol	15,000
Covers the costs of hiring off-duty Sheriff's Deputies to provide traffic enforcement on the Parkway during times of the year that school is in session and during parent pick-up and drop off hours.	
Contingency	
Miscellaneous contingency	50
Automated AP routing and other miscellaneous items.	
Total expenditures	<u><u>\$ 721,955</u></u>

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2020A
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
REVENUES					
Special assessment - on-roll	\$ 432,000				\$ 432,000
Allowable discounts (4%)	(17,280)				(17,280)
Assessment levy: net	414,720	\$ 408,702	\$ 6,018	\$ 414,720	414,720
Interest	-	12,329	-	12,329	-
Total revenues	414,720	421,031	6,018	427,049	414,720
EXPENDITURES					
Debt service					
Principal	155,000	-	155,000	155,000	155,000
Interest	260,475	130,237	130,238	260,475	256,213
Total expenditures	415,475	130,237	285,238	415,475	411,213
Fund balance:					
Net increase/(decrease) in fund balance	(755)	290,794	(279,220)	11,574	3,507
Beginning fund balance (unaudited)	357,799	372,266	663,060	372,266	383,840
Ending fund balance (projected)	357,044	\$ 663,060	\$ 383,840	\$ 383,840	387,347
Use of fund balance:					
Debt service reserve account balance (required)					(206,925)
Interest expense - November 1, 2025					(125,975)
Projected fund balance surplus/(deficit) as of September 30, 2025					\$ 54,447

RIVER HALL

Community Development District

Series 2020A

\$7,410,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2024			128,106.25	128,106.25
05/01/2025	155,000.00	2.750%	128,106.25	283,106.25
11/01/2025			125,975.00	125,975.00
05/01/2026	160,000.00	3.250%	125,975.00	285,975.00
11/01/2026			123,375.00	123,375.00
05/01/2027	165,000.00	3.250%	123,375.00	288,375.00
11/01/2027			120,693.75	120,693.75
05/01/2028	175,000.00	3.250%	120,693.75	295,693.75
11/01/2028			117,850.00	117,850.00
05/01/2029	180,000.00	3.250%	117,850.00	297,850.00
11/01/2029			114,925.00	114,925.00
05/01/2030	185,000.00	3.250%	114,925.00	299,925.00
11/01/2030			111,918.75	111,918.75
05/01/2031	190,000.00	3.250%	111,918.75	301,918.75
11/01/2031			108,831.25	108,831.25
05/01/2032	195,000.00	3.625%	108,831.25	303,831.25
11/01/2032			105,296.88	105,296.88
05/01/2033	205,000.00	3.625%	105,296.88	310,296.88
11/01/2033			101,581.25	101,581.25
05/01/2034	210,000.00	3.625%	101,581.25	311,581.25
11/01/2034			97,775.00	97,775.00
05/01/2035	220,000.00	3.625%	97,775.00	317,775.00
11/01/2035			93,787.50	93,787.50
05/01/2036	230,000.00	3.625%	93,787.50	323,787.50
11/01/2036			89,618.75	89,618.75
05/01/2037	235,000.00	3.625%	89,618.75	324,618.75
11/01/2037			85,359.38	85,359.38
05/01/2038	245,000.00	3.625%	85,359.38	330,359.38
11/01/2038			80,918.75	80,918.75
05/01/2039	255,000.00	3.625%	80,918.75	335,918.75
11/01/2039			76,296.88	76,296.88
05/01/2040	265,000.00	3.625%	76,296.88	341,296.88
11/01/2040			71,493.75	71,493.75
05/01/2041	275,000.00	3.875%	71,493.75	346,493.75
11/01/2041			66,165.63	66,165.63
05/01/2042	285,000.00	3.875%	66,165.63	351,165.63
11/01/2042			60,643.75	60,643.75
05/01/2043	295,000.00	3.875%	60,643.75	355,643.75
11/01/2043			54,928.13	54,928.13
05/01/2044	310,000.00	3.875%	54,928.13	364,928.13
11/01/2044			48,921.88	48,921.88
05/01/2045	320,000.00	3.875%	48,921.88	368,921.88
11/01/2045			42,721.88	42,721.88
05/01/2046	330,000.00	3.875%	42,721.88	372,721.88

RIVER HALL

Community Development District

Series 2020A

\$7,410,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2046			36,328.13	36,328.13
05/01/2047	345,000.00	3.875%	36,328.13	381,328.13
11/01/2047			29,643.75	29,643.75
05/01/2048	360,000.00	3.875%	29,643.75	389,643.75
11/01/2048			22,668.75	22,668.75
05/01/2049	375,000.00	3.875%	22,668.75	397,668.75
11/01/2049			15,403.13	15,403.13
05/01/2050	390,000.00	3.875%	15,403.13	405,403.13
11/01/2050			7,846.88	7,846.88
05/01/2051	405,000.00	3.875%	7,846.88	412,846.88
Total	\$6,960,000.00		\$4,278,150.00	\$11,238,150.00

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2021A-1 and 2021A-2
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
REVENUES					
Special assessment - on-roll (A-1)	\$ 786,042				\$ 786,042
Special assessment - on-roll (A-2)	735,883				627,712
Allowable discounts (4%)	(60,877)				(56,550)
Assessment levy: net	1,461,048	\$ 1,437,650	\$ 23,398	\$ 1,461,048	1,357,204
Special assessment: off-roll (A-2)	118,652	88,989	2,402	91,391	93,048
Assessment prepayments (A-2)	-	1,558,561	-	1,558,561	-
Interest	-	37,162	-	37,162	-
Total revenues	1,579,700	3,122,362	25,800	3,148,162	1,450,252
EXPENDITURES					
Debt service					
Principal (A-1)	520,000	-	515,000	515,000	535,000
Principal (A-2)	565,000	1,625,000	540,000	2,165,000	450,000
Interest (A-1)	242,400	121,125	121,125	242,250	226,800
Interest (A-2)	265,500	144,937	112,425	257,362	200,550
Total expenditures	1,592,900	1,891,062	1,288,550	3,179,612	1,412,350
Fund balance:					
Net increase/(decrease) in fund balance	(13,200)	1,231,300	(1,262,750)	(31,450)	37,902
Beginning fund balance (unaudited)	795,163	835,399	2,066,699	835,399	803,949
Ending fund balance (projected)	781,963	\$2,066,699	\$ 803,949	\$ 803,949	841,851
Use of fund balance:					
Debt service reserve account balance (required)					(488,010)
Interest expense - November 1, 2025 (A1)					(105,375)
Interest expense - November 1, 2025 (A2)					(93,525)
Projected fund balance surplus/(deficit) as of September 30, 2025					\$ 154,941

RIVER HALL

Community Development District

Series 2021A-1

\$9,065,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2024			113,400.00	113,400.00
05/01/2025	535,000.00	3.000%	113,400.00	648,400.00
11/01/2025			105,375.00	105,375.00
05/01/2026	545,000.00	3.000%	105,375.00	650,375.00
11/01/2026			97,200.00	97,200.00
05/01/2027	565,000.00	3.000%	97,200.00	662,200.00
11/01/2027			88,725.00	88,725.00
05/01/2028	580,000.00	3.000%	88,725.00	668,725.00
11/01/2028			80,025.00	80,025.00
05/01/2029	600,000.00	3.000%	80,025.00	680,025.00
11/01/2029			71,025.00	71,025.00
05/01/2030	615,000.00	3.000%	71,025.00	686,025.00
11/01/2030			61,800.00	61,800.00
05/01/2031	640,000.00	3.000%	61,800.00	701,800.00
11/01/2031			52,200.00	52,200.00
05/01/2032	655,000.00	3.000%	52,200.00	707,200.00
11/01/2032			42,375.00	42,375.00
05/01/2033	675,000.00	3.000%	42,375.00	717,375.00
11/01/2033			32,250.00	32,250.00
05/01/2034	695,000.00	3.000%	32,250.00	727,250.00
11/01/2034			21,825.00	21,825.00
05/01/2035	715,000.00	3.000%	21,825.00	736,825.00
11/01/2035			11,100.00	11,100.00
05/01/2036	740,000.00	3.000%	11,100.00	751,100.00
Total	\$7,560,000.00		\$1,554,600.00	\$9,114,600.00

RIVER HALL

Community Development District

Series 2021A-2

\$9,930,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2024			100,275.00	100,275.00
05/01/2025	450,000.00	3.000%	100,275.00	550,275.00
11/01/2025			93,525.00	93,525.00
05/01/2026	460,000.00	3.000%	93,525.00	553,525.00
11/01/2026			86,625.00	86,625.00
05/01/2027	500,000.00	3.000%	86,625.00	586,625.00
11/01/2027			79,125.00	79,125.00
05/01/2028	520,000.00	3.000%	79,125.00	599,125.00
11/01/2028			71,325.00	71,325.00
05/01/2029	535,000.00	3.000%	71,325.00	606,325.00
11/01/2029			63,300.00	63,300.00
05/01/2030	550,000.00	3.000%	63,300.00	613,300.00
11/01/2030			55,050.00	55,050.00
05/01/2031	565,000.00	3.000%	55,050.00	620,050.00
11/01/2031			46,575.00	46,575.00
05/01/2032	585,000.00	3.000%	46,575.00	631,575.00
11/01/2032			37,800.00	37,800.00
05/01/2033	600,000.00	3.000%	37,800.00	637,800.00
11/01/2033			28,800.00	28,800.00
05/01/2034	620,000.00	3.000%	28,800.00	648,800.00
11/01/2034			19,500.00	19,500.00
05/01/2035	640,000.00	3.000%	19,500.00	659,500.00
11/01/2035			9,900.00	9,900.00
05/01/2036	660,000.00	3.000%	9,900.00	669,900.00
Total	\$6,685,000.00		\$1,383,600.00	\$8,068,600.00

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2023A
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	Budget FY 2025
REVENUES					
Special assessment - on-roll	\$ -				\$ 549,172
Allowable discounts (4%)	-				(21,967)
Assessment levy: net	-	\$ -	\$ -	\$ -	527,205
Special assessment: off-roll	-	-	242,252	242,252	76,964
Interest	-	11,376	-	11,376	-
Total revenues	-	11,376	242,252	253,628	604,169
EXPENDITURES					
Debt service					
Principal	-	-	-	-	95,000
Interest	-	-	224,038	224,038	507,256
Cost of issuance	-	161,285	-	161,285	-
Underwriter's discount	-	160,400	-	160,400	-
Total expenditures	-	321,685	224,038	545,723	602,256
OTHER FINANCING SOURCES/(USES)					
Bond proceeds	-	1,149,942	-	1,149,942	-
Total other financing sources/(uses)	-	1,149,942	-	1,149,942	-
Fund balance:					
Net increase/(decrease) in fund balance	-	839,633	18,214	857,847	1,913
Beginning fund balance (unaudited)	-	-	839,633	-	857,847
Ending fund balance (projected)	-	<u>\$ 839,633</u>	<u>\$ 857,847</u>	<u>\$ 857,847</u>	859,760
Use of fund balance:					
Debt service reserve account balance (required)					(604,169)
Interest expense - November 1, 2025					(251,075)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 4,516</u>

RIVER HALL

Community Development District

Series 2023A

\$8,020,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2024			253,628.13	253,628.13
05/01/2025	95,000.00	5.375%	253,628.13	348,628.13
11/01/2025			251,075.00	251,075.00
05/01/2026	100,000.00	5.375%	251,075.00	351,075.00
11/01/2026			248,387.50	248,387.50
05/01/2027	110,000.00	5.375%	248,387.50	358,387.50
11/01/2027			245,431.25	245,431.25
05/01/2028	115,000.00	5.375%	245,431.25	360,431.25
11/01/2028			242,340.63	242,340.63
05/01/2029	120,000.00	5.375%	242,340.63	362,340.63
11/01/2029			239,115.63	239,115.63
05/01/2030	125,000.00	5.375%	239,115.63	364,115.63
11/01/2030			235,756.25	235,756.25
05/01/2031	135,000.00	6.250%	235,756.25	370,756.25
11/01/2031			231,537.50	231,537.50
05/01/2032	145,000.00	6.250%	231,537.50	376,537.50
11/01/2032			227,006.25	227,006.25
05/01/2033	155,000.00	6.250%	227,006.25	382,006.25
11/01/2033			222,162.50	222,162.50
05/01/2034	165,000.00	6.250%	222,162.50	387,162.50
11/01/2034			217,006.25	217,006.25
05/01/2035	175,000.00	6.250%	217,006.25	392,006.25
11/01/2035			211,537.50	211,537.50
05/01/2036	185,000.00	6.250%	211,537.50	396,537.50
11/01/2036			205,756.25	205,756.25
05/01/2037	195,000.00	6.250%	205,756.25	400,756.25
11/01/2037			199,662.50	199,662.50
05/01/2038	210,000.00	6.250%	199,662.50	409,662.50
11/01/2038			193,100.00	193,100.00
05/01/2039	220,000.00	6.250%	193,100.00	413,100.00
11/01/2039			186,225.00	186,225.00
05/01/2040	235,000.00	6.250%	186,225.00	421,225.00
11/01/2040			178,881.25	178,881.25
05/01/2041	250,000.00	6.250%	178,881.25	428,881.25
11/01/2041			171,068.75	171,068.75
05/01/2042	270,000.00	6.250%	171,068.75	441,068.75
11/01/2042			162,631.25	162,631.25
05/01/2043	285,000.00	6.250%	162,631.25	447,631.25
11/01/2043			153,725.00	153,725.00
05/01/2044	305,000.00	6.500%	153,725.00	458,725.00
11/01/2044			143,812.50	143,812.50
05/01/2045	325,000.00	6.500%	143,812.50	468,812.50
11/01/2045			133,250.00	133,250.00
05/01/2046	345,000.00	6.500%	133,250.00	478,250.00
11/01/2046			122,037.50	122,037.50
05/01/2047	370,000.00	6.500%	122,037.50	492,037.50
11/01/2047			110,012.50	110,012.50
05/01/2048	395,000.00	6.500%	110,012.50	505,012.50
11/01/2048			97,175.00	97,175.00
05/01/2049	420,000.00	6.500%	97,175.00	517,175.00

RIVER HALL

Community Development District

Series 2023A

\$8,020,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2049			83,525.00	83,525.00
05/01/2050	450,000.00	6.500%	83,525.00	533,525.00
11/01/2050			68,900.00	68,900.00
05/01/2051	480,000.00	6.500%	68,900.00	548,900.00
11/01/2051			53,300.00	53,300.00
05/01/2052	510,000.00	6.500%	53,300.00	563,300.00
11/01/2052			36,725.00	36,725.00
05/01/2053	545,000.00	6.500%	36,725.00	581,725.00
11/01/2053			19,012.50	19,012.50
05/01/2054	585,000.00	6.500%	19,012.50	604,012.50
Total	\$8,020,000.00		\$10,287,568.75	\$18,307,568.75

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
PROJECTED ASSESSMENTS
GENERAL FUND AND DEBT SERVICE FUND
FISCAL YEAR 2025**

On-Roll Payment						
Number of Units	Unit Type	Bond Series	Projected Fiscal Year 2025			FY 24
			GF	DSF	GF & DSF	Assessment
167	ADULT 48	2021A-1	\$ 229.03	\$ 233.75	\$ 462.78	\$ 463.24
261	ADULT 55	2021A-1	262.04	233.75	495.79	496.32
142	ADULT 65	2021A-1	309.22	233.75	542.97	543.59
80	CARRIAGE	2021A-1	203.08	577.36	780.44	780.85
12	SF 50 Replat	2021A-1	238.46	541.46	779.92	779.92
10	SF 65 Replat	2021A-1	309.22	620.44	929.65	930.85
208	SF 55	2021A-1	262.04	906.95	1,168.99	1,169.52
147	SF 70	2021A-1	332.80	1,168.75	1,501.55	1,502.23
44	SF 85	2021A-1	403.56	1,481.97	1,885.53	1,886.35
125	SF 50	2021A-1	238.46	790.07	1,028.53	1,029.01
85	SF 65	2021A-1	309.22	906.95	1,216.17	1,216.79
92	VILLA	2021A-2	259.69	805.29	1,064.98	1,065.50
163	SF 55	2021A-2	262.04	1,162.09	1,424.13	1,424.66
78	SF 70	2021A-2	332.80	1,499.07	1,831.87	1,832.55
158	SF 50	2021A-2	238.46	1,013.42	1,251.88	1,252.36
41	SF 60	2021A-2	285.63	1,162.09	1,447.72	1,448.30
34	SF 65	2021A-2	309.22	1,162.09	1,471.31	1,471.93
348	SF 50	2020	238.46	1,241.38	1,479.84	1,480.32
195	SF 50	2023	238.46	1,822.07	2,060.53	n/a
43	SF 70	2023	332.80	2,550.90	2,883.70	n/a
33	SF 70	2023	332.80	2,550.90	2,883.70	n/a
2,466						

Off-Roll Payment						
Number of Units	Unit Type	Bond Series	Projected Fiscal Year 2025			FY 24
			GF	DSF	GF & DSF	Assessment
<u>Planned Units</u>						
51	UNPLAT SF 85	2021A-2	384.92	1,824.46	2,209.38	2,210.17
18	UNPLAT SF 55	2023	249.06	1,924.11	2,173.17	n/a
22	UNPLAT SF 55	2023	249.06	1,924.11	2,173.17	n/a
138	UNPLAT SF 50	n/a	226.42	-	226.42	226.89
229						
<u>Commercial</u>						
15	UNPLAT COMM OFFICE	n/a	\$ 566.05	\$ -	\$ 566.05	\$ 567.23
30	UNPLAT COMM RETAIL	n/a	566.05	-	566.05	567.23
45						
2,740						

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

8

RESOLUTION 2024-07

A RESOLUTION OF THE RIVER HALL COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2024/2025 AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the River Hall Community Development District("District") is a local unit of special-purpose government created by, and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Lee County, Florida; and

WHEREAS, the Board of Supervisors of the District ("Board") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RIVER HALL COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. ADOPTING REGULAR MEETING SCHEDULE. Regular meetings of the District's Board shall be held during Fiscal Year 2024/2025 as provided on the schedule attached hereto as **Exhibit A**.

SECTION 2. FILING REQUIREMENT. In accordance with Section 189.015(1), *Florida Statutes*, the District's Secretary is hereby directed to file a schedule of the District's regular meetings annually with Lee County and the Florida Department of Economic Opportunity.

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 6th day of June, 2024.

Attest:

RIVER HALL COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

RIVER HALL COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION		
<i>River Hall Town Hall Center, located at 3089 River Hall Parkway, Alva, Florida 33920</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 3, 2024	Regular Meeting	3:30 PM
November 7, 2024	Regular Meeting	3:30 PM
December 5, 2024	Regular Meeting	3:30 PM
January __, 2025*	Regular Meeting	3:30 PM
February 6, 2025	Regular Meeting	3:30 PM
March 6, 2025	Regular Meeting	3:30 PM
April 3, 2025	Regular Meeting	3:30 PM
May 1, 2025	Regular Meeting	3:30 PM
June 5, 2025	Regular Meeting	3:30 PM
July 3, 2025	Regular Meeting	3:30 PM
August 7, 2025	Regular Meeting	3:30 PM
September 4, 2025	Regular Meeting	3:30 PM

*Exception

The January meeting date is on the day following the New Year's Day holiday.

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

9

EXHIBIT A

Exhibit A consisting of one (1) page referred to and controlled by the terms and conditions contained in the Professional Services Agreement between CLIENT and CONSULTANT for professional services dated _____, 2024.

Services not set forth in this Exhibit A, or not listed or described herein, are expressly excluded from the Scope of the Professional Services of the CONSULTANT. The CONSULTANT assumes no responsibility to perform any services not specifically identified and/or otherwise described in this Exhibit A.

Initial:

CLIENT _____

CONSULTANT _____

SCOPE OF SERVICES

<u>Task</u>	<u>Description</u>
1.0 Gopher Tortoise Survey	
1.1	Conduct survey within Project limits to identify and mark gopher tortoise burrow locations.
1.2	Prepare aerial map of gopher tortoise burrow locations.
1.3	Coordinate results of gopher tortoise survey with Client.
2.0 Bucket Trap Installation	
2.1	Install bucket traps for each gopher tortoise burrow identified per Task 1.0.
3.0 Gopher Tortoise Relocation – Bucket Trapping	
3.1	Conduct gopher tortoise relocation using bucket trapping methods.
3.2	Check bucket traps daily for up to 28 days.
3.3	Relocate bucket trapped gopher tortoises to the on-site preserve area.
3.4	Prepare letter report summarizing gopher tortoise relocation activities and results.

The following assumptions were used for the development of Consultant's work scope and costs:

- Gopher tortoise relocation activities will be conducted using Florida Fish and Wildlife Conservation Commission (FWCC) Gopher Tortoise Incidental Take Permit LEE-58.
- Bucket trapping activities not to exceed 28 days billed at a rate of \$500.00 per day.

EXHIBIT B

Exhibit B consisting of one (1) page referred to and controlled by the terms and conditions contained in the Professional Services Agreement between CLIENT and CONSULTANT for professional services dated _____, 2024.

Initial:

CLIENT _____

CONSULTANT _____

COMPENSATION

For services provided and performed by CONSULTANT for providing and performing the Task(s) set forth and enumerated in Exhibit A entitled "Scope of Services," the CLIENT shall compensate the CONSULTANT as follows:

Task	Description	Fee Type	Amount
1.0	Gopher Tortoise Survey	LS	\$ 1,600.00
2.0	Bucket Trap Installation	LS	\$ 2,600.00
3.0	Gopher Tortoise Relocation – Bucket Trapping	T&M; NTE	\$14,500.00
Total:			\$18,700.00

Fee Type Definitions:

Lump Sum (LS): Includes all direct and indirect labor costs, personnel related costs, overhead and administrative costs, which may pertain to the services performed, provided and/or furnished by the CONSULTANT as may be required to complete the services in Exhibit A. The total amount of compensation to be paid the CONSULTANT shall not exceed the amount of the total Lump Sum compensation established and agreed to. The portion of the amount billed for CONSULTANT's services which is on account of the Lump Sum will be based upon CONSULTANT's estimate of the proportion of the total services actually completed at the time of billing.

Time and Materials (T & M); Not to Exceed (NTE): For the actual number of days expended by the Consultant's personnel, multiplied by \$500.00 as the daily rate. CONSULTANT will not exceed these costs without prior written approval by CLIENT.

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
APRIL 30, 2024**

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
APRIL 30, 2024**

	General Fund	Debt Service Fund Series 2020A	Debt Service Fund Series 2021	Debt Service Fund Series 2023A	Capital Projects Fund Series 2020A	Capital Projects Fund Series 2023A	Total Governmental Funds
ASSETS							
SunTrust	\$ 393,789	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 393,789
Investments							
SBA	5,767	-	-	-	-	-	5,767
Reserve A-1	-	206,925	75,400	614,957	-	-	897,282
Reserve A-2	-	-	342,063	-	-	-	342,063
Capitalized interest	-	-	-	228,039	-	-	228,039
Interest A-1	-	-	12,409	-	-	-	12,409
Revenue A-1	-	-	838,789	-	-	-	838,789
Revenue A-2	-	-	791,774	-	-	-	791,774
Revenue 2020A	-	128,662	-	-	-	-	128,662
Prepayment A-1	-	-	70	-	-	-	70
Prepayment A-2	-	-	16,305	-	-	-	16,305
Construction	-	-	-	-	241,084	2,529,581	2,770,665
Cost of issuance	-	-	-	143	-	-	143
Due from general fund	-	9,874	34,732	-	-	-	44,606
Due from other	-	322,230	-	-	-	-	322,230
Deposits	1,622	-	-	-	-	-	1,622
Accounts receivable - RH Venture II	52,672	-	59,325	-	-	-	111,997
Accounts receivable - RH Venture III	12,763	-	-	-	-	-	12,763
Hampton golf & country club	7,206	-	-	-	-	-	7,206
Cascades at river hall	995	-	-	-	-	-	995
Undeposited funds	900,000	-	-	-	-	-	900,000
Total assets	<u>\$1,374,814</u>	<u>\$ 667,691</u>	<u>\$ 2,170,867</u>	<u>\$ 843,139</u>	<u>\$241,084</u>	<u>\$ 2,529,581</u>	<u>\$ 7,827,176</u>
LIABILITIES AND FUND BALANCES							
Liabilities:							
Accounts payable	\$ 4,125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,125
Due to Developer	20,404	-	-	-	-	-	20,404
Due to debt service fund 2020A	9,874	-	-	-	-	-	9,874
Due to debt service fund 2021A1	17,966	-	-	-	-	-	17,966
Due to debt service fund 2021A2	16,766	-	-	-	-	-	16,766
Total liabilities	<u>69,135</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>69,135</u>
DEFERRED INFLOWS OF RESOURCES							
Unearned revenue	37,784	-	29,663	-	-	-	67,447
Deferred receipts	74,267	-	59,326	-	-	-	133,593
Total deferred inflows of resources	<u>112,051</u>	<u>-</u>	<u>88,989</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>201,040</u>
Fund balances:							
Nonspendable							
Prepaid and deposits	1,622	-	-	-	-	-	1,622
Restricted for:							
Debt service	-	667,691	2,081,878	843,139	-	-	3,592,708
Capital projects	-	-	-	-	241,084	2,529,581	2,770,665
Assigned to:							
Operating capital	145,000	-	-	-	-	-	145,000
Disaster recovery	250,000	-	-	-	-	-	250,000
Unassigned	797,006	-	-	-	-	-	797,006
Total fund balances	<u>1,193,628</u>	<u>667,691</u>	<u>2,081,878</u>	<u>843,139</u>	<u>241,084</u>	<u>2,529,581</u>	<u>7,557,001</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 1,374,814</u>	<u>\$ 667,691</u>	<u>\$ 2,170,867</u>	<u>\$ 843,139</u>	<u>\$241,084</u>	<u>\$ 2,529,581</u>	<u>\$ 7,827,176</u>

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED APRIL 30, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll: net	\$ 2,726	\$ 584,187	585,880	100%
Assessment levy: off-roll	-	98,153	130,870	75%
Miscellaneous hog program shared cost	1,900	9,375	16,500	57%
Interest and miscellaneous	28	184	500	37%
Total revenues	<u>4,654</u>	<u>691,899</u>	<u>733,750</u>	94%
EXPENDITURES				
Legislative				
Supervisor	1,000	5,800	12,000	48%
<i>Financial & administrative</i>				
District management	3,750	22,500	45,000	50%
District engineer	-	11,512	25,000	46%
Trustee	-	12,094	7,100	170%
Tax collector/property appraiser	-	4,123	5,653	73%
Assessment roll prep	375	2,250	4,500	50%
Auditing services	-	-	3,300	0%
Arbitrage rebate calculation	-	-	650	0%
Public officials liability insurance	-	13,063	13,000	100%
Legal advertising	-	-	1,100	0%
Bank fees	-	-	350	0%
Dues, licenses & fees	-	175	175	100%
Postage	-	-	1,500	0%
ADA website compliance	-	-	210	0%
Website maintenance	-	705	705	100%
Dissemination Agent Fees	-	1,500	-	N/A
<i>Legal counsel</i>				
District counsel	-	7,840	14,000	56%
<i>Electric utility services</i>				
Utility services	-	4,853	11,000	44%
Street lights	-	945	2,000	47%
<i>Stormwater control</i>				
Fountain service repairs & maintenance	-	5,615	7,500	75%
Aquatic maintenance	-	103,245	152,465	68%
Hog removal	-	7,100	23,000	31%
Lake/pond bank maintenance	-	-	5,000	0%
Stormwater system maintenance	-	860	40,000	2%

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED APRIL 30, 2024**

	Current Month	Year to Date	Budget	% of Budget
<i>Other physical environment</i>				
General liability insurance	-	4,647	5,000	93%
Property insurance	-	12,176	10,000	122%
Entry & walls maintenance	-	19,140	13,100	146%
Landscape maintenance	-	95,732	195,000	49%
Irrigation repairs & maintenance	-	-	12,500	0%
Landscape replacement plants, shrubs, trees	-	4,933	20,000	25%
Annual mulching	-	10,116	9,000	112%
Holiday decorations	-	11,562	12,000	96%
Clock tower maintenance	-	-	1,750	0%
Ornamental lighting & maintenance	-	-	2,000	0%
<i>Road & street facilities</i>				
Street/parking lot sweeping	-	825	750	110%
Street light/decorative light maintenance	-	3,232	3,500	92%
Roadway repair & maintenance	-	16,304	25,000	65%
Sidewalk repair & maintenance	-	7,072	2,500	283%
Street sign repair & replacement	-	-	1,500	0%
<i>Contingency</i>				
Miscellaneous contingency	-	8,623	50	17246%
Total expenditures	<u>5,125</u>	<u>398,542</u>	<u>688,858</u>	58%
Excess/(deficiency) of revenues over/(under) expenditures	(471)	293,357	44,892	
Fund balances - beginning	1,194,099	900,271	909,237	
Assigned				
Operating capital	145,000	145,000	145,000	
Disaster recovery	250,000	250,000	250,000	
Unassigned	798,628	798,628	559,129	
Fund balances - ending	<u>\$ 1,193,628</u>	<u>\$ 1,193,628</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 APRIL 30, 2024**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment: on-roll	\$ 1,930	\$ 410,632	\$ 414,720	99%
Interest	2,701	15,030	-	N/A
Total revenues	<u>4,631</u>	<u>425,662</u>	<u>414,720</u>	103%
EXPENDITURES				
Debt service				
Principal	-	-	155,000	0%
Interest	-	130,237	260,475	50%
Total debt service	<u>-</u>	<u>130,237</u>	<u>415,475</u>	31%
Excess/(deficiency) of revenues over/(under) expenditures	4,631	295,425	(755)	
Fund balances - beginning	663,060	372,266	357,799	
Fund balances - ending	<u>\$ 667,691</u>	<u>\$ 667,691</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 APRIL 30, 2024**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment: on-roll	\$ 6,788	\$ 1,444,439	\$ 1,461,048	99%
Special assessment: off-roll	-	88,989	118,652	75%
Assessment prepayments	-	1,558,561	-	N/A
Interest	8,392	45,552	-	N/A
Total revenues	<u>15,180</u>	<u>3,137,541</u>	<u>1,579,700</u>	199%
EXPENDITURES				
Debt service				
Principal (A-1)	-	-	520,000	0%
Principal (A-2)	-	1,625,000	565,000	288%
Interest (A-1)	-	12,187	242,400	5%
Interest (A-2)	-	253,875	265,500	96%
Total expenditures	<u>-</u>	<u>1,891,062</u>	<u>1,592,900</u>	119%
Excess/(deficiency) of revenues over/(under) expenditures	15,180	1,246,479	(13,200)	
Fund balances - beginning	<u>2,066,698</u>	<u>835,399</u>	<u>795,163</u>	
Fund balances - ending	<u>\$ 2,081,878</u>	<u>\$ 2,081,878</u>	<u>\$ 781,963</u>	

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2023A
FOR THE PERIOD ENDED APRIL 30, 2024**

	Current Month	Year To Date
REVENUES		
Interest	\$ 3,506	\$ 14,882
Total revenues	<u>3,506</u>	<u>14,882</u>
EXPENDITURES		
Debt service		
Cost of issuance	-	161,285
Underwriter's discount	-	160,400
Total debt service	<u>-</u>	<u>321,685</u>
Excess/(deficiency) of revenues over/(under) expenditures	3,506	(306,803)
OTHER FINANCING SOURCES/(USES)		
Bond proceeds	-	1,149,942
Total other financing sources	<u>-</u>	<u>1,149,942</u>
Net change in fund balances	3,506	843,139
Fund balances - beginning	839,633	-
Fund balances - ending	<u>\$ 843,139</u>	<u>\$ 843,139</u>

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2020A
FOR THE PERIOD ENDED APRIL 30, 2024**

	Current Month	Year To Date
REVENUES		
Interest	\$ 1,003	\$ 6,844
Total revenues	<u>1,003</u>	<u>6,844</u>
EXPENDITURES		
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	1,003	6,844
Fund balances - beginning	240,081	234,240
Fund balances - ending	<u>\$ 241,084</u>	<u>\$ 241,084</u>

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2023A
FOR THE PERIOD ENDED APRIL 30, 2024**

	Current Month	Year To Date
REVENUES		
Interest income	\$ 18,025	\$ 91,809
Total revenues	<u>18,025</u>	<u>91,809</u>
EXPENDITURES		
Construction in progress	-	4,432,286
Total expenditures	<u>-</u>	<u>4,432,286</u>
Excess/(deficiency) of revenues over/(under) expenditures	18,025	(4,340,477)
OTHER FINANCING SOURCES/(USES)		
Bond proceeds	-	6,870,058
Total other financing sources/(uses)	<u>-</u>	<u>6,870,058</u>
Net change in fund balances	18,025	2,529,581
Fund balances - beginning	2,511,556	-
Fund balances - ending	<u><u>\$ 2,529,581</u></u>	<u><u>\$ 2,529,581</u></u>

5:17 PM

05/31/24

River Hall Community Development District

Check Detail

April 2024

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	2859	04/03/2024	GULFSCAPES LA...	101.001 · Suntrust-...		-2,342.60
				539.465 · Irrigation ...	-2,342.60	2,342.60
TOTAL					-2,342.60	2,342.60
Check	2860	04/03/2024	RIVER HALL CDD	101.001 · Suntrust-...		-2,933.30
				207.203 · Due to D...	-2,933.30	2,933.30
TOTAL					-2,933.30	2,933.30
Check	2861	04/03/2024	RIVER HALL CDD	101.001 · Suntrust-...		-5,337.26
				207.204 · Due to Se...	-5,337.26	5,337.26
TOTAL					-5,337.26	5,337.26
Check	2862	04/03/2024	RIVER HALL CDD	101.001 · Suntrust-...		-4,980.90
				207.205 · Due to Se...	-4,980.90	4,980.90
TOTAL					-4,980.90	4,980.90
Check	2863	04/08/2024	KENNETH MITCHE...	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	2864	04/08/2024	PAUL ASFOUR	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	2865	04/08/2024	MICHAEL MORASH	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	2866	04/08/2024	ROBERT STARK	101.001 · Suntrust-...		-200.00

River Hall Community Development District
Check Detail
April 2024

Type	Num	Date	Name	Account	Paid Amount	Original Amount
TOTAL				511.110 · Board of ...	-200.00	200.00
					-200.00	200.00
Check	2867	04/08/2024	DANIEL J BLOCK	101.001 · Suntrust-...		-200.00
TOTAL				511.110 · Board of ...	-200.00	200.00
					-200.00	200.00
Check	2868	04/30/2024	RIVER HALL CDD	101.001 · Suntrust-...		-900,000.00
TOTAL				1299 · Undeposited...	-900,000.00	900,000.00
					-900,000.00	900,000.00

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

Date	Invoice #
4/1/2024	2023-3063

River Hall CDD
PO Box 810036
Boca Raton, FL 334811

[illegible]

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

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 May 2, 2024 at 3:30 p.m., at the 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:

Chuck Adams	District Manager
Cleo Adams	District Manager
Shane Willis	Operations Manager
Greg Urbancic (via telephone)	District Counsel
John Baker	District Engineer
Mike Radford (via telephone)	MRI
Andy Nott	Superior Waterway Services
Robert Rewis	Fire Chief
Sally Shown	Resident
Anthony Willson	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 3:32 p.m.

All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments (3 minutes per speaker)

Resident Anthony Willson voiced his concerns about increased traffic near his home and stated, for the past few years, he has asked about the completion status of the back gate at

Hampton Lakes but received no response. He asked if the Board can investigate the matter and provide an update. Mr. Mitchell stated this will be addressed later in the meeting.

Resident Sally Shown reported that, recently, a few neighborhood children on dirt bikes climbed the fence near the lift station at the corner of Rosemallow and Bacopa Drive. She noted that there is no signage to deter trespassers. She expressed her concern that, if someone gets hurt, the CDD could be sued. She asked who is responsible for the irrigation pump structure. It was noted that the parcel is owned by RH Venture II, the irrigation is operated by a GreenPointe entity and the lift station belongs to Lee County Utilities. Ms. Shown was advised to contact the HOA, as this is an HOA matter, not a CDD problem.

THIRD ORDER OF BUSINESS

Update: Superior Waterway Services, Inc. Treatment Report – Andy Nott

Mr. Nott presented the Treatment Report for March 2024 and highlighted the following:

- Crews noted more torpedo grass, chara and lilies in the lakes than usual. The lakes were sprayed but it will take time to eradicate all the harmful vegetation.
- Sonar® treatments are underway. The maintenance ditch was treated.
- Lake 3-1A was treated for chara. The cat tails in Lake 4-1B were cut out.

Discussion ensued regarding whether plantings will be installed around the new lakes, how rainfall will affect chara, ongoing dewatering of the lakes, plant maintenance and the Developer.

FOURTH ORDER OF BUSINESS

Developer Update

There was no update.

FIFTH ORDER OF BUSINESS

Discussion: Status/Acceptance of Hampton Lakes Back Gate

Mr. Stark reported the following:

➤ Last April, before the installation of the paving and guard rails, Barraco and GreenPointe presented documents for the acceptance/transfer of the bridge, which the CDD will monitor and maintain. Mr. Adams noted there are box culverts under the bridge.

➤ The bridge was inspected and deemed substantially complete.

➤ Taking ownership of the bridge should not preclude its opening and being available for use.

➤ Mr. Stark recommended acceptance of the bridge.

➤ According to the HOA, the bridge will be open only to Hampton Lakes residents.

Asked for the purpose of the CDD taking ownership of the bridge, Mr. Adams stated the Board is essentially approving an eventual conveyance or requisition pertaining to the improvements that are on the bridge and were a part of the Engineer's Report that was previously adopted. The bridge will not be conveyed until it is certified complete.

On MOTION by Mr. Stark and seconded by Mr. Block, with all in favor, acceptance of the bridge, was approved.

SIXTH ORDER OF BUSINESS

**Continued Discussion/Consideration of
Carter Fence Company, Inc. Estimate
#55078 [Construction Gate Lock Option]**

Mr. Willis stated this item should be disregarded; it was addressed at the last meeting.

SEVENTH ORDER OF BUSINESS

**Discussion/Consideration of MRI
Underwater Specialists, Inc. 2024 Storm
Structure Inspection Report and MRI
Inspections, LLC Proposals for Lake
Interconnect Pipe Cleaning**

Mrs. Adams recalled that the CDD previously agreed to a three-year rotation basis with MRI; the CDD's last project specific to River Hall was completed in 2021 and pipe cleanings were approved for conditions of 50% blockage and greater. This year's Inspection Report indicates that bricks in certain pipes are restricting the flow. She conferred with Mr. Krebs and Mr. Barraco and Engineering confirmed that the bricks should be removed.

Regarding the estimate, Mr. Radford will revise the proposal and submit two proposals; one to the River Hall CDD and the other to the Developer at GreenPointe to remove the bricks from the pipes.

On MOTION by Mr. Asfour and seconded by Mr. Morash with all in favor, the MRI Inspection LLC proposal for storm structure cleaning of pipes with blockage of 50% or greater, in a not-to-exceed amount of \$51,800, was approved.

EIGHTH ORDER OF BUSINESS

Discussion/Consideration of Collier Paving & Concrete Estimate #24-231 [River Hall Parkway to Clubhouse Restripe]

Mr. Mitchell presented Collier Paving & Concrete Estimate #24-231 to restripe River Hall Parkway to the Clubhouse in the amount of \$31,935.10. Mr. Adams stated the project should be completed in June, while school is out for the summer.

On MOTION by Mr. Stark and seconded by Mr. Block, with all in favor, Collier Paving & Concrete Estimate #24-231 to restripe River Hall Parkway to the Clubhouse, in the amount of \$31,935.10, was approved.

NINTH ORDER OF BUSINESS

Continued Discussion/Update: Proposed Traffic Control Project on Parkway for Proposed Townhome Project

Mr. Mitchell stated the CDD received a memorandum from the South Florida Water Management District (SFWMD) stating that the Townhome Project was approved.

In response to Mr. Mitchell's question, Mr. Urbancic stated he has had no further communications with Lee County regarding this matter. Asked about the CDD's next step, Mr. Adams stated the CDD can go on the record as an interested party.

Mr. Asfour asked if the cut out of the Townhome Project is engineered for safety. Fire Chief Robert Rewis stated it appears as if there is a separation, which is why all the communities are not connected with one common road. There is a clubhouse somewhere in

the center and cut outs on each side of it, and the communities do not meet. Asked if it is a safety issue, as far as ambulances getting stuck in congested traffic, Chief Rewis stated that is the purview of the Lee County Sheriff's Office, he can only enforce the fire code.

Ms. Shown commented about the traffic delays she recently experienced due to the development of new communities in the area.

Mr. Mitchell asked if the CDD should be communicating with the Lee County Sheriff's Office about this. Mr. Urbancic doubted that the Sheriff's Office would be a part of the development review process. Mr. Baker stated he works with Mr. Krebs and he is also doubtful that the Sheriff's Office will be involved, as it typically does not do that type of review.

Mr. Mitchell suggested carrying this item over to the next meeting agenda to see what transpires. Mr. Krebs to contact the Lee County Department of Transportation (DOT).

Discussion ensued regarding a new Development, the number of units, the new parkway, the number of trips per day, Lee County Review process, a traffic impact statement and the CDD's need for additional information about the traffic control project.

Mr. Stark will ask Barraco & Associates for clarification about the project and apprise the Board at the next meeting.

TENTH ORDER OF BUSINESS

Update: Lee County's Sunshine Extension Project

Mr. Urbancic stated there was no update.

Staff to continue to monitor this project.

ELEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of March 31, 2024

Mrs. Adams presented the Unaudited Financial Statements as of March 31, 2024.

Mr. and Mrs. Adams responded to questions regarding pavement preservation, reserves, fund balance and holiday lighting.

The financials were accepted.

TWELFTH ORDER OF BUSINESS

Approval of April 4, 2024 Regular Meeting Minutes

On MOTION by Mr. Block and seconded by Mr. Morash, with all in favor, the April 4, 2024 Regular Meeting Minutes, as presented, were approved.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

A. District Engineer: Hole Montes

• Continued Discussion: Roadside Catch Basin Ownership Responsibility

Mr. Baker stated Staff contacted Barraco & Associates regarding the catch basin and an answer is pending. An update will be provided at the next meeting.

B. District Counsel: Coleman, Yovanovich & Koester

• Update: Lee County Permit Application DOS2023-000137

Mr. Urbancic stated House Bill 7013 was officially executed by the Governor last week. So, in the upcoming fiscal year, the CDD will be required to set and meet goals, objectives and performance measures and prepare an annual report at the end of the fiscal year.

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

• NEXT MEETING DATE: June 6, 2024 at 3:30 PM [Presentation of Fiscal Year 2024/2025 Proposed Budget]

○ QUORUM CHECK

All Supervisors present confirmed their attendance at the June 6, 2024 meeting.

Mrs. Adams reported the following:

➤ An additional proposal of approximately \$3,000 was obtained from GulfScapes for the berm repair; it is more affordable than the previously approved not-to-exceed amount of \$6,800.

➤ Resident Kim Tempesta wants the CDD to provide her with a memo confirming that all the repairs were made. Staff sent a certified memo via FedEx and confirmation of receipt is pending.

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

Mr. Willis reported the following:

- 202 ➤ He is still working on getting the Sagitarria Fence installed.
- 203 ➤ A berm is infested with tortoises; a stop-work order is in effect until the tortoises are
- 204 relocated. Mr. Krebs is providing oversight. Once the tortoises are removed, the fence work will
- 205 resume.

206

207 **FOURTEENTH ORDER OF BUSINESS**

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

208

209

210 There were no public comments.

211

212 **FIFTEENTH ORDER OF BUSINESS**

Supervisors' Comments/Requests

213

214 Mr. Asfour stated he received a letter from the Fire Chief indicating the CDD's ISO

215 rating, which resulted in an insurance rebate.

216

217 **SIXTEENTH ORDER OF BUSINESS**

Adjournment

218

219 **On MOTION by Mr. Asfour and seconded by Mr. Morash, with all in favor, the**

220 **meeting adjourned at 4:19 p.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

227
228
229
230
231

Secretary/Assistant Secretary

Chair/Vice Chair

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS
C

WRATHELL, HUNT & ASSOCIATES LLC.

2300 GLADES RD, #410W
BOCA RATON FL 33431

Lee County FL – Community Development Districts

04/15/2024

NAME OF COMMUNITY DEVELOPMENT DISTRICT	NUMBER OF REGISTERED VOTERS AS OF 04/15/2024
Babcock Ranch	0
Bay Creek	792
Bayside Improvement	3,068
Beach Road Golf Estates	1,339
Brooks I of Bonita Springs	2,253
Brooks II of Bonita Springs	1,518
Coral Bay	81
East Bonita Beach Road	647
Mediterra	446
Parklands Lee	565
Parklands West	592
River Hall	2,860
River Ridge	1,456
Saltleaf CDD	0
Savanna Lakes	82
Stonewater	226
Stoneybrook	1,740
University Square	0
University Village	0
Verandah East	997
Verandah West	1,014
Waterford Landing	1,512
WildBlue	864

Send to: Daphne Gillyard gillyardd@whhassociates.com Phone: 561-571-0010

Tammy Lipa – Voice: 239-533-6329

Email: tlipa@lee.vote

RIVER HALL COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE		
LOCATION		
<i>River Hall Town Hall Center, located at 3089 River Hall Parkway, Alva, Florida 33920</i>		
¹ Meeting 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.

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS
D



Wrathell, Hunt and Associates, LLC

TO: River Hall CDD Board of Supervisors

FROM: Shane Willis – Operations Manager

DATE: June 6, 2024

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. Completed during the month of December 2023. Waiting on 2024 proposal from vendor.

Pressure Cleaning: Scheduled annually between the months of October to mid-November. For 2024/25 budget purposes - \$13,750.00, previous contract was \$13,100.00. Contract is under construction.

Hog Trapping: For 2023/24 budget purposes \$22,800.00. In the process of gathering signatures for the 2023 – 2025 agreement. Five of six signatures have been returned as of 12/28/23, Golf Club attorney has requested some adjustments to the six-way contract.

Two hogs caught on camera the last week of May and some damage near the Golf Course, Swine Solutions moved traps on 6/1/24 in response.

Lighting Program: Current contract with Trimmers Holiday Décor is \$11K and is set to expire January 2024. 2024/24 Proposals: Oak Lighting: Waiting for proposal and Holiday Decorating \$4500.00.

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.

Note: Based on discussions at the 12/7/23 CDD meeting, District Engineer to review responsibilities at this location and provide a briefing at the 2/1/23 CDD meeting.

Note: Ms. Tempesta submitted a letter on 3/13/24 informing District Staff that she had completed the repairs and requested a final inspection, DE to conduct final inspection week of 4/1/24.

Note: Scheduled for repairs 6/25/24.

Portico Fencing Hedge: Tie-in location has been identified on the "land bridge", contract will be executed as soon as that is confirmed (total cost needed). Installation could begin within a couple of weeks after execution.

Note: Notified by Vendor on 3/25/24 that the land bridge tie-in is not pressurized, HOA tie-in options to be addressed at meeting.

Note: Spoke to Robert Nelson on 3/27/24, he will try to move this project along on the HOA side.

Note: Waiting for the rains

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

Note: New contractor process requirement delayed permit issuance from county. New installation date around 2/28/24.

Note: Carter Fence notified District Staff installation would begin by second week of April based on permitting progress.

Note: Project pending removal of tortoises. Total cost \$18,700.00 for removal.

Construction Fence Repairs: Proposal for Board's consideration, total cost for aluminum fence \$14,322.

Note: Carter Fence was notified no permit is required as this is a replacement and not an installation, as soon as the gates arrive, they will be installed.

Note: Project completed 5/21/24.

Entrance Fence Replacement: Total cost for vinyl fence \$12,035.78.

Note: Contract has been executed, waiting for the arrival of the material. No permit required as this is replacement and new installation.