

RIVER HALL

**COMMUNITY DEVELOPMENT
DISTRICT**

August 1, 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

July 25, 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 August 1, 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. Presentation of Audited Annual Financial Report for Fiscal Year Ended September 30, 2023, Prepared by Berger, Toombs, Elam, Gaines & Frank
 - A. Consideration of Resolution 2024-10, Hereby Accepting the Annual Financial Report for the Fiscal Year Ended September 30, 2023
4. Update: Superior Waterway Services, Inc. Treatment Report – *Andy Nott (to be provided at the meeting)*
5. Developer Update
6. Continued Discussion/Update: Proposed Traffic Control Project on Parkway for Proposed Townhome Project
7. Update: Lee County's Sunshine Extension Project
8. Presentation of Supplement #3 to River Hall Community Development District Engineer's Report (Dated October 25, 2005) and Supplement #1 (Dated November 15, 2019; Revised July 2, 2020) and Supplement #2 (Dated February 2, 2023; Revised July 25, 2023)
9. Presentation of Fifth Supplemental Special Assessment Methodology Report
10. Consideration of Resolution 2024-08, Declaring Special Assessments; Indicating the Location, Nature and Estimated Cost of Those Improvements Which Cost is to be Defrayed in Whole or in Part by the Special Assessments; Providing the Portion of the Estimated

Cost of the Improvements to be Defrayed in Whole or in Part by the Special Assessments; Providing the Manner in Which Such Special Assessments Shall be Made; Providing When Such Special Assessments Shall be Made; Designating Lands Upon Which the Special Assessments Shall be Levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment Roll; Providing for a Public Hearing to Consider the Advisability and Propriety of Said Assessments and the Related Improvements; Providing for Notice of Said Public Hearing; Providing for Publication of this Resolution; Providing for Conflicts, Providing for Severability and Providing an Effective Date

11. Consideration of Resolution 2024-09, Setting a Public Hearing to be Held on September 5, 2024 at 3:30 P.M. at River Hall Town Hall Center, 3089 River Hall Parkway, Alva, Florida 33920, for the Purpose of Hearing Public Comment on Imposing Special Assessments on Certain Property Within the District Generally Described as the River Hall Community Development District in Accordance with Chapters 170, 190 and 197, Florida Statutes; Providing for Conflicts, Providing for Severability and Providing an Effective Date
12. Consideration of Goals and Objectives Reporting [HB7013 - Special Districts Performance Measures and Standards Reporting]
13. Acceptance of Unaudited Financial Statements as of June 30, 2024
14. Approval of July 11, 2024 Regular Meeting Minutes
15. Staff Reports
 - A. District Engineer: *Hole Montes*
 - B. District Counsel: *Coleman, Yovanovich & Koester*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: September 5, 2024 at 3:30 PM [Adoption of FY2025 Budget, Levy of Assessments, Adoption of Bond Resolution]
 - QUORUM CHECK
 - D. Operations Manager: *Wrathell, Hunt and Associates, LLC*
16. Public Comments: Non-Agenda Items (*3 minutes per speaker*)

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

17. Supervisors' Comments/Requests

18. 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 Community Development District
ANNUAL FINANCIAL REPORT
September 30, 2023

River Hall Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2023

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REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors
River Hall Community Development District
Lee County, Florida

Report on Audit of the Financial Statements

Opinion

We have audited the financial statements of the governmental activities and each major fund of River Hall Community Development District (the "District"), as of and for the year ended September 30, 2023, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of River Hall Community Development District as of September 30, 2023, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS), and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

To the Board of Supervisors
River Hall Community Development District

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for one year beyond the financial statement date, including currently known information that may raise substantial doubt thereafter.

Auditor's Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore, is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgement and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

To the Board of Supervisors
River Hall Community Development District

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that Management's Discussion and Analysis be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the *Governmental Accounting Standards Board* who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated July XX, 2024 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering River Hall Community Development District's internal control over financial reporting and compliance.

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

July XX, 2024

**River Hall Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2023**

Management's discussion and analysis of River Hall Community Development District (the "District") financial performance provides an objective analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position are reported in three categories; 1) net investment in capital assets, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, physical environment and interest on long term debt.

Fund financial statements present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

**River Hall Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2023**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Fund financial statements include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues and expenditures that are restricted for certain purposes or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including capital assets are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The **statement of activities** includes depreciation on all long-lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental funds, outlays for long lived assets are reported as expenditures and long-term liabilities, such as general obligation bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, a reconciliation is provided from the *fund financial statements* to the *government-wide financial statements*.

Notes to financial statements provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

Financial Highlights

The following are the highlights of financial activity for the year ended September 30, 2023.

- ◆ The District's total assets and deferred outflows of resources exceeded total liabilities by \$8,058,800 (net position). Unrestricted net position for Governmental Activities was \$1,020,169. Net position restricted was \$192,695. Net investment in capital assets was \$6,845,936.
- ◆ Governmental activities revenues totaled \$2,943,096 while governmental activities expenses totaled \$1,918,759.

**River Hall Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2023**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

Net Position

	Governmental Activities	
	2023	2022
Current assets	\$ 1,120,282	\$ 944,861
Restricted assets	1,437,139	1,348,027
Capital assets	29,913,977	30,340,346
Total Assets	32,471,398	32,633,234
Deferred outflows of resources	335,458	362,294
Current liabilities	1,650,442	1,604,211
Non-current liabilities	23,097,614	24,356,854
Total Liabilities	24,748,056	25,961,065
Net position - net investment in capital assets	6,845,936	5,859,042
Net position - restricted for debt service	192,695	320,582
Net position - unrestricted	1,020,169	854,839
Total Net Position	\$ 8,058,800	\$ 7,034,463

The increase in current assets is related to the increase in accounts receivable in the current year.

The increase in restricted assets is related to revenues exceeding expenses in the Debt Service Fund in the current year.

The decrease in capital assets is mainly the result of depreciation in the current year.

**River Hall Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2023**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

Change in Net Position

	Governmental Activities	
	2023	2022
Program Revenues		
Charges for services	\$ 2,739,416	\$ 2,742,995
General Revenues		
Miscellaneous revenues	140,437	11,558
Investment earnings	63,243	4,416
Total Revenues	<u>2,943,096</u>	<u>2,758,969</u>
Expenses		
General government	148,407	145,242
Physical environment	978,750	962,967
Interest and other charges	791,602	876,111
Total Expenses	<u>1,918,759</u>	<u>1,984,320</u>
Change in Net Position	1,024,337	774,649
Net Position - Beginning of Year	<u>7,034,463</u>	<u>6,259,814</u>
Net Position - End of Year	<u>\$ 8,058,800</u>	<u>\$ 7,034,463</u>

The increase in miscellaneous revenues is related to the deferred inflows of resources at the fund level.

The decrease in interest and other charges is related to the decrease in bonds outstanding.

**River Hall Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2023**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets activity as of September 30, 2023 and 2022:

Description	Governmental Activities	
	2023	2022
Capital assets not being depreciated:		
Land and improvements	\$ 9,299,800	\$ 9,299,800
Construction in progress	7,951,759	7,951,759
Capital assets being depreciated:		
Infrastructure	13,836,783	13,836,783
Improvements other than buildings	727,822	646,872
Less: accumulated depreciation	(1,902,187)	(1,394,868)
Total Capital Assets	<u>\$ 29,913,977</u>	<u>\$ 30,340,346</u>

Capital asset activity during the year was additions to improvements other than buildings of \$80,950, and depreciation of \$507,319.

Debt Management

Governmental Activities debt includes the following:

- In September 2020, the District issued \$7,410,000 Series 2020A Capital Improvement Revenue Bonds. These bonds were issued to finance a portion of the cost of acquisition, construction, installation and equipping of a portion of the 2020A Project. As of September 30, 2023, the balance outstanding was \$7,115,000.
- In September 2021, the District issued Capital Improvements Refunding Revenue Bonds, Series 2021A-1, \$9,065,000, and Series 2021A-2, \$9,930,000, to refund the remaining balance of the Series 2011A-1 and 2011A-2 Bonds. As of September 30, 2023, the outstanding balances for the Series 2021A-1 and Series 2021A-2 Bonds were \$8,075,000 and \$8,850,000, respectively.

**River Hall Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2023**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

General Fund Budgetary Highlights

Actual expenditures for the current fiscal year were less than budgeted amounts primarily because contingency costs were less than expected.

The September 30, 2023 budget was amended for repair and maintenance and contingency expenditures that were higher than originally anticipated.

Economic Factors and Next Year's Budget

River Hall Community Development District does not expect any economic factors to have any significant effect on the financial position or results of operations of the District in fiscal year ended September 30, 2024.

Request for Information

The financial report is designed to provide a general overview of River Hall Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the River Hall Community Development District's Finance Department at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

River Hall Community Development District
STATEMENT OF NET POSITION
September 30, 2023

	<u>Governmental Activities</u>
ASSETS	
Current Assets:	
Cash and cash equivalents	\$ 973,936
Investments	5,583
Accounts receivable	132,201
Assessments receivable	6,940
Deposits	1,622
Total Current Assets	<u>1,120,282</u>
Non-current Assets:	
Restricted assets:	
Investments	1,437,139
Capital assets, not being depreciated:	
Land and improvements	9,299,800
Construction in progress	7,951,759
Capital assets, being depreciated:	
Infrastructure	13,836,783
Improvements other than buildings	727,822
Less: accumulated depreciation	<u>(1,902,187)</u>
Total Non-current Assets	<u>31,351,116</u>
Total Assets	<u>32,471,398</u>
DEFERRED OUTFLOWS OF RESOURCES	
Deferred amount on refunding, net	<u>335,458</u>
LIABILITIES	
Current Liabilities:	
Accounts payable and accrued expenses	73,955
Due to developer	20,404
Due to others	989
Bonds payable	1,235,000
Accrued interest payable	320,094
Total Current Liabilities	<u>1,650,442</u>
Non-current liabilities:	
Bonds payable, net	<u>23,097,614</u>
Total Liabilities	<u>24,748,056</u>
NET POSITION	
Net investment in capital assets	6,845,936
Restricted for:	
Debt service	192,695
Unrestricted	1,020,169
Total Net Position	<u>\$ 8,058,800</u>

See accompanying notes.

River Hall Community Development District
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2023

Functions/Programs	Expenses	Program Revenues Charges for Services	Net (Expense) Revenues and Changes in Net Position Governmental Activities
Governmental Activities			
General government	\$ (148,407)	\$ 144,876	\$ (3,531)
Physical environment	(978,750)	580,543	(398,207)
Interest and other charges	(791,602)	2,013,997	1,222,395
Total Governmental Activities	<u>\$ (1,918,759)</u>	<u>\$ 2,739,416</u>	<u>820,657</u>
General revenues:			
			140,437
Miscellaneous revenue			63,243
Investment earnings			<u>203,680</u>
Total General Revenues			
Change in Net Position			1,024,337
Net Position - October 1, 2022			<u>7,034,463</u>
Net Position - September 30, 2023			<u>\$ 8,058,800</u>

See accompanying notes.

River Hall Community Development District
BALANCE SHEET –
GOVERNMENTAL FUNDS
September 30, 2023

	General	Debt Service	Capital Projects	Total Governmental Funds
ASSETS				
Cash and cash equivalents	\$ 973,936	\$ -	\$ -	\$ 973,936
Investments	5,583	-	-	5,583
Accounts receivable	72,875	59,326	-	132,201
Assessment receivables	2,175	4,765	-	6,940
Deposits	1,622	-	-	1,622
Restricted assets:				
Investments	-	1,202,899	234,240	1,437,139
Total Assets	<u>\$1,056,191</u>	<u>\$1,266,990</u>	<u>\$ 234,240</u>	<u>\$ 2,557,421</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES				
LIABILITIES				
Accounts payable and accrued expenses	\$ 74,944	\$ -	\$ -	\$ 74,944
Due to developer	20,404	-	-	20,404
Total Liabilities	<u>95,348</u>	<u>-</u>	<u>-</u>	<u>95,348</u>
DEFERRED INFLOWS OF RESOURCES				
Unavailable revenues	<u>72,875</u>	<u>59,326</u>	<u>-</u>	<u>132,201</u>
FUND BALANCES				
Nonspendable - deposits	1,622	-	-	1,622
Restricted for:				
Debt service	-	1,207,664	-	1,207,664
Capital projects	-	-	234,240	234,240
Assigned for:				
Operating capital	145,000	-	-	145,000
Disaster recovery	250,000	-	-	250,000
Unassigned	491,346	-	-	491,346
Total Fund Balances	<u>887,968</u>	<u>1,207,664</u>	<u>234,240</u>	<u>2,329,872</u>
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	<u>\$1,056,191</u>	<u>\$1,266,990</u>	<u>\$ 234,240</u>	<u>\$ 2,557,421</u>

See accompanying notes.

River Hall Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2023

Total Governmental Fund Balances	\$ 2,329,872
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets not being depreciated, land and improvements, \$9,299,800, and construction in progress, \$7,951,759, used in governmental activities are not current financial resources and; therefore, are not reported at the fund level.	17,251,559
Capital assets being depreciated, infrastructure, \$13,836,783, and improvements other than buildings, \$727,822, net of accumulated depreciation, \$(1,902,187), used in governmental activities are not current financial resources and; therefore, are not reported at the fund level.	12,662,418
Deferred outflows of resources, deferred amount on refunding net, are not current financial resources and; therefore, are not reported at the fund level.	335,458
Long-term liabilities, bonds payable, \$(24,040,000), net of bond discount, \$19,338, and bond premium, \$(311,952), are not due and payable in the current period and; therefore, are not reported at the fund level.	(24,332,614)
Revenues that available are not recognized at the fund level; however, revenue is recognized when earned at the government-wide level.	132,201
Accrued interest expense for long-term debt is not a current financial use and; therefore, is not reported at the fund level.	<u>(320,094)</u>
Net Position of Governmental Activities	<u><u>\$ 8,058,800</u></u>

See accompanying notes.

**River Hall Community Development District
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES –
GOVERNMENTAL FUNDS
For the Year Ended September 30, 2023**

	General	Debt Service	Capital Projects	Total Governmental Funds
Revenues				
Special assessments	\$ 725,419	\$ 2,013,997	\$ -	\$ 2,739,416
Investment earnings	262	54,047	8,934	63,243
Miscellaneous revenues	19,794	-	-	19,794
Total Revenues	<u>745,475</u>	<u>2,068,044</u>	<u>8,934</u>	<u>2,822,453</u>
Expenditures				
Current				
General government	148,407	-	-	148,407
Physical environment	471,431	-	-	471,431
Capital outlay	80,950	-	-	80,950
Debt service				
Principal	-	1,200,000	-	1,200,000
Interest	-	803,850	-	803,850
Total Expenditures	<u>700,788</u>	<u>2,003,850</u>	<u>-</u>	<u>2,704,638</u>
Net change in fund balances	44,687	64,194	8,934	117,815
Fund Balances - October 1, 2022	<u>843,281</u>	<u>1,143,470</u>	<u>225,306</u>	<u>2,212,057</u>
Fund Balances - September 30, 2023	<u>\$ 887,968</u>	<u>\$ 1,207,664</u>	<u>\$ 234,240</u>	<u>\$ 2,329,872</u>

See accompanying notes.

River Hall Community Development District
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2023

Net Changes in Fund Balances - Total Governmental Funds	\$ 117,815
Amounts reported for governmental activities in the Statement of Activities are different because:	
Governmental funds report capital outlays as expenditures; however, in the Statement of Activities, the cost of those assets are allocated over their estimated useful lives as depreciation. This is the amount that capital outlay, \$80,950, was exceeded by depreciation, \$(507,319).	(426,369)
Repayment of long-term liabilities are reported as expenditures in the governmental funds statement but such repayments reduce liabilities in the Statement of Net Position.	1,200,000
The deferred amount on refunding of debt is recognized as an other financing source at the fund level, but at the government-wide level it increases liabilities. This is the amount of the current year interest.	(26,836)
Bond discount and premium are recognized as an other financing source/use in the year the debt was issued at the fund level, however, at the government-wide level they are recognized as a contra liability and amortized over the life of the bond as interest. This is the amount of current year interest.	24,240
Unavailable revenues are recognized as deferred inflows of resources at the fund level; however, revenue is recognized when earned at the government-wide level. This is the current year change.	120,643
In the Statement of Activities, interest is accrued on outstanding bonds; whereas in governmental funds, interest expenditures are reported when due. This is the change in accrued interest from the prior year.	14,844
Change in Net Position of Governmental Activities	<u>\$ 1,024,337</u>

See accompanying notes.

**River Hall Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES – BUDGET AND ACTUAL –
GENERAL FUND**

For the Year Ended September 30, 2023

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance with Final Budget Positive (Negative)</u>
Revenues				
Special assessments	\$ 715,321	\$ 725,419	\$725,419	\$ -
Investment earnings	500	262	262	-
Miscellaneous revenues	16,500	19,794	19,794	-
Total Revenues	<u>732,321</u>	<u>745,475</u>	<u>745,475</u>	<u>-</u>
Expenditures				
Current				
General government	133,543	143,502	148,407	(4,905)
Physical environment	517,265	456,641	471,431	(14,790)
Capital outlay	50	117,450	80,950	36,500
Total Expenditures	<u>650,858</u>	<u>717,593</u>	<u>700,788</u>	<u>16,805</u>
Net change in fund balances	81,463	27,882	44,687	16,805
Fund Balances - October 1, 2022	<u>785,490</u>	<u>843,282</u>	<u>843,281</u>	<u>(1)</u>
Fund Balances - September 30, 2023	<u>\$ 866,953</u>	<u>\$ 871,164</u>	<u>\$887,968</u>	<u>\$ 16,804</u>

See accompanying notes.

**River Hall Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the District have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

1. Reporting Entity

The District was established on April 21, 2005, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing or re-constructing, enlarging or extending, equipping, operating and maintaining water management, district roads, landscaping, street lights and other basic infrastructure projects within or outside the boundaries of the River Hall Community Development District. The District is governed by a five-member Board of Supervisors who are elected on an at-large basis by qualified electors living within the boundaries of the District. The District operates within the criteria established by Chapter 190, Florida Statutes.

As required by GAAP, these financial statements present the River Hall Community Development District (the primary government) as a stand-alone government. The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility including, but not limited to, financial interdependency, designation of management, significant ability to influence operations and accountability for fiscal matters.

Based upon the application of the above-mentioned criteria, the District has identified no component units.

2. Measurement Focus and Basis of Accounting

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

**River Hall Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

a. Government-wide Financial Statements

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by special assessments. Program revenues include charges for services and payments made by parties outside of the reporting government's citizenry if that money is restricted to a particular program. Program revenues are netted with program expenses in the Statement of Activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

b. Fund Financial Statements

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

**River Hall Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds

The District implemented the Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

Nonspendable Fund Balance – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

Restricted Fund Balance – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

Assigned Fund Balance – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

Unassigned Fund Balance – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

Fund Balance Spending Hierarchy – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

**River Hall Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter, to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 90 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest revenue associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are included on the balance sheet. The reported fund balance is considered to be a measure of "available spendable resources". Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of "available spendable resources" during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund assets. The proceeds of long-term debt are recorded as another financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

**River Hall Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation

a. Governmental Major Funds

General Fund – The General Fund is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund. The General Fund is composed of General Fund and Reserve Fund balances.

Debt Service Fund – Accounts for debt service requirements to retire the capital improvement bonds which were used to finance the construction of District infrastructure improvements.

Capital Projects Fund – Accounts for the construction of improvements within the boundaries of the District.

b. Non-current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as land and buildings, and non-current governmental liabilities, such as general obligation bonds, be reported in the governmental activities column in the government-wide Statement of Net Position.

4. Assets, Deferred Outflows/Inflows of Resources, Liabilities, and Net Position or Equity

a. Cash and Investments

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

Cash and cash equivalents includes time deposits, certificates of deposit and all highly liquid debt instruments with original maturities of three months or less.

**River Hall Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Deferred Outflows/Inflows of Resources, Liabilities, and Net Position or Equity (Continued)

b. Restricted Assets

Certain assets of the District and a corresponding liability or portion of net position is classified as restricted on the statement of net position because their use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted assets, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

c. Capital Assets

Capital assets, which include land and improvements, infrastructure, improvements other than buildings and construction in progress, are reported in governmental activities.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of one year. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Depreciation of capital assets is computed and recorded by utilizing the straight-line method over the assets' estimated useful lives. Useful life for assets is estimated at 15 years for infrastructure and 15 – 30 years for improvements other than buildings.

d. Budgets

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. Formal budgets are adopted for the general fund. The legal level of budgetary control is at the fund level. As a result, deficits in the budget columns of the accompanying financial statements may occur. All budgeted appropriations lapse at year end.

e. Deferred Outflows of Resources

Deferred outflow of resources is the consumption of net position by the government that is applicable to a future reporting period. Deferred amount on refunding is amortized and recognized as a component of interest expense over the life of the bond.

**River Hall Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Deferred Outflows/Inflows of Resources, Liabilities, and Net Position or Equity (Continued)

f. Deferred Inflows of Resources

Deferred inflows of resources represent an acquisition of net position that applies to a future reporting period(s) and so will not be recognized as an inflow of resources (revenue) until then. The District only has one time that qualifies for reporting in the category. Unavailable revenues are reported only in the governmental funds balance sheet. This amount is deferred and recognized as an inflow of resources in the period that amounts become available

g. Unamortized Bond Discounts/Premiums

Bond discounts/premiums are presented on the government-wide financial statements. The costs are amortized over the life of the bonds using the straight-line method. For financial reporting, the unamortized bond discounts/premiums are netted against the applicable long-term debt.

h. Net Position

Net position represents the difference between assets and liabilities and is reported in three categories. Net position invested in capital assets, net of related debt, represents capital assets, net of accumulated depreciation and any outstanding debt related to those assets. Net position is reported as restricted when there are legal limitations imposed on their use by legislation, or external restrictions imposed by other governments, creditors, or grantors. Unrestricted net position is assets that do not meet definitions of the classifications previously described.

NOTE B – CASH AND INVESTMENTS

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk; however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2023, the District's bank balance was \$967,936 and the carrying value was \$973,936. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

River Hall Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE B – CASH AND INVESTMENTS (CONTINUED)

Investments

As of September 30, 2023, the District had the following investments and maturities:

<u>Investment</u>	<u>Maturities</u>	<u>Fair Value</u>
First American Government Obligation Fund	24 days*	\$ 1,437,139
Florida PRIME	35 days*	5,583
Total		<u>\$ 1,442,722</u>

* Weighted average maturity

The District categorizes its fair value measurement within the fair value hierarchy established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most realizable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtained quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that uses the best information available under the circumstances which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the investments in the First American Government Obligation Fund are Level 1 assets.

The District's investment policy allows management to invest funds in investments permitted under Section 218.415, Florida Statutes. The investment in Florida PRIME is measured at amortized cost. Florida PRIME has established policies and guidelines regarding participant transactions and the authority to limit or restrict withdrawals or impose a penalty for an early withdrawal. As of September 30, 2023, there were no redemption fees, maximum transaction amounts, or any other requirements that would limit daily access to 100 percent of the account value.

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates, however; the bond indenture limits the type of investments held using unspent proceeds.

**River Hall Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023**

NOTE B – CASH AND INVESTMENTS (CONTINUED)

Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices.

As a pool participant, the District invests in pools of investments in which shares are owned in the pool rather than the underlying investments. Fair market value is determined and reported as disclosed by the State Board of Administration and the calculation of the net change in the fair value of investments is independent of the calculation of realized gains and losses.

As of September 30, 2023, the District's investments in the First American Government Obligation Fund and Florida PRIME were rated AAAM by Standard & Poor's.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The investments in the First American Government Obligation Fund represents 99% of the District's total investments. The investment in Florida PRIME represents less than 1% of the District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2023 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary.

NOTE C – SPECIAL ASSESSMENT REVENUES

Special assessment revenues recognized for the 2022-2023 fiscal year were levied in October 2022. All assessments are due and payable on November 1 or as soon as the assessment roll is certified and delivered to the Tax Collector. Per Section 197.162, Florida Statutes, discounts are allowed for early payment at the rate of 4% in November, 3% in December, 2% in January, and 1% in February. Assessments paid in March are without discount.

All unpaid assessments become delinquent as of April 1. Virtually all unpaid assessments are collected via the sale of tax certificates on or prior to, June 1; therefore, there were no material taxes receivable at fiscal year end.

River Hall Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE D – CAPITAL ASSETS

Capital asset activity for the year ended September 30, 2023 was as follows:

	Balance 10/1/2022	Additions	Disposals	Balance 09/30/23
<u>Governmental Activities:</u>				
Capital assets, not depreciated:				
Land and improvements	\$ 9,299,800	\$ -	\$ -	\$ 9,299,800
Construction in progress	7,951,759	-	-	7,951,759
Total Capital Assets, Not Depreciated	<u>17,251,559</u>	<u>-</u>	<u>-</u>	<u>17,251,559</u>
Capital assets, being depreciated:				
Infrastructure	13,836,783	-	-	13,836,783
Improvements other than buildings	646,872	80,950	-	727,822
Less: accumulated depreciation	<u>(1,394,868)</u>	<u>(507,319)</u>	<u>-</u>	<u>(1,902,187)</u>
Total Capital Assets Being Depreciated, Net	<u>13,088,787</u>	<u>(426,369)</u>	<u>-</u>	<u>12,662,418</u>
Governmental Activities Capital Assets	<u>\$ 30,340,346</u>	<u>\$ (426,369)</u>	<u>\$ -</u>	<u>\$ 29,913,977</u>

Depreciation of \$507,319 was charged to physical environment.

NOTE E – LONG-TERM DEBT

The following is a summary of debt activity for the District for the year ended September 30, 2023:

	Balance 10/1/2022	Additions	Reductions	Balance 9/30/2023
<u>Governmental Activities:</u>				
Bonds payable:				
Series 2020A	\$ 7,265,000	\$ -	\$ (150,000)	\$ 7,115,000
Series 2020A Bond Discount	(20,054)	-	716	(19,338)
Series 2021A-1	8,575,000	-	(500,000)	8,075,000
Series 2021A-2	9,400,000	-	(550,000)	8,850,000
Series 2021 Bond Premium	<u>336,908</u>	<u>-</u>	<u>(24,956)</u>	<u>311,952</u>
Bonds Payable, Net	<u>\$ 25,556,854</u>	<u>\$ -</u>	<u>\$ (1,224,240)</u>	<u>\$ 24,332,614</u>

River Hall Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE E – LONG-TERM DEBT (CONTINUED)

District debt is comprised of the following at September 30, 2023:

\$7,410,000 Series 2020A Capital Improvement Revenue Bonds maturing through 2051, at various interest rates between 2.75 and 3.875%, payable May 1 and November 1. Current portion is \$155,000. \$ 7,115,000

\$9,065,000 Series 2021A-1 and \$9,930,000 Series 2021A-2 Capital Improvement Refunding Revenue Bonds maturing through 2036, interest of 3%, payable May 1 and November 1. Current portions are \$515,000 and \$565,000, respectively. 16,925,000

Bonds Payable at September 30, 2023 \$ 24,040,000

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2023 are as follows:

Year Ending September 30,	Principal	Interest	Total
2024	\$ 1,235,000	\$ 768,225	\$ 2,003,225
2025	1,270,000	731,563	2,001,563
2026	1,305,000	593,850	1,898,850
2027	1,350,000	654,300	2,004,300
2028	1,390,000	613,388	2,003,388
2029-2033	7,630,000	2,407,044	10,037,044
2034-2038	5,650,000	1,209,544	6,859,544
2039-2043	1,375,000	711,038	2,086,038
2044-2048	1,665,000	425,088	2,090,088
2049-2051	<u>1,170,000</u>	<u>91,836</u>	<u>1,261,836</u>
Totals	<u>\$ 24,040,000</u>	<u>\$ 8,205,876</u>	<u>\$ 32,245,876</u>

**River Hall Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023**

NOTE E – LONG-TERM DEBT (CONTINUED)

Summary of Significant Bonds Resolution Terms and Covenants

Capital Improvement Revenue Bonds, Series 2020A

The Series 2020A Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after May 1, 2031 a price equal to the par amount of the Series 2020A Bonds thereof, together with accrued interest to the date of redemption. The Series 2020A are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Trust Indenture established certain amounts be maintained in a reserve account. In addition, the Trust Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements.

Depository Funds

The bond resolution establishes certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

Reserve Funds – The Series 2020A Reserve Account was funded from the proceeds of the Series 2020A Bonds in an amount equal to 50 percent of the outstanding Series 2020A Bonds. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.

The following is a schedule of required reserve balances as of September 30, 2023:

	<u>Reserve Balance</u>	<u>Reserve Requirement</u>
Capital Improvement Revenue Bonds, Series 2020A	\$ 206,925	\$ 206,925

Capital Improvement Revenue Bonds, Series 2021 A-1 and A-2

Significant Bond Provisions

The Series 2021A-1 and Series 2021A-2 Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after May 1, 2031 a price equal to the par amount of the Series 2021A-1/2 Bonds thereof, together with accrued interest to the date of redemption. The Series 2021A-1 and Series 2021A-2 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

**River Hall Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023**

NOTE E – LONG-TERM DEBT (CONTINUED)

Significant Bond Provisions (Continued)

The Trust Indenture established certain amounts be maintained in a reserve account. In addition, the Trust Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements.

Capital Improvement Revenue Bonds, Series 2021 A-1 and A-2

Depository Funds

The bond resolution establishes certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

Reserve Funds – The Series 2021A-1 Reserve Account was funded from the proceeds of the Series 2021A-1 Bonds in an amount equal to 10 percent of the maximum outstanding debt related to the Series 2021A-1 Bonds. The Series 2021A-2 Reserve Account was funded from the proceeds of the Series 2021A-2 Bonds in an amount equal to 50 percent of the maximum outstanding debt related to the Series 2021A-2 Bonds. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.

The following is a schedule of required reserve balances as of September 30, 2023:

	Reserve Balance	Reserve Requirement
Capital Improvement Refunding Revenue Bonds, Series 2021A-1	\$ 75,400	\$ 75,400
Capital Improvement Refunding Revenue Bonds, Series 2021A-2	\$ 412,550	\$ 412,550

NOTE F – ECONOMIC DEPENDENCY

The District's activity is dependent upon the continued involvement of the Developer, the loss of which would have a material adverse effect on the District's operations.

**River Hall Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023**

NOTE G – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. There have been no claims filed for the past three years.

NOTE H – SUBSEQUENT EVENT

In November 2023, the District issued \$8,020,000 Capital Improvement Revenue Bonds, Series 2023A (Assessment Area 4), to fund a portion of the cost of acquisition, construction, installation, and equipping of the Series 2023A Project.

**INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
River Hall Community Development District
Lee County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements, as listed in the table of contents, of River Hall Community Development District, as of and for the year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated July XX, 2024.

Report on Internal Control Over Financial Reporting

In planning and performing our audit, we considered River Hall Community Development District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of River Hall Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of River Hall Community Development District's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that have not been identified.

To the Board of Supervisors
River Hall Community Development District

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether River Hall Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

July XX, 2024

MANAGEMENT LETTER

To the Board of Supervisors
River Hall Community Development District
Lee County, Florida

Report on the Financial Statements

We have audited the financial statements of the River Hall Community Development District as of and for the year ended September 30, 2023, and have issued our report thereon dated July XX, 2024.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

Other Reports and Schedule

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with AICPA Professionals Standards, AT-C Section 315 regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in that report, which is dated July XX, 2024, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been made to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations made in the preceding financial audit report.

Financial Condition

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, requires us to apply appropriate procedures and communicate the results of our determination as to whether or not River Hall Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that the River Hall Community Development District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

To the Board of Supervisors
River Hall Community Development District

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial conditions assessment procedures as of September 30, 2023 for the River Hall Community Development District. It is management's responsibility to monitor the River Hall Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Specific Information

The information below was provided by management and has not been audited by us; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, River Hall Community Development District reported:

- 1) The total number of district employees compensated in the last pay period of the District's fiscal year: 0
- 2) The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District's fiscal year: 11
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: \$0
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: The District paid \$96,974 to nonemployee independent contractors.
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2022, together with the total expenditures for such project: N/A
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The District did amend the original budget, see below.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)8, Rules of the Auditor General, the River Hall Community Development District reported:

- 1) The rate or rates of non-ad valorem special assessments imposed by the District. The General Fund assessment was \$203.49 - \$404.38 and the Debt Service assessment was \$233.75 - \$1,900.48.
- 2) Total special assessments collected was \$2,739,416.
- 3) The total amount of outstanding bonds issued by the District and the terms of such bonds. The District had outstanding bonds at September 30, 2023 of \$7,115,000 Series 2020A Bonds, maturing in 2051 and \$16,925,000 of Series 2021A-1 and Series 2021A-2 Bonds maturing in 2036.

To the Board of Supervisors
River Hall Community Development District

	<u>Original Budget</u>	<u>Actual</u>	<u>Variance with Original Budget Positive (Negative)</u>
Revenues			
Special assessments	\$ 715,321	\$ 725,419	\$ 10,098
Investment earnings	500	262	(238)
Miscellaneous	16,500	19,794	3,294
Total Revenues	<u>732,321</u>	<u>745,475</u>	<u>13,154</u>
Expenditures			
Current			
General government	133,543	148,407	(14,864)
Physical environment	517,265	471,431	45,834
Capital outlay	50	80,950	(80,900)
Total Expenditures	<u>650,858</u>	<u>700,788</u>	<u>(49,930)</u>
Excess of revenues over/(under) expenditures	81,463	44,687	(36,776)
Fund Balances - October 1, 2022	<u>785,490</u>	<u>843,281</u>	<u>57,791</u>
Fund Balances - September 30, 2023	<u>\$ 866,953</u>	<u>\$ 887,968</u>	<u>\$ 21,015</u>

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

To the Board of Supervisors
River Hall Community Development District

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

July XX, 2024

**INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE
WITH SECTION 218.415, FLORIDA STATUTES**

To the Board of Supervisors
River Hall Community Development District
Lee County, Florida

We have examined River Hall Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2023. Management is responsible for River Hall Community Development District's compliance with those requirements. Our responsibility is to express an opinion on River Hall Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about River Hall Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on River Hall Community Development District's compliance with the specified requirements.

In our opinion, River Hall Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2023.

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

July XX, 2024

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

3A

RESOLUTION 2024-10

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT HEREBY ACCEPTING THE
ANNUAL FINANCIAL REPORT FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2023**

WHEREAS, the District's Auditor, Berger, Toombs, Elam, Gaines & Frank, has heretofore prepared and submitted to the Board, for accepting, the District's Annual Financial Report for Fiscal Year 2023;

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

1. The Annual Financial Report for Fiscal Year 2023, heretofore submitted to the Board, is hereby accepted for Fiscal Year 2023, for the period ending September 30, 2023; and
2. A verified copy of said Annual Financial Report for Fiscal Year 2023 shall be attached hereto as an exhibit to this Resolution, in the District's "Official Record of Proceedings".

PASSED AND ADOPTED this 1st day of August, 2024.

ATTEST:

**RIVER HALL COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

8

SUPPLEMENT #3

TO THE

**RIVER HALL COMMUNITY DEVELOPMENT DISTRICT
ENGINEER'S REPORT (DATED OCTOBER 25, 2005)
AND SUPPLEMENT #1 (DATED NOVEMBER 15, 2019; REVISED JULY 2, 2020)
AND SUPPLEMENT #2 (DATED FEBRUARY 2, 2023; REVISED JULY 25, 2023)**

SUPPLEMENT #3 – AUGUST 1, 2024

PREPARED BY

Barraco
and Associates, Inc.

**2271 McGregor Boulevard
Suite 100
Fort Myers, Florida 33901**

Carl A. Barraco, P.E.

Florida Registration No. 38536

Florida Certificate of Authorization No. 7995

Barraco and Associates, Inc.

2271 McGregor Boulevard, Suite 100

Fort Myers, Florida 33901

I. OVERVIEW

1.1 Purpose and Scope

The River Hall Community Development District Engineer's Report (herein, the "Original Report") dated October 25, 2005 and adopted by the River Hall Community Development District (herein, the "District") Board of Supervisors on January 6, 2006 was prepared to assist with the financing, construction and acquisition of public infrastructure improvements (herein, the "Project") to be undertaken to support the overall development of the River Hall community (herein, the "Development"). The Original Report was subsequently updated with a supplemental report (herein, the "First Supplemental Report"), dated November 15, 2019, revised July 2, 2020 and approved by the District Board of Supervisors on September 10, 2020. A second supplemental report (herein, the "Second Supplemental Report"), provided further updates to the Project, dated February 2, 2023, revised July 25, 2023 and approved by the District Board of Supervisors on November 16, 2023.

This report (herein, the "Third Supplemental Report") will serve as an update to the reports outlined above and describes the next current planned construction phase of the Development. This portion of the Development, located within real properties identified in the phasing plan of the Second Supplemental as "Future Development" and "Common Infrastructure", will include public infrastructure components (herein, the "2024 Project") intended to be financed, in part or wholly, through a series of special assessment bonds and/or bond anticipation notes (herein, the "Series 2024 Bonds") to be issued by the District. An exhibit depicting the improvement limits of the 2024 Project within the overall District boundary is provided as **Exhibit A**. Additionally, an updated phasing plan, depicting those assessment limits of the properties benefitted by the 2024 Project and constituting the next assessment area, collectively referenced as "Assessment Area 5", is provided as **Exhibit B**. Two (2) legal descriptions, which together constitute the boundary of Assessment Area 5, are also provided as **Appendix A**. Any portion of the 2024 Project not financed with the Series 2024 Bonds will be funded by GreenPointe Communities, LLC and/or its affiliates (herein, the "Developer").

This Third Supplemental Report is intended to be read in conjunction with, but not replace, the Original Report, as supplemented by the First and Second Supplemental Reports. Items considered in this Third Supplemental Report are as follows:

- Review of the District and the Development;
- Description of proposed improvements associated with the 2024 Project;
- Updated cost estimates outlining the specific cost associated with the 2024 Project;
- Status of primary required permits associated with the 2024 Project.

In the preparation of this Third Supplemental Report, Barraco and Associates, Inc. relied upon information provided by others, including the Developer, as well as information obtained from the Public Records of Lee County, Florida. While Barraco and Associates, Inc. has not independently verified the information provided by other sources, there is no apparent reason to believe the information provided by others is not valid for the purposes of this report.

Additionally, the improvements described in the previous reports, as well as those updates provided by this Third Supplemental Report herein, represent the present intentions of the District and the Developer, subject to applicable local general purpose government land use planning, zoning and other entitlements. The implementation of any improvements requires final construction approval by applicable regulatory and permitting agencies including local, state and federal agencies. Subsequently, the actual improvements may vary from the capital improvements described in the previous reports or herein.

1.2 Review of the River Hall Community Development District

The District is comprised of $\pm 1,958$ acres and located wholly within the Development. The District was established by Rule 42YY-1.001 of the FAC and became effective on April 21, 2005 (herein, the “Establishing Rule”). The District has been established by and operates in accordance with the Establishing Rule, and pursuant to the provisions of Chapter 190, Florida Statutes for the purpose of planning, financing, constructing, operating and maintaining public infrastructure for the lands comprising the Development within the jurisdiction of the District.

The District also possesses the authority to issue bonds for the purpose of acquiring and constructing certain public infrastructure improvements and to levy taxes, assessments, rates and charges to pay for the construction, acquisition, operation and maintenance of the public improvements. In accordance with this authority, the District intends to obtain and utilize the Series 2024 Bonds to finance, in part or wholly, the 2024 Project as described herein in this Third Supplemental Report.

1.3 Review of the River Hall Development

As described in the Original Report, as well as the First and Second Supplemental Reports, the River Hall Development is a $\pm 1,988$ acre Residential and Commercial Planned Development (RPD/CPD) located within unincorporated Lee County, Florida. The Development received entitlements on October 18, 1999 by Lee County Zoning Resolution Z-99-056, rezoning the original $\pm 1,797$ acre parcel from Agricultural (AG-2) to Residential Planned Development (RPD) and allowing for a maximum of 1,598 dwelling units. Lee County Zoning Resolution Z-05-051, adopted on September 19, 2005, further amended the Development by increasing the area to $\pm 1,978$ acres, rezoning the parcel from RPD/AG-2 to RPD/Commercial Planned Development (CPD), increasing the allowed residential density to 1,999 dwelling units, and adding an elementary school site. Subsequently, Lee

County Zoning Resolution Z-15-003 was adopted on June 5, 2015, further amending the River Hall Planned Development zoning by increasing allowable density from 1,999 units to 2,695 units and including two additional uses, consisting of private on-site recreational facilities and townhouse/multi-family dwelling units. An additional zoning resolution, Z-24-001, adopted on April 17, 2024, increased the Development area to the current $\pm 1,988$ acres and further increased the allowable density from 2,695 units to 3,244 units. A 20-acre parcel dedicated to the elementary school, as well as a recently acquired 10-acre parcel within the Development are not included in the District boundary and account for the difference between the Development and District areas.

The 2024 Project generally consists of the public infrastructure supporting 95 single-family units in Parcel L and 202 multi-family townhome units, which is detailed subsequently in Section 2.1 of this Third Supplemental Report. Site plans, including typical lot details, for the 2024 Project, are provided herein as **Exhibit C** (Parcel L) and **Exhibit D** (Townhomes). The construction of the 2024 Project is anticipated to commence in or around the third quarter of 2024 and be substantially complete in or around fourth quarter of 2025.

As previously stated herein, the 2024 Project falls within the real property limits collectively referred to as Assessment Area 5 within the updated phasing plan. Accordingly, **Table 1** provides an updated unit allocation representing the present intention of the Developer which is consistent with the approved zoning as outlined above herein this section of this Third Supplemental Report. Additionally, as previously stated herein, the phasing plan, prepared in the Original Report, and updated in each of the First and Second Supplemental Reports, has been further updated to reflect the present intentions of the District and the Developer, and is provided herein as **Exhibit B**.

Table 1 – Current Phasing Plan and Unit Allocation			
Phase	Description	Units	
		Single Family	Multi-Family
I	Common Infrastructure	0	0
II	Adult Active Community	592	0
III	Single Family Golf Community	732	102
IV	Single Family Non-Golf Community	445	0
V	Assessment Area 3	348	0
VI	Assessment Area 4	311	0
VII	Assessment Area 5	95	202
	Future Development	417	0
Unit Total By Type:		2,940	304
UNIT TOTAL:		3,244	

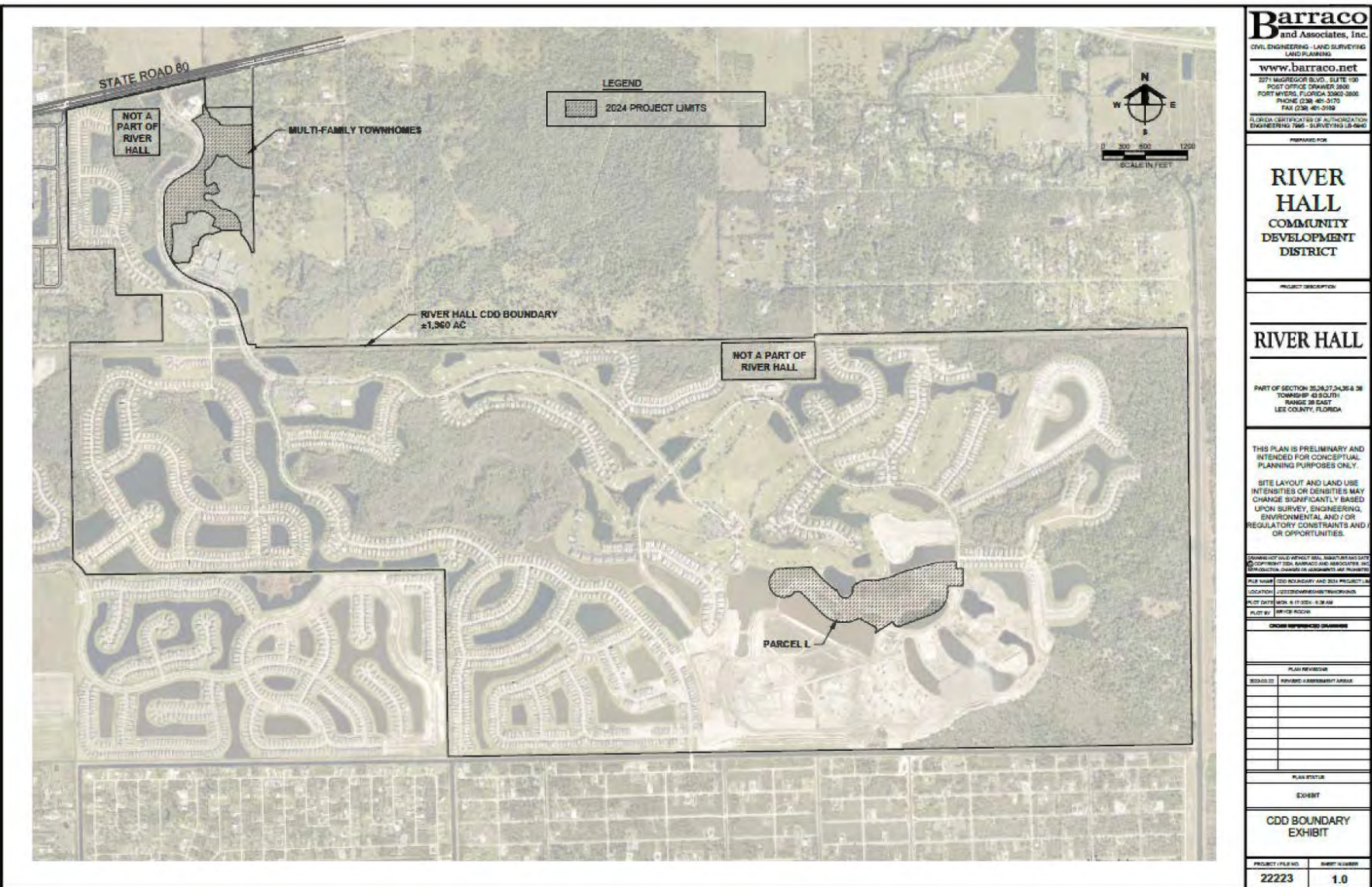


Exhibit C. Parcel L Site Plan (with Typical Lot Detail)

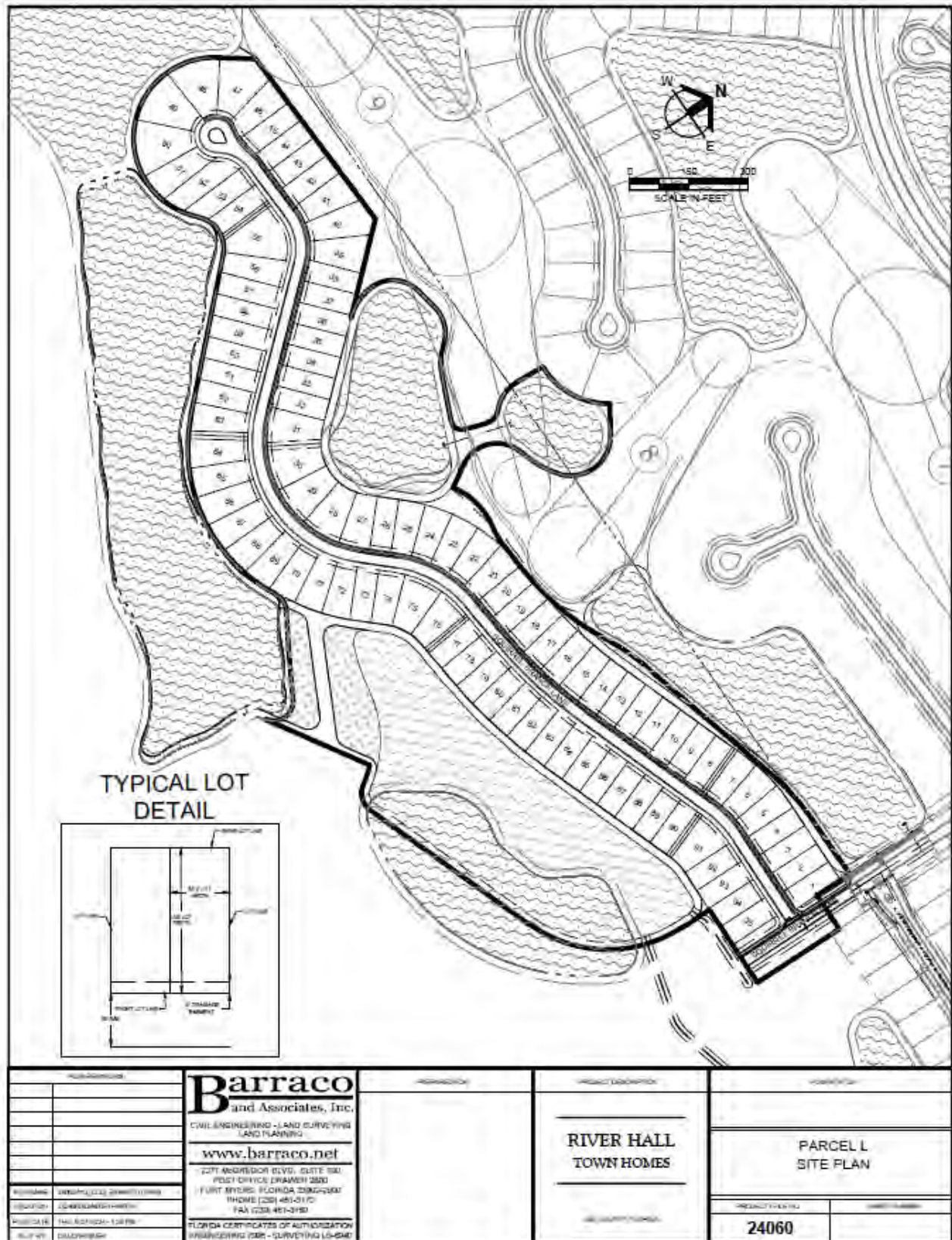
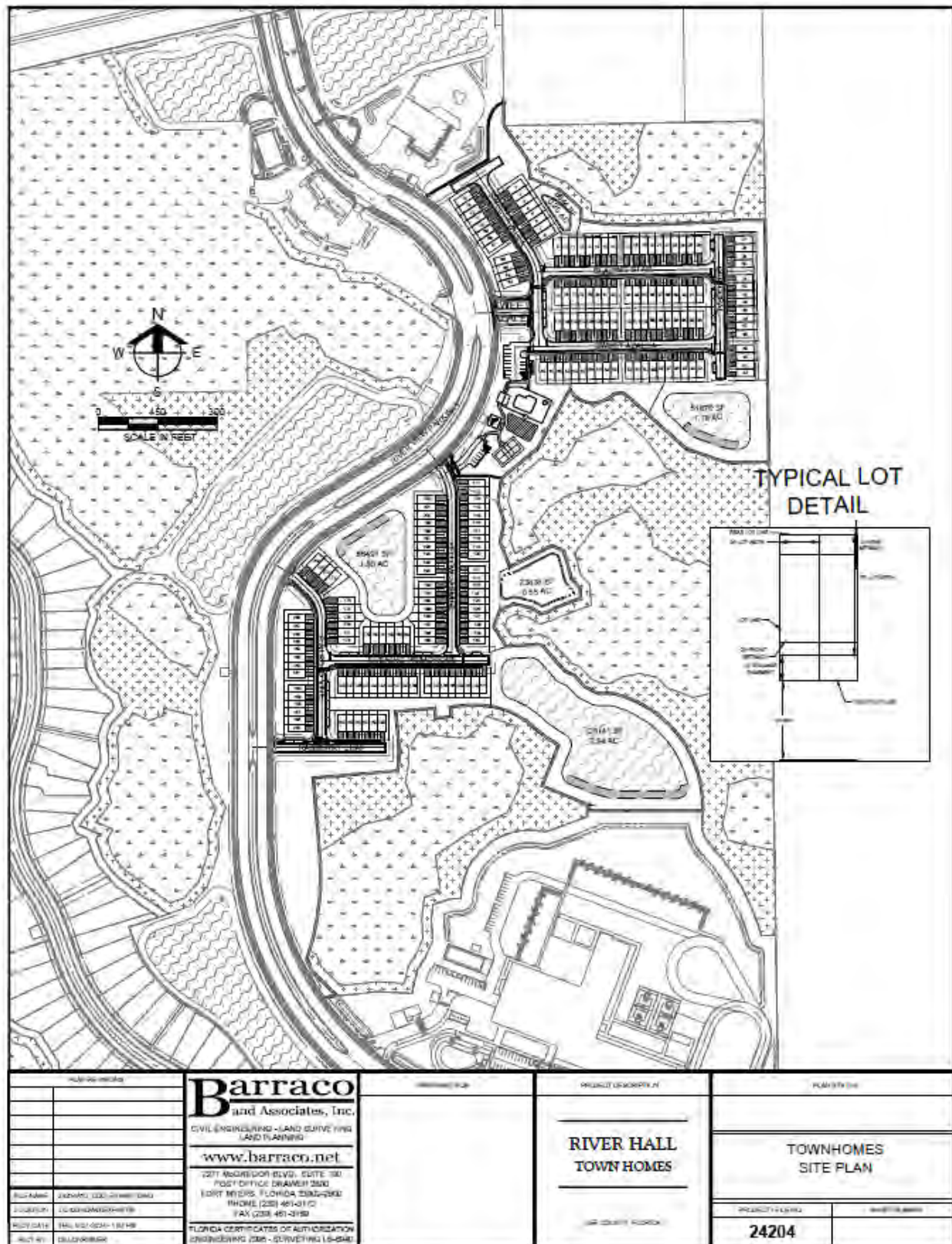


Exhibit D. Townhomes Site Plan (with Typical Lot Detail)



II. UPDATES

2.1 Proposed District Infrastructure – 2024 Project

The general scope of the District's overall Project was initially defined in the Original Report and was further updated with the First and Second Supplemental Reports. This Third Supplemental Report defines herein the scope of the District's 2024 Project for public infrastructure improvements (construction and/or acquisition) which is expected to include, but is not limited to, the following:

- Drainage and Surface Water Management System
- Onsite Utilities
- Perimeter Boundary and Landscaping
- Professional Services and Fees

The following details the specific infrastructure improvements included within the 2024 Project:

The components of the drainage and surface water management system anticipated for the 2024 Project shall include any remaining site clearing for the real properties associated with the 2024 Project, the excavation of four new stormwater lakes and expansion of an existing stormwater lake, as well as one dry detention area. The improvements also include all culverts, inlets and perimeter berms necessary to capture and convey the surface water into proposed system. Additionally, the improvements include three control structures and associated storm sewer to allow the discharge of the attenuated surface water into the existing surface water management system. Note any clearing, filling and/or grading activities over properties within the limits of the 2024 Project intended to be strictly private, such as residential lots, are to be funded by the Developer, in the absence of any perpetual easements dedicated in favor of the District, and are therefore excluded from the scope of the 2024 Project.

The anticipated utility systems for the 2024 Project include extensions of and connections to the existing potable water transmission and wastewater collection systems to be completed by the District and conveyed to Lee County Utilities (LCU), a public utility, for perpetual operation and maintenance responsibilities. The potable water improvements for the 2024 Project are currently estimated to include $\pm 5,700$ linear feet of transmission and distribution lines, along with the necessary valves, fire hydrants and water services to individual buildings and lots. Similarly, the wastewater facilities will include $\pm 6,400$ linear feet of gravity collection mains connected via manholes with sewer services to individual buildings and lots, as well as ± 400 linear feet of force main extensions to provide collection and transmission of collected wastewater to existing wastewater facilities.

These utility systems will be designed and constructed in accordance LCU and Florida Department of Environmental Protection (FDEP) standards, as applicable. The dedication of completed potable water and wastewater utilities by the District to LCU for ownership, operation and maintenance will take place upon completion of construction of these facilities. LCU will also act as the supplier of water to the water distribution systems, as well as the collector of the wastewater from the wastewater collection system. LCU requires water and sewer connection/capacity fees for all new utility line extensions. Half of these fees must be paid prior to construction, and the balance is due when the system is cleared for use and placed in service. These connection fees are included in the funding estimates and may be financed in whole or in part by the District. If the Developer pays the connections fees on the behalf of the District, these fees may be considered a reimbursable item.

Additionally, the 2024 Project may also include perimeter boundary and landscaping improvements. These improvements are intended to be publicly owned and maintained by the District, and are included to the extent those improvements fall within real property conveyed to the District or perpetual easements dedicated in favor of the District. The perimeter boundary improvements shall consist of earthen berms, fences, gates and other hardscape features, while the perimeter landscaping consist of trees, shrubs, flowering plants, sod and irrigation.

The District's Project shall also include professional services and fees, and those components are included in the 2024 Project to the extent those services and fees are associated with those improvements described herein this section of this Third Supplemental Report.

2.2 Updated Order of Magnitude Cost Estimate

Table 2 provides an updated Order of Magnitude Cost Estimate for the Project, wherein the cost estimate from the Original Report has been updated to reflect those anticipated costs associated with the 2024 Project. The estimated costs of the 2024 Project are reasonable based upon current economic conditions in Southwest Florida.

TABLE 2 – 2024 PROJECT – ORDER OF MAGNITUDE COST ESTIMATE			
Improvement Category	Parcel L	Townhomes	Total (2024 Project)
Drainage and Surface Water Management	\$550,000.	\$2,100,000.	\$2,650,000.
Utilities	\$1,800,000.	\$3,100,000.	\$4,700,000.
Perimeter Boundary and Landscaping	\$0.	\$90,000.	\$90,000.
Professional Consultant Services and Fees	\$250,000.	\$350,000.	\$600,000.
Subtotal	\$2,600,000.	\$5,640,000.	\$8,240,000.
20% Contingency	\$520,000.	\$1,128,000.	\$1,648,000.
Total	\$3,120,000.	\$6,768,000.	\$9,888,000.

2.3 Updated Permitting and Entitlements

The status of known permits required for and specific to the District's 2024 Project is provided in **Table 3**. The 2024 Project will be designed in accordance with current governmental regulations and requirements and will serve the intended purpose if constructed in substantial compliance with the approved construction plans. The 2024 Project is feasible to construct, there are no known technical reasons existing at this time that will prevent the construction of the 2024 Project, and it is reasonable to assume that all required regulatory approvals are in place or may be obtained in due course.

TABLE 3 – 2024 PROJECT – PERMITTING MATRIX					
Agency	Permit	Permit No.	Issued	Expiration	Status
Lee County	Zoning Resolution	Z-15-003	June 5, 2015	N/A	Approved
Lee County	Zoning Resolution	DCI2022-00026 (Z-24-001)	April 17, 2024	N/A	Approved
Lee County	Administrative Amendment	ADD2024-00092	TBD	TBD	Under Review
Lee County	Development Order	DOS2023-00137	TBD	TBD	Under Review
Lee County	Development Order	DOS2024-00031	TBD	TBD	Under Review
Lee County	Vegetation Removal	TBD (Parcel L)	TBD	TBD	TBD
Lee County	Vegetation Removal	TBD (Townhomes)	TBD	TBD	TBD
FDEP	Notice of Intent (NOI)	TBD (Parcel L)	TBD	TBD	TBD
FDEP	Notice of Intent (NOI)	TBD (Townhomes)	TBD	TBD	TBD
FDEP	Potable Water Extension	TBD (Parcel L)	TBD	TBD	TBD
FDEP	Potable Water Extension	TBD (Townhomes)	TBD	TBD	TBD
FDEP	Wastewater Collection/ Transmission	TBD (Parcel L)	TBD	TBD	TBD
FDEP	Wastewater Collection/ Transmission	TBD (Townhomes)	TBD	TBD	TBD
SFWMD	ERP Modification	App. 240514-43820; Permit 36-04006-P	TBD	TBD	Under Review
SFWMD	ERP	App. 231103-41133; Permit 36-110339-P	May 1, 2024	May 1, 2029	Approved
SFWMD	Water Use (Dewatering)	36-09409-W	April 25, 2024	March 25, 2031	Approved (Townhomes)
SFWMD	Water Use (Dewatering)	TBD (Parcel L)	TBD	TBD	TBD

III. CONCLUSION

The 2024 Project will be designed in accordance with current governmental regulations and requirements. The 2024 Project will serve its intended function so long as the construction is in substantial compliance with the design.

It is further our opinion that:

- the estimated costs of the 2024 Project as set forth herein is reasonable based on prices currently being experienced in the jurisdiction in which the District is located, and is not greater than the lesser of the actual cost of construction or the fair market value of such infrastructure;
- all of the improvements comprising the Master Project as set forth in the Original Report, including the 2024 Project, are required by applicable development approvals issued pursuant to Section 380.06, Florida Statutes or other regulatory requirements for development of the Development;
- the 2024 Project is feasible to construct, there are no technical reasons existing at this time that would prevent the implementation of the 2024 Project, and it is reasonable to assume that all necessary regulatory approvals will be obtained in due course; and
- the assessable property within the District will receive a special benefit from the 2024 Project that is at least equal to the costs of the 2024 Project.

As described above, this Third Supplemental Report identifies the benefits from the 2024 Project to the lands within the District. The general public, property owners, and property outside the District may benefit from the provisions of the District's Project; however, these are incidental to the District's 2024 Project, which is designed solely to provide special benefits peculiar to property within the District. Special and peculiar benefits accrue to property within the District and enable properties within its boundaries to be developed.

The 2024 Project will be owned by the District or other governmental units and such 2024 Project is intended to be available and will reasonably be available for use by the general public (such improvements are part of an interconnected system of improvements that is available to the general public), including nonresidents of the District, which may include a reasonable user fee implemented by the District. All of the 2024 Project is or will be located on lands owned or to be owned by the District or another governmental entity, or on perpetual easements in favor of the District or other governmental

entity. The 2024 Project, and any cost estimates set forth herein, do not include any earthwork, grading or other improvements on private property.

The 2024 Project as presented herein is based on current plans and market conditions which are subject to change. Accordingly, the 2024 Project, as used herein, refers to sufficient public infrastructure of the kinds described in the Original Report and the three (3) Supplemental Reports (i.e., stormwater/floodplain management, sanitary sewer, potable water, etc.) to support the development and sale of the planned residential units in the District, which (subject to true-up determinations) number and type of units may be changed with the development of the site. Stated differently, during development and implementation of the public infrastructure improvements as described for the District, it may be necessary to make modifications and/or deviations for the plans, and the District expressly reserves the right to do so.

APPENDIX A.
LEGAL DESCRIPTIONS – ASSESSMENT AREA 5

A tract or parcel of land lying in Section 27, Township 43 South, Range 26 East, Lee County, Florida, said tract or parcel of land being more particularly described as follows:

COMMENCING at the North Quarter Corner of said Section 27 run S00°51'17"E along the East line of the West Half (W 1/2) of said Section 27 for 1,573.70 feet to the POINT OF BEGINNING.

From said Point of Beginning continue S00°51'17"E along said East line for 614.10 feet to an intersection with the Northerly line of Conservation Easement CE-5, described in a deed recorded in Official Record Book 3492, at Page 568, Lee County Records; thence run along the Northerly and Westerly line of said Conservation Easement the following thirty-eight (38) courses: S89°08'43"W for 93.44 feet to a point on a non-tangent curve; Westerly along an arc of a curve to the right of radius 66.36 feet (delta 16°50'32") (chord bearing N84°55'21"W) (chord 19.44 feet) for 19.51 feet; N71°01'07"W along a non-tangent line for 89.50 feet to a point of curvature; Northwesterly along an arc of a curve to the right of radius 70.00 feet (delta 23°16'07") (chord bearing N59°23'03"W) (chord 28.23 feet) for 28.43 feet to a point of tangency; N47°45'00"W for 184.10 feet to a point of curvature; Westerly along an arc of a curve to the left of radius 30.00 feet (delta 72°55'14") (chord bearing N84°12'37"W) (chord 35.66 feet) for 38.18 feet; S55°56'06"W along a non-tangent line for 16.37 feet to a point on a non-tangent curve; Southwesterly along an arc of a curve to the right of radius 26.40 feet (delta 05°46'39") (chord bearing S56°05'54"W) (chord 2.66 feet) for 2.66 feet to a point on a non-tangent curve; Westerly along an arc of a curve to the right of radius 70.00 feet (delta 89°33'57") (chord bearing N76°34'03"W) (chord 98.62 feet) for 109.43 feet; S28°40'01"W along a non-tangent line for 168.43 feet; S49°55'00"W for 120.21 feet; S08°34'30"W for 59.47 feet; S16°25'18"E for 53.01 feet; S10°53'06"W for 52.02 feet; S21°20'30"E for 68.84 feet; N62°54'21"E for 119.90 feet; S66°05'27"E for 32.67 feet; S15°30'06"E for 72.37 feet; S40°08'04"E for 34.02 feet; S03°40'51"E for 25.26 feet; S70°07'12"W for 69.86 feet; S61°26'29"W for 17.36 feet; S72°08'48"W for 19.92 feet; N60°51'22"W for 30.42 feet; N77°06'37"W for 44.10 feet; S64°52'29"W for 38.94 feet; S20°52'27"W for 43.82 feet; S31°30'37"E for 59.12 feet; N86°41'36"E for 84.58 feet; S63°46'58"E for 10.50 feet; S40°41'16"E for 40.28 feet; S42°43'38"E for 45.16 feet; S67°36'20"E for 23.72 feet; S41°52'34"E for 38.96 feet; S63°15'06"E for 38.14 feet; S89°23'27"E for 35.43 feet; N63°29'28"E for 1.44 feet to a point on a non-tangent curve and Southeasterly along an arc of a curve to the right of radius 294.98 feet (delta 79°24'50") (chord bearing S37°32'25"E) (chord 376.91 feet) for 408.86 feet to an intersection with the Northerly line of lands described in a deed recorded in Official Record Book 4326, at Page 2075, Lee County Records; thence run S89°59'57"W along said Northerly line for 290.94 feet to a point on a non-tangent curve and an intersection with the Northerly line of Conservation Easement CE-6, described in a deed recorded in Official Record Book 3492, at Page 568, Lee County Records; thence run along the Northerly and Westerly line of said Conservation Easement the following nineteen (19) courses: Northerly along an arc of a curve to the right of radius 366.19 feet (delta 02°18'35") (chord bearing N06°14'13"E) (chord 14.76 feet) for 14.76 feet; N67°30'09"W along a non-tangent line for 128.15 feet; N22°29'51"E for 111.26 feet to a point on a non-tangent curve; Northwesterly along an arc of a curve to the right of radius 284.50 feet (delta 15°17'25") (chord bearing N54°28'27"W) (chord 75.70 feet) for 75.92 feet to a point on a non-tangent curve; Westerly along an arc of a curve to the left of radius 215.00 feet (delta 48°01'46") (chord bearing N70°51'26"W) (chord 175.00 feet) for 180.23 feet to a point to tangency; S85°07'41"W for 47.77 feet; S04°52'19"E for 25.00 feet; S85°07'41"W for 40.00 feet; N04°52'19"W for 25.00 feet; S85°07'41"W for 99.33 feet; S04°52'19"E for 84.36 feet; S00°40'13"E for 44.90 feet; S09°23'27"W for 21.52 feet; S85°07'41"W for 214.14 feet; S04°52'19"E for 195.19 feet to a point of curvature;

Southerly along an arc of a curve to the right of radius 645.00 feet (delta 24°05'35") (chord bearing S07°10'29"W) (chord 269.23 feet) for 271.23 feet; S56°46'33"E along a non-tangent line for 5.45 feet; S22°03'38"E for 26.30 feet and S44°22'17"E for 89.18 feet to an intersection with said Northerly line of lands described in a deed recorded in Official Record Book 4326, at Page 2075, Lee County Records; thence run S84°07'47"W along said Northerly line for 35.31 feet to a point on a non-tangent curve and an intersection with the Easterly right of way line of River Hall Parkway described in a deed recorded in Official Record Book 4326, at Page 1851, Lee County Records; thence run along said Easterly right of way line the following five (5) courses: Northerly along an arc of a curve to the right of radius 700.00 feet (delta 35°18'45") (chord bearing N17°39'25"W) (chord 424.63 feet) for 431.42 feet to a point of tangency; N00°00'03"W for 514.62 feet to a point of curvature; Northeasterly along an arc of a curve to the right of radius 300.00 feet (delta 58°24'51") (chord bearing N29°12'23"E) (chord 292.78 feet) for 305.86 feet to a point of tangency; N58°24'48"E for 260.56 feet to a point of curvature; Northerly along an arc of a curve to the left of radius 430.00 feet (delta 113°16'07") (chord bearing N01°46'45"E) (chord 718.25 feet) for 850.07 feet to an intersection with the Southerly line of lands described in Instrument No. 2007000309267, Lee County Records; thence run along said Southerly line the following three (3) courses: N59°14'31"E for 186.92 feet; N00°00'00"E for 85.63 feet to a point of curvature and Northeasterly along an arc of a curve to the right of radius 67.00 feet (delta 65°23'59") (chord bearing N32°42'00"E) (chord 72.39 feet) for 76.48 feet to an intersection with the West line of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of said Section 27 also being an intersection with the Westerly line of Conservation Easement CE-3, described in a deed recorded in Official Record Book 3492, at Page 568, Lee County Records; thence run along the Westerly and Southerly line of said Conservation Easement the following twelve (12) courses: S00°50'17"E for 60.93 feet; S34°56'26"E for 102.67 feet; S09°14'30"E for 48.67 feet; S67°52'13"E for 81.78 feet; S48°12'54"E for 71.57 feet; S01°01'22"W for 27.84 feet; S80°11'09"E for 57.75 feet; S87°52'40"E for 72.84 feet; N88°30'21"E for 65.61 feet; N87°58'32"E for 123.03 feet; N86°30'04"E for 86.75 feet and N89°08'44"E for 62.31 feet to the POINT OF BEGINNING.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (1983/NSRS 2011) and are based on the East line of the West Half (W 1/2) of said Section 27 to bear S00°51'17"E.

TOGETHER WITH

Tract "F-2" of the record plat of Hampton Lakes at River Hall East recorded in Instrument Number 2024000196653 of the Public Records of Lee County, Florida.

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

9

RIVER HALL COMMUNITY DEVELOPMENT DISTRICT

Fifth Supplemental Special Assessment Methodology Report for Assessment Area 5

August 1, 2024



Provided by:

Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, FL 33431
Phone: 561-571-0010
Fax: 561-571-0013
Website: www.whhassociates.com

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1.0 Introduction

1.1 Purpose

This Fifth Supplemental Special Assessment Methodology Report for Assessment Area 5 (the "Report") was developed to provide a supplemental financing plan and a supplemental special assessment methodology consistent with the Final Special Assessment Allocation Report dated October 28, 2005 (the "Original Report") and Supplemental Special Assessment Allocation Report dated May 24, 2011 (the "Supplemental Report") for the development area referred to in the Original Report as Phases IV and V. The area currently proposed to be developed with a total of 297 residential dwelling units for which this Report has been prepared is referred to as "Assessment Area 5".

Specifically, this Report allocates the costs of public infrastructure improvements (collectively, the "2024 Project") in Supplement #3 to the River Hall Community Development District Engineer's Report, dated August 1, 2024 ("Supplemental #3") prepared by Barraco and Associates, Inc. (the "Project Engineer") to the units anticipated to be developed within Parcel L of the existing development area as well as Parcel H, collectively referred to as Assessment Area 5.

1.2 Scope of the Report

This Report presents the projections for financing the 2024 Project, the method for the allocation of special benefits, and the apportionment of special assessment debt resulting from the provision and funding of the 2024 Project.

1.3 Special Benefits and General Benefits

Improvements undertaken and funded by the District as part of the 2024 Project create special and peculiar benefits, different in kind and degree than general benefits, for properties within Assessment Area 5, as well as general benefits to the properties outside of Assessment Area 5 and the public at large. However, as discussed within this Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits which accrue to property within Assessment Area 5. The District's 2024 Project enables properties within the boundaries of Assessment Area 5 to be developed.

There is no doubt that the general public and property owners of property outside Assessment Area 5 will benefit from the provision of the 2024 Project. However, these benefits are only incidental given that the 2024 Project is designed to provide special benefits peculiar to Assessment Area 5. Properties outside of Assessment Area 5 are not directly served by the 2024 Project and do not depend upon the 2024 Project to obtain or to maintain their development entitlements. This fact alone clearly distinguishes the special benefits which properties within Assessment Area 5 receive compared to properties lying outside of Assessment Area 5.

The 2024 Project will provide public infrastructure improvements which are all necessary in order to make the lands within the Assessment Area 5 developable and saleable. The installation of such improvements will cause the value of the developable and saleable lands within Assessment Area 5 to increase by more than the sum of the financed cost of the individual components of the 2024 Project. Even though the exact value of the benefits provided by the 2024 Project is difficult to estimate at this point, it is nevertheless greater than the costs associated with providing the same.

1.4 Organization of the Report

Section Two describes the current development program as proposed by the Developer, as defined below.

Section Three provides a summary of the 2024 Project as determined by the Project Engineer.

Section Four discusses the financing program for Assessment Area 5.

Section Five introduces the special assessment methodology for Assessment Area 5.

2.0 Current Development Program

2.1 Overview

The District serves the River Hall development (the "Development" or "River Hall"), a master-planned, residential development located in unincorporated Lee County, Florida. The land within the District consists of approximately 1,958 +/- acres and is generally located in

northeastern Lee County, south of Palm Beach Boulevard and east of Buckingham Road.

2.2 The Current Development Program

The development of land within the District commenced in 2005. The original development program envisioned that a total of 1,999 residential units and 45,000 square feet of commercial space would be constructed in five (5) development phases over an eight (8)-year development time period. Between 2005 and 2024, the permissible development density for the land within the District was increased to a total of 3,244 residential units.

As illustrated in Table 1 in the *Appendix*, Assessment Area 5 is anticipated to be platted and developed into a total of 297 residential dwelling units, 95 of which are anticipated to comprise of 55' SF lots developed within Parcel L and 202 of which are anticipated to comprise of TH lots developed within Parcel H. The development of the land within Assessment Area 5 is expected to be conducted by RH Venture II, LLC and/or its affiliate(s) (the "Developer").

Please refer to Table 1 in Supplemental #3 for more details on phasing and the projected number of units within the District. However, please note that this Report is written specifically to provide the method for the allocation of special benefits and the apportionment of special assessment debt to the 297 residential dwelling units planned to be developed within Assessment Area 5.

3.0 The 2024 Project

The public infrastructure costs to be funded by the District as the 2024 Project are described in Supplemental #3. Only public infrastructure that may qualify for bond financing by the District under Chapter 190, Florida Statutes and under the Internal Revenue Code of 1986, as amended, was included in these estimates.

Supplemental #3 identifies the specific costs associated with the 2024 Project. The total costs of the 2024 Project are estimated by the Project Engineer to total \$9,888,000. The improvements to be funded as part of the 2024 Project are planned to consist of drainage and surface water management, onsite utilities, perimeter boundary improvements and landscaping, as more specifically described in Supplemental #3.

Even though the installation of the public infrastructure improvements constituting the 2024 Project is projected to occur within separate multiple portions of the District, that is Assessment Area 5, the infrastructure improvements that comprise the 2024 Project, along with other existing public infrastructure improvements which were funded in the past in part by the District, will serve and provide benefit to all land uses in Assessment Area 5 and will comprise an interrelated system of improvements, which means all of the improvements will serve all of Assessment Area 5 and the improvements will be interrelated such that they will reinforce one another. Table 2 in the *Appendix* illustrates the specific components of the 2024 Project.

4.0 Financing Program

4.1 Overview

As noted above, the District is proceeding with a program of capital improvements which will facilitate the development of lands within Assessment Area 5, with all or a portion of the public infrastructure improvements to be funded by the District. In order to fully fund the costs of the 2024 Project in the projected amount of \$9,888,000 in one financing transaction, the District would have to issue long-term bonds in the estimated aggregate principal amount of \$12,100,000 (the “Bonds”) as illustrated in Table 3 in the *Appendix*.

4.2 Types of Bonds

The financing plan for the District provides for the issuance of the Bonds in the estimated principal amount of \$12,100,000 to finance the costs of the 2024 Project in the amount of \$9,888,000. The Bonds are estimated to be amortized in 30 annual installments following an approximately 12-month capitalized interest period. Interest payments on the Bonds are projected to be made every May 1 and November 1, and principal payments on the Bonds are projected to be made on every May 1 or November 1.

In order to fully finance the costs of the 2024 Project, the District would need to borrow more funds and incur indebtedness in the total amount of estimated at \$12,100,000. The difference is comprised of debt service reserve, capitalized interest, underwriter's discount and costs of issuance. Estimated sources and uses of funding for the Bonds are presented in Table 3 in the *Appendix*.

5.0 Assessment Methodology

5.1 Overview

The issuance of the Bonds provides the District with the funds necessary to construct the infrastructure improvements which constitute the 2024 Project outlined in *Section 3.0* and described in more detail in Supplemental #3. These improvements lead to special and general benefits, with special benefits accruing to the assessable properties within Assessment Area 5 and general but only incidental benefits accruing to areas outside Assessment Area 5. The debt incurred in financing the 2024 Project will be satisfied by payment of special assessments by the lands in Assessment Area 5, that derive special and peculiar benefits from the 2024 Project. All of the assessable lands in Assessment Area 5 will be assessed for their fair share of the debt issued to finance the 2024 Project.

5.2 Benefit Allocation

The development program for Assessment Area 5 envisions the development of a total of 297 residential dwelling units, although unit numbers and land use types may change throughout the development period. The public infrastructure improvements that comprise the 2024 Project will serve and provide benefit to all land uses in Assessment Area 5 and will comprise an interrelated system of improvements, which means all of the improvements will serve the Assessment Area 5 and improvements will be interrelated such that they will reinforce one another.

As stated previously, the public infrastructure improvements included in the 2024 Project have a logical connection to the special and peculiar benefits received by the land within Assessment Area 5, as without such improvements, the development of the properties within Assessment Area 5 would not be possible. Based upon the connection between the improvements and the special and peculiar benefits to the land within Assessment Area 5, it is permissible and supportable for the District to assign or allocate the District's debt, through the imposition of non-ad valorem assessments, to the land within Assessment Area 5. Even though these special and peculiar benefits are real and ascertainable, the precise amount of the benefit cannot yet be calculated with mathematical certainty. However, such benefit is more valuable than the pro-rata cost of the improvements necessary for that parcel, or the actual non-ad valorem assessment amount levied on that parcel.

In following the Original Report, this Report proposes to allocate the benefit associated with the 2024 Project to the different unit types proposed to be developed within Assessment Area 5 in proportion to their density of development and intensity of use of infrastructure as measured by a standard unit called an Equivalent Residential Unit ("ERU"). Table 4 in the *Appendix* illustrates the ERU weights that are proposed to be assigned to the unit types contemplated to be developed within Assessment Area 5 based on the relative density of development and the intensity of use of the infrastructure, the total ERU counts for each unit type, and the share of the benefit received by each unit type. Please note that for the product types which were not previously contemplated to be developed within the District at the time of adoption of the Original Report, in following the methods utilized in the Original Report, their ERU weights are mathematically proportional to the ERU weights of the product types which were listed in the Original Report.

The rationale behind different ERU weights is supported by the fact that generally and on average smaller units or units with a lower intensity of use will use and benefit from the public infrastructure improvements which are part of the 2024 Project less than larger units or units with a higher intensity of use. For instance, generally and on average smaller units or units with lower intensity of use produce less storm water runoff, may produce fewer vehicular trips, and may need less water/sewer capacity than larger units. Additionally, the value of the larger units or units with a higher intensity of use is likely to appreciate by more in terms of dollars than that of the smaller units or units with a lower intensity of use as a result of the implementation of the 2024 Project. As the exact amount of the benefit and appreciation is not possible to be calculated at this time, the use of ERU measures serves as a reasonable approximation of the relative amount of benefit received by the different unit types from the District's improvements.

Finally, Table 5 in the *Appendix* presents the apportionment of the assessment associated with funding of the 2024 Project (the "Bond Assessments") in accordance with the benefit allocation method presented in Table 4. Table 5 also presents the annual levels of the projected annual debt service assessments per unit.

5.3 Assigning Debt

Because the land in Parcel H and Parcel L is currently unplatted and the precise location of the future residential dwelling units by lot or

parcel is unknown, the Bond Assessments will initially be levied on the unplatted land within Parcel L and Parcel L on an equal pro-rata gross acre basis within each of Parcel H and Parcel L as set forth herein, and thus the Bond Assessments in the amount of \$6,783,163.74 will be initially levied on approximately 22.76 +/- gross acres within Parcel H at a rate of \$298,030.04 per acre, and Bond Assessments in the amount of \$5,316,836.26 will be initially levied on approximately 33.28 +/- gross acres within Parcel L at a rate of \$159,760.71 per acre.

As the land is platted, the Bond Assessments will be allocated to each platted parcel on a first platted-first assigned basis based on the planned use for that platted parcel as reflected in Table 5 in the *Appendix*. Such allocation of Bond Assessments to platted parcels will reduce the amount of Bond Assessments levied on unplatted gross acres within Parcel H and Parcel L and result in the final allocation of the Bond Assessment on units Parcel H and Parcel L.

Further, to the extent that any land which has not been platted is sold to another developer or builder, the Bond Assessments will be assigned to such parcel at the time of the sale based upon the development rights associated with such parcel that are transferred from seller to buyer. The District shall provide an estoppel or similar document to the buyer evidencing the amount of Bond Assessments assigned to the land being transferred.

Please note that the land within Parcel L is subject to the District's existing Capital Improvement Refunding Revenue Bonds, Series 2021A-2 (the "2021A-2 Bonds") previously issued by the District and outstanding as of the date of this Report in the total amount of \$208,890.39. It is planned that the outstanding 2021A-2 Bonds applicable to Assessment Area 5 will be prepaid by the Developer prior to issuance of the Bonds.

5.4 Lienability Test: Special and Peculiar Benefit to the Property

As first discussed in *Section 1.3*, Special Benefits and General Benefits, improvements undertaken by the District as part of the 2024 Project create special and peculiar benefits to certain properties within Assessment Area 5. The District's improvements benefit assessable properties within Assessment Area 5 and accrue to all such assessable properties accrue to all such assessable properties on an ERU basis as illustrated in Table 4 in the *Appendix*.

Public infrastructure improvements undertaken by the District can be shown to be creating special and peculiar benefits to the property within Assessment Area 5. The special and peculiar benefits resulting from each improvement include, but are not limited to:

- a. added use of the property;
- b. added enjoyment of the property;
- c. decreased insurance premiums;
- d. increased marketability and value of the property.

The public infrastructure improvements which are part of the 2024 Project make Assessment Area 5 developable and saleable and when implemented jointly as parts of the 2024 Project, provide special and peculiar benefits which are greater than the benefits of any single category of improvements. These special and peculiar benefits are real and ascertainable, but not yet capable of being calculated and assessed in terms of numerical value; however, such benefits are more valuable than either the cost of, or the actual assessment levied for, the improvement or debt allocated to the parcel of land.

5.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay

A reasonable estimate of the proportion of special and peculiar benefits received from the public infrastructure improvements is delineated in Table 4 (expressed as ERU factors) in the *Appendix*.

The apportionment of the assessments is fair and reasonable because it was conducted on the basis of consistent application of the methodology described in *Section 5.2* across all assessable property within Assessment Area 5 according to reasonable estimates of the special and peculiar benefits derived from the 2024 Project by the proposed land use.

Accordingly, no acre or parcel of property within Assessment Area 5 will be liened for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property.

5.6 True-Up Mechanism

The assessment methodology described herein is based on conceptual information obtained from the Developer prior to construction. As development occurs it is possible that the number of

type of units may change. The mechanism for maintaining the methodology over the changes is referred to as true-up.

This mechanism is utilized to ensure that the Bond Assessments on a per unit basis never exceed the maximum allocated assessment as contemplated in the adopted assessment methodology. The maximum Bond Assessments per unit preliminarily equals to the amounts listed in Table 5 in the *Appendix*. If changes occur, the methodology is applied to the land based on the number of and type of units of particular units within each and every parcel.

As the land is platted or replatted, the Bond Assessments are assigned to platted parcels based on the figures in Table 5 in the *Appendix*. If as a result of platting and apportionment of the Bond Assessments to the platted parcel of land, the Bond Assessments per unit for land that remains unplatted within Assessment Area 5 remain equal to the levels in Table 5, then no true-up adjustment will be necessary.

If as a result of platting and apportionment of the Bond Assessments to the platted land, the amount of Bond Assessments per unit for land that remains unplatted within Assessment Area 5 equals less than the levels in Table 5 (either as a result of a larger number of units, different units or both), then the per unit Bond Assessments for all parcels within Assessment Area 5 (whichever portion experienced the change) will be lowered at the conclusion of platting and development of that portion.

If, in contrast, as a result of platting or replatting and apportionment of the Bond Assessments to the platted land, the Bond Assessments per unit for land that remains unplatted within Assessment Area 5 equals more than the levels in Table 5 (either as a result of a smaller number of units, different units or both), then the difference in Bond Assessments plus accrued interest will be collected from the owner of the property being platted which caused the increase of Bond Assessments to occur, in accordance with a true-up agreement to be entered into between the District and the Developer. Such true-up agreement will be recorded in the public records and be binding on successors and assigns of unplatted lands within Assessment Area 5. The owner(s) of the property will be required to immediately remit to the Trustee for redemption a true-up payment equal to the difference between the actual Bond Assessments per unit and the amounts illustrated in Table 5 multiplied by the actual number of units plus accrued interest to the next succeeding interest payment date on

the Bonds, unless such interest payment date occurs within 45 days of such true-up payment, in which case the accrued interest shall be paid to the following interest payment date.

5.7 Assessment Roll

The Bond Assessments in the amount of \$12,100,000 are proposed to be levied in the manner illustrated in Exhibit “A”. Excluding any capitalized interest period, debt service assessments shall be paid in thirty (30) annual principal installments.

6.0 Additional Stipulations

6.1 Overview

Wrathell, Hunt and Associates, LLC was retained by the District to prepare a methodology to fairly allocate the special assessments related to the District’s 2024 Project. Certain financing, development and engineering data was provided by members of District Staff and/or the Developer. The allocation methodology described herein was based on information provided by those professionals. Wrathell, Hunt and Associates, LLC makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this Report. For additional information on the Bond structure and related items, please refer to the offering statement associated with this transaction.

Wrathell, Hunt and Associates, LLC does not represent the District as a Municipal Advisor or Securities Broker nor is Wrathell, Hunt and Associates, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Wrathell, Hunt and Associates, LLC does not provide the District with financial advisory services or offer investment advice in any form.

7.0 Appendix

Table 1

River Hall

Community Development District

Assessment Area 5 Development Program

Unit Type	Number of Units
<u>Parcel H</u>	
TH	202
<u>Parcel L</u>	
SF 55'	95
Total	297

Table 2

River Hall

Community Development District

2024 Project Cost Estimates

Category	Parcel H	Parcel L	Total Cost
Drainage and Surface Water Management	\$2,100,000	\$550,000	\$2,650,000
Utilities	\$3,100,000	\$1,800,000	\$4,900,000
Perimeter Boundary and Landscaping	\$90,000	\$0	\$90,000
Professional Fees	\$350,000	\$250,000	\$600,000
Contingency	\$1,128,000	\$520,000	\$1,648,000
Total	\$6,768,000	\$3,120,000	\$9,888,000

Table 3

River Hall

Community Development District

Sources and Uses of Funds

Sources

Bond Proceeds:

Par Amount	\$12,100,000
Total Sources	\$12,100,000

Uses

Project Fund Deposits:

Project Fund - 2024 Project	\$9,888,000
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Other Fund Deposits:

Debt Service Reserve Fund	\$926,587
Capitalized Interest Fund	\$786,500

Delivery Date Expenses:

Costs of Issuance	\$256,913
Underwriter's Discount	\$242,000

Total Uses	\$12,100,000
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Financing Assumptions:

Coupon Rate:	6.50%
Issue Date:	
Length of Capitalized Interest Period in Months:	12
End of the Capitalized Interest Period	
Debt Service Reserve:	100% of Max Annual DS
Underwriter's Discount:	2.00%
Costs of Issuance:	\$256,913
Repayment Period Following the Capitalized Interest Period:	30 years

Table 4

River Hall

Community Development District

Benefit Allocation

Unit Type	Number of Units	ERU Weight per Unit	Total ERU	Percent of Total
<u>Parcel H</u>				
TH	202	0.66	133.32	56.06%
<u>Parcel L</u>				
SF 55'	95	1.10	104.50	43.94%
Total	297		237.82	100.00%

Table 5

River Hall
Community Development District

Bond Assessments Apportionment

Unit Type	Number of Units	Bond Assessments Apportionment	Bond Assessments Apportionment per Unit	Annual Debt Service per Unit*
<u>Parcel H</u>				
TH	202	\$6,783,163.74	\$33,580.02	\$2,678.62
<u>Parcel L</u>				
SF 55'	95	\$5,316,836.26	\$55,966.70	\$4,464.36
Total	297	\$12,100,000.00		

Exhibit "A"

Bond Assessments in the principal amount of \$12,100,000 are proposed be levied as illustrated below.

Strap Number	Bond Assessments Apportionment
27-43-26-00-00003.0120	\$1,341,135.19
27-43-26-00-00003.0110	\$5,442,028.55
36-43-26-L4-100F2.0000	\$5,316,836.26
Total	\$12,100,000.00

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

10

RESOLUTION NO. 2024-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF RIVER HALL COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE IMPROVEMENTS WHICH COST IS TO BE DEFRAIDED IN WHOLE OR IN PART BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAIDED IN WHOLE OR IN PART BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR A PUBLIC HEARING TO CONSIDER THE ADVISABILITY AND PROPRIETY OF SAID ASSESSMENTS AND THE RELATED IMPROVEMENTS; PROVIDING FOR NOTICE OF SAID PUBLIC HEARING; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, River Hall Community Development District (the “District”) is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, Florida Statutes (the “Act”); and

WHEREAS, the District is authorized by the Act to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct roadways, sewer and water distribution systems, stormwater management/earthwork improvements, landscape, irrigation and entry features, conservation and mitigation, street lighting and other infrastructure projects, and services necessitated by the development of, and serving lands within, the District; and

WHEREAS, the Board of Supervisors of the District (the “Board”) previously approved an overall original capital improvement program (“Original CIP”) described in that certain River Hall Community Development District Engineer’s Report prepared by Barraco and Associates, Inc. dated October 25, 2005; and

WHEREAS, the Board previously approved that certain report entitled “Supplement #1 to the River Hall Community Development District Engineer’s Report Dated October 25, 2005,” dated November 15, 2019 and revised July 2, 2020 prepared by Barraco and Associates, Inc. (“Supplement #1”) and that certain report entitled “Supplement #2 dated February 2, 2023, as 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” prepared by Barraco and Associates, Inc. (“Supplement #2”). Supplement #1 and Supplement #2 both contained updates on the status of the Original CIP, identified modifications to the overall development plan and described a capital improvement plan for the acquisition, construction and installation of additional assessable capital improvements; and

WHEREAS, Barraco and Associates, Inc. prepared a report entitled “Supplement #3 to the River Hall Community Development District Engineer’s Report (Dated October 25, 2005) and Supplement #1 (Dated November 15, 2019; revised July 2, 2020) and Supplement #2 (Dated February 2, 2023; Revised July 25, 2023)” dated August 1, 2024 (the “Engineer’s Report”). The Engineer’s Report contains updates on the status of the Original CIP, as previously supplemented by Supplement #1, identifies modifications to the overall development plan and describes a capital improvement plan for the acquisition, construction and installation of additional assessable capital improvements; and

WHEREAS, the Board hereby determines to undertake, install, plan, establish, construct, reconstruct, enlarge or extend, equip, acquire, operate and/or maintain certain public improvements (the “Improvements”) described in the Engineer’s Report, a copy of which is attached hereto and made a part hereof as Exhibit “A” and maintained on file at the offices of Barraco and Associates, Inc., 2271 McGregor Boulevard, Suite 100, Fort Myers, Florida 33901 and the offices of the District Manager at Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, FL 33431 (“District Manager’s Office”); and

WHEREAS, the Board finds that it is in the best interest of the District to pay all or a portion of the cost of the Improvements by imposing, levying, and collecting special assessments pursuant to the Act and Chapters 170 and 197, Florida Statutes (the “Assessments”); and

WHEREAS, the District is empowered by the Act and Chapters 170 and 197, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy, and collect the Assessments; and

WHEREAS, the District hereby determines that special benefits will accrue to the property benefited by the Improvements, the amount of those benefits, and that the Assessments will be made in proportion to the benefits received as set forth in that certain River Hall Community Development District Fifth Supplemental Special Assessment Methodology Report for Assessment Area 5 prepared by Wrathell, Hunt & Associates, LLC dated August 1, 2024 (the “Assessment Report”), a copy of which is attached hereto and made a part hereof as Exhibit “B” and maintained on file at the District Manager’s Office; and

WHEREAS, the District hereby determines that the Assessments to be levied will not exceed the benefits to the property benefited by the Improvements.

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

Section 1. Recitals. The foregoing recitals are hereby incorporated as the findings of the Board.

Section 2. Declaration of Assessments. The Board declares that it has determined to undertake the Improvements and Assessments shall be levied to defray all or a portion of the cost of the Improvements.

Section 3. Designating the Nature and Location of Improvements. The nature and general location of, and plans and specifications for, the Improvements are described in the Engineer's Report and maintained on file at the District Manager's Office.

Section 4. Declaring the Total Estimated Cost of the Improvements. The total estimated cost of the Improvements is \$9,888,000.00 (the "Estimated Cost").

Section 5. Declaring the Portion of the Estimated Costs of the Improvements to be Paid by Assessments. The Assessments will defray approximately \$12,100,000.00, which is the anticipated maximum par value of any bonds and which includes all or portion of the Estimated Cost, as well as other financing-related costs, as set forth in the Assessment Report, and which is in addition to interest and collection costs

Section 6. Declaring the Manner in Which Assessments are to be Paid. The manner in which the Assessments shall be apportioned and paid is set forth in the Assessment Report attached hereto and made a part hereof as Exhibit "B", as may be modified by supplemental assessment resolutions. The Assessment Report is also available at the District Manager's Office.

Section 7. Designating the Lands Upon Which the Special Assessments Shall Be Levied. The Assessments shall be levied on certain lots and lands within the District as described in the Assessment Report and as further designated by the assessment plat hereinafter contemplated.

Section 8. Assessment Plat. Pursuant to Section 170.04, Florida Statutes, there is on file at the District Manager's Office, a preliminary assessment plat showing the area to be assessed, with the plans and specifications describing the Improvements and the Estimated Cost, all of which shall be open to inspection by the public.

Section 9. Preliminary Assessment Roll. Pursuant to Section 170.06, Florida Statutes, the District Manager has caused to be made a preliminary assessment roll in accordance with the method of levying the Assessments described, which is described in Section 5.7 and Exhibit "A" of the Assessment Report and which shows the lots and lands to be assessed, the amount of benefit to and the Assessments against each lot or parcel of land and the number of annual installments into which such Assessment may be divided. The assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

Section 10. Payment of Assessments. Commencing with the year in which the Assessments are certified for collection and subsequent to any capitalized interest period, the Assessments shall be paid in not more than (30) thirty yearly installments (not counting any

capitalized interest period), which installments shall include principal and interest as calculated in accordance with the Assessment Report. The Assessments shall be payable at the same time and in the same manner as are ad-valorem taxes and as prescribed in Chapter 197, Florida Statutes; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or the District otherwise determines not to utilize the provisions of Chapter 197, Florida Statutes, the Assessments may be collected as is otherwise permitted by law including, but not limited to, by direct bill. The decision to collect the Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 11. Resolution to Fix Public Hearing. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the Assessments and the making of the Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as improved; and to authorize such notice and publications of same as may be required by Chapter 170, Florida Statutes, or other applicable law.

Section 12. Publication of Resolution. The District Manager is hereby directed to cause this resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within Lee County, Florida and to provide mailed notices to the owners of the property subject to the proposed Assessments and such other notice as may be required by law or deemed in the best interest of the District.

Section 13. Severability. If any one of the covenants, agreements or provisions herein contained shall be held contrary to any express provision of law or contract to the policy of express law, but not expressly prohibited or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining covenants, agreements or provisions and shall in no way effect the validity of the other provisions hereof.

Section 14. Conflicts. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

Section 15. Effective Date. This Resolution shall become effective upon its adoption.

{Remainder of page intentionally left blank. Signatures commence on next page.}

PASSED AND ADOPTED this 1st day of August, 2024.

**RIVER HALL COMMUNITY
DEVELOPMENT DISTRICT**

ATTEST:

Chesley E. Adams, Jr., Secretary

Kenneth D. Mitchell, Chair

Exhibits:

Exhibit “A”: Supplement #3 to the River Hall Community Development District Engineer’s Report (Dated October 25, 2005) and Supplement #1 (Dated November 15, 2019; revised July 2, 2020) and Supplement #2 (Dated February 2, 2023; Revised July 25, 2023) prepared by Barraco and Associates, Inc. and dated August 1, 2024

Exhibit “B”: River Hall Community Development District Fifth Supplemental Special Assessment Methodology Report for Assessment Area 5 prepared by Wrathell, Hunt & Associates, LLC dated August 1, 2024

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

11

RESOLUTION NO. 2024-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF RIVER HALL COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON SEPTEMBER 5, 2024 AT 3:30 P.M. AT RIVER HALL TOWN HALL CENTER, 3089 RIVER HALL PARKWAY, ALVA, FLORIDA 33920, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE DISTRICT GENERALLY DESCRIBED AS THE RIVER HALL COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of River Hall Community Development District (the “Board” and the “District”, respectively) has previously adopted Resolution No. 2024-08 entitled:

A RESOLUTION OF THE BOARD OF SUPERVISORS OF RIVER HALL COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE IMPROVEMENTS WHICH COST IS TO BE DEFRAIDED IN WHOLE OR IN PART BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAIDED IN WHOLE OR IN PART BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR A PUBLIC HEARING TO CONSIDER THE ADVISABILITY AND PROPRIETY OF SAID ASSESSMENTS AND THE RELATED IMPROVEMENTS; PROVIDING FOR NOTICE OF SAID PUBLIC HEARING; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, in accordance with Resolution No. 2024-08, a preliminary assessment roll has been prepared and all other conditions precedent set forth in Chapters 170, 190 and 197, Florida Statutes to the holding of the aforementioned public hearing have been satisfied, and the roll and related documents are available for public inspection at the offices of the District Manager at Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (“District Manager’s Office”);

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

Section 1. Public Hearing. There is hereby declared a public hearing to be held on September 5, 2024 at 3:30 p.m., at River Hall Town Hall Center, 3089 River Hall Parkway, Alva, Florida 33920, for the purpose of hearing comment and objections to the proposed special assessment program for community improvements as identified in the preliminary assessment roll, a copy of which is on file at the District Manager’s Office. Said preliminary assessment roll indicates the areas to be improved, description of the project for which assessment are to be made and the amount expected to be assessed to each benefited piece or parcel of property. Affected parties may appear at that hearing or submit their comments in writing prior to the meeting and submit same to the office of the District Manager at Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 or by email to adamsc@whhassociates.com.

Section 2. Notice. Notice of said hearing shall be advertised in accordance with Chapters 170, 190 and 197 Florida Statutes, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation published within Lee County (by two publications one week apart with the last publication at least one week prior to the date of the hearing established herein). The District Manager shall file a publisher’s affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Manager’s Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

Section 3. Severability. If any one of the covenants, agreements or provisions herein contained shall be held contrary to any express provision of law or contract to the policy of express law, but not expressly prohibited or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining covenants, agreements or provisions and shall in no way effect the validity of the other provisions hereof.

Section 4. Conflicts. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

Section 5. Effective Date. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 1st day of August, 2024.

**RIVER HALL COMMUNITY
DEVELOPMENT DISTRICT**

ATTEST:

Chesley E. Adams, Jr., Secretary

Kenneth D. Mitchell, Chair

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

12

Memorandum

To: Board of Supervisors

From: District Management

Date: August 1, 2024

RE: HB7013 - Special Districts Performance Measures and Standards Reporting

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

Exhibit A: Goals, Objectives and Annual Reporting Form

RIVER HALL COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2024 – September 30, 2025

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. **INFRASTRUCTURE AND FACILITIES MAINTENANCE**

Goal 2.1 District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. **FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

Goal 3.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD website.

Standard: CDD website contains 100% of the following information: most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit said results to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

District Manager

Chair/Vice Chair, Board of Supervisors

Print Name

Print Name

Date

Date

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

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

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JUNE 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	\$ 177,911	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 177,911
Bank United MMA	5,000	-	-	-	-	-	5,000
Bank United ICS	901,395	-	-	-	-	-	901,395
Investments							
SBA	5,820	-	-	-	-	-	5,820
Reserve A-1	-	206,925	75,400	620,018	-	-	902,343
Reserve A-2	-	-	342,063	-	-	-	342,063
Capitalized interest	-	-	-	4,942	-	-	4,942
Interest A-2	-	-	12,511	-	-	-	12,511
Revenue A-1	-	-	227,285	-	-	-	227,285
Revenue A-2	-	-	710,625	-	-	-	710,625
Revenue 2020A	-	180,734	-	-	-	-	180,734
Prepayment A-1	-	-	69	-	-	-	69
Prepayment A-2	-	-	16,440	-	-	-	16,440
Construction	-	-	-	-	243,068	532,356	775,424
Due from general fund	-	3,620	12,733	-	-	-	16,353
Deposits	1,622	-	-	-	-	-	1,622
Accounts receivable - RH Venture II	52,672	-	59,326	-	-	-	111,998
Accounts receivable - RH Venture III	12,763	-	-	-	-	-	12,763
Hampton golf & country club	8,187	-	-	-	-	-	8,187
Cascades at river hall	1,625	-	-	-	-	-	1,625
Undeposited funds	950	-	-	-	-	-	950
Total assets	<u>\$1,167,945</u>	<u>\$ 391,279</u>	<u>\$ 1,456,452</u>	<u>\$ 624,960</u>	<u>\$243,068</u>	<u>\$ 532,356</u>	<u>\$ 4,416,060</u>
LIABILITIES AND FUND BALANCES							
Liabilities:							
Accounts payable	\$ 4,125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,125
Due to Developer	20,404	-	-	-	-	-	20,404
Due to Ashton Oaks HOA	1,297	-	-	-	-	-	1,297
Due to debt service fund 2020A	3,620	-	-	-	-	-	3,620
Due to debt service fund 2021A1	6,587	-	-	-	-	-	6,587
Due to debt service fund 2021A2	6,147	-	-	-	-	-	6,147
Total liabilities	<u>42,180</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>42,180</u>
DEFERRED INFLOWS OF RESOURCES							
Unearned revenue	3,167	-	-	-	-	-	3,167
Deferred receipts	75,880	-	59,326	-	-	-	135,206
Total deferred inflows of resources	<u>79,047</u>	<u>-</u>	<u>59,326</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>138,373</u>
Fund balances:							
Nonspendable							
Prepaid and deposits	1,622	-	-	-	-	-	1,622
Restricted for:							
Debt service	-	391,279	1,397,126	624,960	-	-	2,413,365
Capital projects	-	-	-	-	243,068	532,356	775,424
Assigned to:							
Operating capital	145,000	-	-	-	-	-	145,000
Disaster recovery	250,000	-	-	-	-	-	250,000
Unassigned	650,096	-	-	-	-	-	650,096
Total fund balances	<u>1,046,718</u>	<u>391,279</u>	<u>1,397,126</u>	<u>624,960</u>	<u>243,068</u>	<u>532,356</u>	<u>4,235,507</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 1,167,945</u>	<u>\$ 391,279</u>	<u>\$ 1,456,452</u>	<u>\$ 624,960</u>	<u>\$ 243,068</u>	<u>\$ 532,356</u>	<u>\$ 4,416,060</u>

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

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll: net	\$ 5,113	\$ 590,674	585,880	101%
Assessment levy: off-roll	-	130,870	130,870	100%
Miscellaneous hog program shared cost	603	10,928	16,500	66%
Interest and miscellaneous	3,458	6,652	500	1330%
Total revenues	<u>9,174</u>	<u>739,124</u>	<u>733,750</u>	101%
EXPENDITURES				
Legislative				
Supervisor	1,000	7,800	12,000	65%
<i>Financial & administrative</i>				
District management	7,500	33,750	45,000	75%
District engineer	7,237	23,458	25,000	94%
Trustee	-	12,094	7,100	170%
Tax collector/property appraiser	-	4,123	5,653	73%
Assessment roll prep	750	3,375	4,500	75%
Auditing services	-	-	3,300	0%
Arbitrage rebate calculation	-	-	650	0%
Public officials liability insurance	-	13,063	13,000	100%
Legal advertising	161	161	1,100	15%
Bank fees	-	-	350	0%
Dues, licenses & fees	-	175	175	100%
Postage	716	716	1,500	48%
ADA website compliance	-	-	210	0%
Website maintenance	-	705	705	100%
EMMA software services	-	1,500	-	N/A
<i>Legal counsel</i>				
District counsel	3,347	20,359	14,000	145%
<i>Electric utility services</i>				
Utility services	-	7,988	11,000	73%
Street lights	-	945	2,000	47%
<i>Stormwater control</i>				
Fountain service repairs & maintenance	-	5,615	7,500	75%
Aquatic maintenance	13,291	143,117	152,465	94%
Hog removal	1,900	14,700	23,000	64%
Lake/pond bank maintenance	-	-	5,000	0%
Stormwater system maintenance	-	21,709	40,000	54%

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JUNE 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	-	19,415	13,100	148%
Landscape maintenance	21,175	143,829	195,000	74%
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	2,000	13,562	12,000	113%
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	11,083	27,387	25,000	110%
Sidewalk repair & maintenance	-	23,059	2,500	922%
Street sign repair & replacement	-	-	1,500	0%
<i>Contingency</i>				
Miscellaneous contingency	1,376	14,143	50	28286%
Total expenditures	<u>71,536</u>	<u>592,677</u>	<u>688,858</u>	86%
Excess/(deficiency) of revenues over/(under) expenditures	(62,362)	146,447	44,892	
Fund balances - beginning	1,109,080	900,271	909,237	
Assigned				
Operating capital	145,000	145,000	145,000	
Disaster recovery	250,000	250,000	250,000	
Unassigned	651,718	651,718	559,129	
Fund balances - ending	<u>\$ 1,046,718</u>	<u>\$ 1,046,718</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 JUNE 30, 2024**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment: on-roll	\$ 3,620	\$ 415,225	\$ 414,720	100%
Interest	1,580	19,263	-	N/A
Total revenues	<u>5,200</u>	<u>434,488</u>	<u>414,720</u>	105%
EXPENDITURES				
Debt service				
Principal	-	155,000	155,000	100%
Interest	-	260,475	260,475	100%
Total debt service	<u>-</u>	<u>415,475</u>	<u>415,475</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	5,200	19,013	(755)	
Fund balances - beginning	386,079	372,266	357,799	
Fund balances - ending	<u>\$ 391,279</u>	<u>\$ 391,279</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 JUNE 30, 2024**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment: on-roll	\$ 12,733	\$ 1,460,594	\$ 1,461,048	100%
Special assessment: off-roll	-	118,652	118,652	100%
Assessment prepayments	-	1,558,561	-	N/A
Interest	5,644	59,483	-	N/A
Total revenues	<u>18,377</u>	<u>3,197,290</u>	<u>1,579,700</u>	202%
EXPENDITURES				
Debt service				
Principal (A-1)	-	515,000	520,000	99%
Principal (A-2)	-	1,625,000	565,000	288%
Interest (A-1)	-	242,250	242,400	100%
Interest (A-2)	-	253,313	265,500	95%
Total expenditures	<u>-</u>	<u>2,635,563</u>	<u>1,592,900</u>	165%
Excess/(deficiency) of revenues over/(under) expenditures	18,377	561,727	(13,200)	
Fund balances - beginning	<u>1,378,749</u>	<u>835,399</u>	<u>795,163</u>	
Fund balances - ending	<u><u>\$ 1,397,126</u></u>	<u><u>\$ 1,397,126</u></u>	<u><u>\$ 781,963</u></u>	

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

	Current Month	Year To Date
REVENUES		
Interest	\$ 2,600	\$ 20,886
Total revenues	<u>2,600</u>	<u>20,886</u>
EXPENDITURES		
Debt service		
Cost of issuance	-	161,285
Underwriter's discount	-	160,400
Interest (A-1)	-	224,038
Total debt service	<u>-</u>	<u>545,723</u>
Excess/(deficiency) of revenues over/(under) expenditures	2,600	(524,837)
OTHER FINANCING SOURCES/(USES)		
Bond proceeds	-	1,149,942
Transfers out	<u>(145)</u>	<u>(145)</u>
Total other financing sources	<u>(145)</u>	<u>1,149,797</u>
Net change in fund balances	2,455	624,960
Fund balances - beginning	622,505	-
Fund balances - ending	<u>\$ 624,960</u>	<u>\$ 624,960</u>

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

	Current Month	Year To Date
REVENUES		
Interest	\$ 1,011	\$ 8,828
Total revenues	<u>1,011</u>	<u>8,828</u>
EXPENDITURES		
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	1,011	8,828
Fund balances - beginning	242,057	234,240
Fund balances - ending	<u><u>\$ 243,068</u></u>	<u><u>\$ 243,068</u></u>

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

	Current Month	Year To Date
REVENUES		
Interest income	\$ 7,140	\$ 113,208
Total revenues	<u>7,140</u>	<u>113,208</u>
EXPENDITURES		
Construction in progress	<u>-</u>	<u>6,451,055</u>
Total expenditures	<u>-</u>	<u>6,451,055</u>
Excess/(deficiency) of revenues over/(under) expenditures	7,140	(6,337,847)
OTHER FINANCING SOURCES/(USES)		
Bond proceeds	-	6,870,058
Transfer In	<u>145</u>	<u>145</u>
Total other financing sources/(uses)	<u>145</u>	<u>6,870,203</u>
Net change in fund balances	7,285	532,356
Fund balances - beginning	<u>525,071</u>	<u>-</u>
Fund balances - ending	<u><u>\$ 532,356</u></u>	<u><u>\$ 532,356</u></u>

River Hall Community Development District

Check Detail

June 2024

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	0	06/03/2024	FPL	101.001 · Suntrust-...		-1,004.98
Bill	02979-06091 052424	05/30/2024		531.431 · Utility Ser...	-151.34	151.34
Bill	82155-24268 052124	05/30/2024		531.431 · Utility Ser...	-853.64	853.64
TOTAL					-1,004.98	1,004.98
Bill Pmt -Check	2887	06/03/2024	GULFSCAPES LA...	101.001 · Suntrust-...		-15,485.00
Bill	33155	05/30/2024		539.464 · Landscap...	-12,636.00	12,636.00
Bill	33311	05/30/2024		538.463 · Stormwat...	-2,849.00	2,849.00
TOTAL					-15,485.00	15,485.00
Bill Pmt -Check	2888	06/03/2024	LEE COUNTY SHE...	101.001 · Suntrust-...		-1,100.00
Bill	33983	05/30/2024		519.490 · Continge...	-1,100.00	1,100.00
TOTAL					-1,100.00	1,100.00
Bill Pmt -Check	2889	06/03/2024	SUPERIOR WATE...	101.001 · Suntrust-...		-13,290.78
Bill	95206	05/30/2024		538.461 · Aquatic M...	-13,290.78	13,290.78
TOTAL					-13,290.78	13,290.78
Check	2890	06/03/2024	RIVER HALL CDD	101.001 · Suntrust-...		-1,929.86
				207.203 · Due to D...	-1,929.86	1,929.86
TOTAL					-1,929.86	1,929.86
Check	2891	06/03/2024	RIVER HALL CDD	101.001 · Suntrust-...		-3,511.47
				207.204 · Due to Se...	-3,511.47	3,511.47
TOTAL					-3,511.47	3,511.47
Check	2892	06/03/2024	RIVER HALL CDD	101.001 · Suntrust-...		-3,277.02
				207.205 · Due to Se...	-3,277.02	3,277.02
TOTAL					-3,277.02	3,277.02

River Hall Community Development District

Check Detail

June 2024

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	2893	06/11/2024	KENNETH MITCHE...	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	2894	06/11/2024	PAUL ASFOUR	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	2895	06/11/2024	MICHAEL MORASH	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	2896	06/11/2024	ROBERT STARK	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	2897	06/11/2024	DANIEL J BLOCK	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Bill Pmt -Check	2898	06/28/2024	COLEMAN, YOVA...	101.001 · Suntrust-...		-3,347.45
Bill	16581-001M 49	06/14/2024		514.100 · Legal Fee...	-2,251.20	2,251.20
Bill	16581-006M 7	06/14/2024		514.100 · Legal Fee...	-1,096.25	1,096.25
TOTAL					-3,347.45	3,347.45
Bill Pmt -Check	2899	06/28/2024	COLLIER PAVING ...	101.001 · Suntrust-...		-11,082.88
Bill	12507	06/14/2024		541.462 · Roadway ...	-11,082.88	11,082.88
TOTAL					-11,082.88	11,082.88

River Hall Community Development District
Check Detail
June 2024

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	2900	06/28/2024	FEDEX	101.001 · Suntrust-...		-716.40
Bill	8-274-49049	06/14/2024		519.410 · Postage	-13.47	13.47
Bill	8-527-50975	06/14/2024		519.410 · Postage	-175.15	175.15
Bill	8-499-69275	06/14/2024		519.410 · Postage	-21.36	21.36
Bill	8-485-01537	06/14/2024		519.410 · Postage	-11.24	11.24
Bill	8-507-09996	06/14/2024		519.410 · Postage	-12.50	12.50
Bill	8-493-03114	06/14/2024		519.410 · Postage	-177.26	177.26
Bill	8-513-73551	06/14/2024		519.410 · Postage	-44.14	44.14
Bill	8-464-68995	06/14/2024		519.410 · Postage	-185.74	185.74
Bill	8-477-95436	06/14/2024		519.410 · Postage	-8.38	8.38
Bill	8-443-33278	06/14/2024		519.410 · Postage	-54.48	54.48
Bill	8-288-08267	06/14/2024		519.410 · Postage	-12.68	12.68
TOTAL					-716.40	716.40
Bill Pmt -Check	2901	06/28/2024	FL GIS SOLUTION...	101.001 · Suntrust-...		-335.00
Bill	1360	06/14/2024		519.320 · Engineeri...	-335.00	335.00
TOTAL					-335.00	335.00
Bill Pmt -Check	2902	06/28/2024	GANNETT FLORID...	101.001 · Suntrust-...		-160.86
Bill	00006463684	06/14/2024		519.480 · Legal Adv...	-160.86	160.86
TOTAL					-160.86	160.86
Bill Pmt -Check	2903	06/28/2024	GULFSCAPES LA...	101.001 · Suntrust-...		-15,350.00
Bill	33396	06/14/2024		539.464 · Landscap...	-15,350.00	15,350.00
TOTAL					-15,350.00	15,350.00
Bill Pmt -Check	2904	06/28/2024	HOLE MONTES	101.001 · Suntrust-...		-6,902.00
Bill	418271	06/14/2024		519.320 · Engineeri...	-3,272.50	3,272.50
Bill	425159	06/14/2024		519.320 · Engineeri...	-3,629.50	3,629.50
TOTAL					-6,902.00	6,902.00
Bill Pmt -Check	2905	06/28/2024	LEE COUNTY SHE...	101.001 · Suntrust-...		-1,375.00
Bill	34048	06/14/2024		519.490 · Continge...	-1,100.00	1,100.00

River Hall Community Development District

Check Detail

June 2024

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	34155	06/14/2024		519.490 · Continge...	-275.00	275.00
TOTAL					-1,375.00	1,375.00
Bill Pmt -Check	2906	06/28/2024	P & T LAWN & TR...	101.001 · Suntrust-...		-5,825.00
Bill	24-563	06/14/2024		539.464 · Landscap...	-5,825.00	5,825.00
TOTAL					-5,825.00	5,825.00
Bill Pmt -Check	2907	06/28/2024	SUPERIOR WATE...	101.001 · Suntrust-...		-13,290.78
Bill	96388	06/14/2024		538.461 · Aquatic M...	-13,290.78	13,290.78
TOTAL					-13,290.78	13,290.78
Bill Pmt -Check	2908	06/28/2024	SWINE SOLUTIONS	101.001 · Suntrust-...		-1,900.00
Bill	502	06/14/2024		538.465 · Hog Rem...	-1,900.00	1,900.00
TOTAL					-1,900.00	1,900.00
Bill Pmt -Check	2909	06/28/2024	TRIMMER'S HOLI...	101.001 · Suntrust-...		-2,000.00
Bill	9026	06/14/2024		539.467 · Holiday D...	-2,000.00	2,000.00
TOTAL					-2,000.00	2,000.00
Bill Pmt -Check	2910	06/28/2024	WRATHELL, HUNT...	101.001 · Suntrust-...		-8,250.00
Bill	2023-3063	04/30/2024		512.311 · Managem...	-3,750.00	3,750.00
				513.310 · Assessm...	-375.00	375.00
Bill	2023-3546	06/14/2024		512.311 · Managem...	-3,750.00	3,750.00
				513.310 · Assessm...	-375.00	375.00
TOTAL					-8,250.00	8,250.00
Check	2911	06/28/2024	RIVER HALL CDD	101.001 · Suntrust-...		-972.82
				207.203 · Due to D...	-972.82	972.82
TOTAL					-972.82	972.82
Check	2912	06/28/2024	RIVER HALL CDD	101.001 · Suntrust-...		-1,770.09

River Hall Community Development District
Check Detail
June 2024

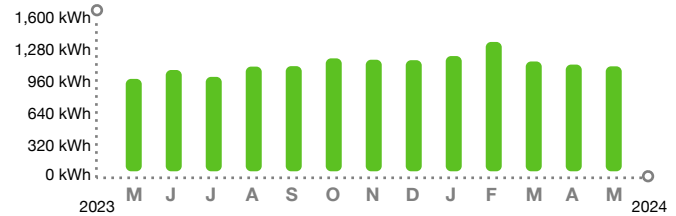
Type	Num	Date	Name	Account	Paid Amount	Original Amount
				207.204 · Due to Se...	-1,770.09	1,770.09
TOTAL					-1,770.09	1,770.09
Check	2913	06/28/2024	RIVER HALL CDD	101.001 · Suntrust-...		-1,651.91
				207.205 · Due to Se...	-1,651.91	1,651.91
TOTAL					-1,651.91	1,651.91

**Electric Bill Statement****For:** Apr 19, 2024 to May 21, 2024 (32 days)**Statement Date:** May 21, 2024**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****\$151.34**

TOTAL AMOUNT YOU OWE

Jun 11, 2024

NEW CHARGES DUE BY

**Scan to
Pay**
or visit
[FPL.com/
WaystoPay](https://FPL.com/WaystoPay)**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	337.93
Payments received	-337.93
Balance before new charges	0.00
Total new charges	151.34
Total amount you owe	\$151.34

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after August 12, 2024 is considered LATE; a late payment charge of 1% will apply.

An approved rate decrease is in effect. Learn more at FPL.com/Rates.Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545Report Power Outages:
Hearing/Speech Impaired:1-800-4OUTAGE (468-8243)
711 (Relay Service)**Ways to Pay**

/ 27

5314029790609104315100000

RIVER HALL COMMUNITY
DEVELOPMENT
2300 GLADES RD STE 410W
BOCA RATON FL 33431-8556The 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:FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001Visit FPL.com/PayBill
for ways to pay.

02979-06091

ACCOUNT NUMBER

\$151.34

TOTAL AMOUNT YOU OWE

Jun 11, 2024

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	337.93
Payment received - Thank you	-337.93
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge: \$12.78

Non-fuel: (\$0.082130 per kWh) \$94.03

Fuel: (\$0.029780 per kWh) \$34.10

Electric service amount 140.91

Gross receipts tax (State tax) 3.62

Franchise fee (Reqd local fee) 6.68

Taxes and charges 10.30

Regulatory fee (State fee) 0.13

Total new charges \$151.34

Total amount you owe \$151.34

METER SUMMARY

Meter reading - Meter KG85078. Next meter reading Jun 20, 2024.

Usage Type	Current	-	Previous	=	Usage
kWh used	34497		33352		1145

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 21, 2024	Apr 19, 2024	May 19, 2023
kWh Used	1145	1164	1008
Service days	32	30	29
kWh/day	35	38	34
Amount	\$151.34	\$163.00	\$154.52

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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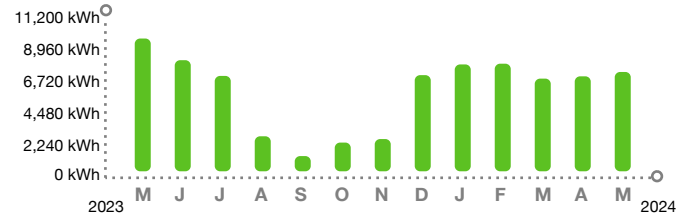
When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not 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:** Apr 19, 2024 to May 21, 2024 (32 days)**Statement Date:** May 21, 2024**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****\$853.64**

TOTAL AMOUNT YOU OWE

Jun 11, 2024

NEW CHARGES DUE BY

**Scan to
Pay**
or visit
[FPL.com/
WaystoPay](https://FPL.com/WaystoPay)**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	1,791.22
Payments received	-1,791.22
Balance before new charges	0.00
Total new charges	853.64
Total amount you owe	\$853.64

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after August 12, 2024 is considered LATE; a late payment charge of 1% will apply.

An approved rate decrease is in effect. Learn more at FPL.com/Rates.Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545Report Power Outages:
Hearing/Speech Impaired:1-800-4OUTAGE (468-8243)
711 (Relay Service)**Ways to Pay**

/ 27

53148215524268 4635800000

RIVER HALL COMMUNITY
DEVELOPMENT
2300 GLADES RD STE 410W
BOCA RATON FL 33431-8556The 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:FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001Visit FPL.com/PayBill
for ways to pay.

82155-24268

ACCOUNT NUMBER

\$853.64

TOTAL AMOUNT YOU OWE

Jun 11, 2024

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name: Account Number:
RIVER HALL COMMUNITY 82155-24268
DEVELOPMENT

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	1,791.22
Payment received - Thank you	-1,791.22
Balance before new charges	\$0.00

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND /per Contract	
Base charge:	\$30.21
Non-fuel: (\$0.028120 per kWh)	\$213.27
Fuel: (\$0.029780 per kWh)	\$225.85
Demand: (\$13.02 per KW)	\$325.50
Electric service amount	794.83
Gross receipts tax (State tax)	20.40
Franchise fee (Reqd local fee)	37.69
Taxes and charges	58.09
Regulatory fee (State fee)	0.72
Total new charges	\$853.64
Total amount you owe	\$853.64

METER SUMMARY

Meter reading - Meter KCJ5863. Next meter reading Jun 20, 2024.

Usage Type	Current	-	Previous	=	Usage
kWh used	11351		03767		7584
	18.93				
Actual demand					19
Contract demand					25

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 21, 2024	Apr 19, 2024	May 19, 2023
kWh Used	7584	7251	10138
Service days	32	30	29
kWh/day	237	241	349
Amount	\$853.64	\$891.34	\$1,134.20

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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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 34135 US
239-455-4911

Invoice 33155



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

DATE 03/29/2024	PLEASE PAY \$12,636.00	DUE DATE 04/28/2024
---------------------------	----------------------------------	-------------------------------

DESCRIPTION	AMOUNT
Monthly Landscape Maintenance for March 2024	12,636.00
SUBTOTAL	12,636.00
TAX	0.00
TOTAL	12,636.00
TOTAL DUE	\$12,636.00

THANK YOU.

INVOICE

Gulfscapes Landscape
Management Services
PO Box 366757
Bonita Springs, FL 34135

bigrimess@gulfscapeslandscape.com
239-455-4911
www.gulfscapeslandscape.com

GulfScapes
Landscape Management Services

River Hall CDD

Bill to

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

Ship to

River Hall CDD

Invoice details

Invoice no.: 33311
Terms: Net 30
Invoice date: 05/13/2024
Due date: 06/12/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Provide labor and material to complete the following:			
2.						
3.			Behind 3438:			
4.		Enhancement	- Remove existing damaged turf. Install .5 yards of fill dirt and tamp. Install erosion fabric and 15 pieces of Flortam Turf to bring berm back to level.	1	\$475.00	\$475.00
5.			Behind 3430:			
6.		Enhancement	- Remove existing damaged turf. Install 5 yards of fill dirt and tamp. Install erosion fabric and 300 sqft of Flortam Turf to bring berm back to level.	1	\$2,374.00	\$2,374.00

Storm Water Control
Stormwater System Maint

Total

\$2,849.00

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]

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

INVOICE

DATE
4/1/2024

INVOICE #
95206

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
March 2024	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		
	Month of Service: March 2024 Lee County Tax	7.00%	0.00
	<i>Aquatic Maint.</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.

River Hall Board meeting 060624

ID 1380984591, created by Chuck Adams on Jun 7 at 8:16 AM

Location

Board Pay

Status

Active

Assignees

Chloe Hiteshew

Dates

Jun 7 (1d)

Description

Please pay

Mitchell

Asfour

Morash

Stark

Block

Chuck Adams Jun 7 8:16 AM

Scheduled task for Jun 7 (1d)

Assigned task to Katherine Bradshaw

Included task into Board Pay

Katherine Bradshaw Jun 7 9:45 AM

Reassigned task from Katherine Bradshaw to Chloe Hiteshew

Description	Quantity	Price	UOM	Original Bill	Adjusted	Paid	DIST #8991 Amount Due
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 - Earthen Brown from 4/30/2024 14:00:00 to 4/30/2024 18:00:00	4.00	\$65.00	EACH	\$260.00	\$0.00	\$0.00	\$260.00
Traffic w/vehicle - Rikki Kupka from 5/3/2024 07:00:00 to 5/3/2024 11:00:00	4.00	\$65.00	EACH	\$260.00	\$0.00	\$0.00	\$260.00
Traffic w/vehicle - Danny Quijano from 5/6/2024 07:00:00 to 5/6/2024 11:00:00	4.00	\$65.00	EACH	\$260.00	\$0.00	\$0.00	\$260.00
Traffic w/vehicle - Estephania Galan from 5/9/2024 14:00:00 to 5/9/2024 18:00:00	4.00	\$65.00	EACH	\$260.00	\$0.00	\$0.00	\$260.00

OFF-DUTY DETAIL

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

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.
05/13/2024	33983
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



PLEASE
REMIT
PAYMENT
VIA:

Mail: PO Box 748548, Atlanta, GA 30374
ACH: ABA Routing No: 051000017
WIRE: ABA Routing No: 026009593
A/C: 435029053069
Fed ID: 54-1762351

River Hall CDD
c/o Wrathell, Hunt & Associates/ Stephanie
Schackm
2300 Glades Road
Suite 410W
Boca Raton, FL 33431

February 29, 2024
Project No: 340039-01-001
Invoice No: 418271

Project 340039-01-001 2015012 | | River Hall CDD
Email: RiverHallcdd@districtap.com

Task 00004 2015012|Z| |River Hall CDD-General Services

Hourly

			Hours	Rate	Amount
Principal in Charge Engineer					
Krebs, Charles	2/1/2024		3.75	238.00	892.50
attend board meeting					
review req bill of sale					
proposals for meeting					
research windor way plat, email to cleo					
review river hall townhomes applicaton for todays meeting					
Krebs, Charles	2/6/2024		3.50	238.00	833.00
Requisition #3 request from developer					
Approve sign proof, submit signed proposal to Lykins					
Krebs, Charles	2/7/2024		1.00	238.00	238.00
Look up deed for transfer of lands request from developer					
Finalize requisition package and send to greg u. to revview					
Review irrigation connection easment from shane w.					
Krebs, Charles	2/8/2024		.25	238.00	59.50
cor with Meagan M at CYK on requisition					
Krebs, Charles	2/9/2024		.25	238.00	59.50
email from cleo on berm erosion					
send request to MRI for proposal.					
Krebs, Charles	2/13/2024		.25	238.00	59.50
Cor with Eddie at Collier Paving for repairs to River Hall Parkway					
Krebs, Charles	2/16/2024		.25	238.00	59.50
review proposal and send to cleo					
Krebs, Charles	2/19/2024		1.50	238.00	357.00
cor with paul on plat tracts for new plat					
sfwmd response letter on river hall town homes					
cor with team members on tomorrow meeting agenda					
Krebs, Charles	2/22/2024		.50	238.00	119.00
review plats and information sent from greg u.					
Krebs, Charles	2/26/2024		1.00	238.00	238.00
Review Plat sent over from Greg U.					
Respond to Carl B for easements to CDD for drainage					
Forward approved requisition to Chuck and Stephanie					

Project	340039-01-001	River Hall CDD			Invoice	418271
Krebs, Charles	2/27/2024	1.00	238.00	238.00		
gen cor greg and carl on parcel H						
review civil plans sent by Carl						
Krebs, Charles	2/28/2024	.25	238.00	59.50		
gen cor on lake change by developer						
Krebs, Charles	2/29/2024	.25	238.00	59.50		
call with Collier Paving on sidewalk repairs						
Totals		13.75		3,272.50		
						3,272.50
					Task Sub Total	\$3,272.50
					CURRENT INVOICE TOTAL.....	\$3,272.50

Project Manager: Charles Krebs



PLEASE
REMIT
PAYMENT
VIA:

Mail: PO Box 748548, Atlanta, GA 30374
ACH: ABA Routing No: 051000017
WIRE: ABA Routing No: 026009593
A/C: 435029053069
Fed ID: 54-1762351

River Hall CDD
c/o Wrathell, Hunt & Associates/ Stephanie
Schackm
2300 Glades Road
Suite 410W
Boca Raton, FL 33431

March 31, 2024
Project No: 340039-01-001
Invoice No: 425159

Project 340039-01-001 2015012 | | River Hall CDD
Email: RiverHallcdd@districtap.com

Task 00004 2015012|Z| |River Hall CDD-General Services

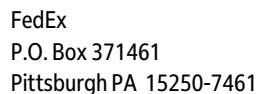
Hourly

			Hours	Rate	Amount
Principal in Charge Engineer					
Krebs, Charles	3/1/2024	.25	238.00	59.50	
gen cor with contractor on sidewalk repairs request proposal and send to cleo for next week's agenda					
Krebs, Charles	3/4/2024	2.00	238.00	476.00	
site visit to review completed sidewalk repairs gen cor with paul a on CDD tracts along fpl easement proposals from collier paving for approval at this weeks meeting email to grady on shoreline erosion, sodding and drainage pipes					
Krebs, Charles	3/5/2024	.50	238.00	119.00	
2023 series bonds req #4 from baraco					
Krebs, Charles	3/7/2024	3.00	238.00	714.00	
attend board meeting site visit to review berm wash out					
Krebs, Charles	3/8/2024	1.00	238.00	238.00	
forward approvals to collier paving exhibit for cleo gen cor with carl on plat, additional doc on req #4 review letter from cleo					
Krebs, Charles	3/11/2024	.25	238.00	59.50	
review memo/letter from cleo					
Krebs, Charles	3/14/2024	.25	238.00	59.50	
updated plat from barraco for requisition #4 review for CDD easements					
Krebs, Charles	3/20/2024	3.00	238.00	714.00	
review document for req #4 verify costs, compare proof of payment and provided documents					
Krebs, Charles	3/21/2024	.50	238.00	119.00	
forward comments to amy and tiffany					
Krebs, Charles	3/22/2024	.50	238.00	119.00	
requisition #4					
Krebs, Charles	3/25/2024	2.00	238.00	476.00	
review requisition #4 materials					
Krebs, Charles	3/26/2024	1.00	238.00	238.00	
finalize req #4					

Unless specified above, all amounts are due and payable upon receipt – Billing Inquiries, please call 973-291-2922

Project	340039-01-001	River Hall CDD			Invoice	425159
	Krebs, Charles	3/27/2024	1.00	238.00	238.00	
	finalize req 4 and send out for approval with plans and plat					
	Totals		15.25		3,629.50	
						3,629.50
				Task Sub Total		\$3,629.50
				CURRENT INVOICE TOTAL.....		\$3,629.50

Project Manager: Charles Krebs





Invoice Number	Invoice Date	Account Number	Page
8-274-49049	Oct 02, 2023	7563-0251-5	2 of 2

FedEx Express Shipment Summary By Payor Type

FedEx Express Shipments (Original)

Payor Type	Shipments	Rated Weight lbs	Transportation Charges	Special Handling Charges	Ret Chg/Tax Credits/Other	Discounts	Total Charges
Third Party	1		7.29	6.18			13.47
Total FedEx Express	1		\$7.29	\$6.18			\$13.47

TOTAL THIS INVOICE	USD	\$13.47
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FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Sep 28, 2023	Cust. Ref.: River Hall Photo Documen	Ref.#2:
Payor: Third Party	Ref.#3:	

Fuel Surcharge - FedEx has applied a fuel surcharge of 18.75% to this shipment.
Distance Based Pricing, Zone 2
Package sent from: 33966 zip code
Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient
Tracking ID	773573662888	cleo adams	Shane Willis
Service Type	FedEx Standard Overnight	Wrathell, Hunt & Associates, L	744 Fairlawn Ct
Package Type	FedEx Envelope	9220 Bonita Beach Road	MARCO ISLAND FL 34145 US
Zone	02	BONITA SPRINGS FL 34135 US	
Packages	1		
Rated Weight	N/A		
Delivered	Sep 29, 2023 17:39	Transportation Charge	7.29
Svc Area	A5	Fuel Surcharge	0.88
Signed by	see above	Residential Delivery	5.30
FedEx Use	000000000/61301/02	Total Charge	USD \$13.47
		Third Party Subtotal	USD \$13.47
		Total FedEx Express	USD \$13.47

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Invoice Number	Invoice Date	Account Number
8-527-50975	Jun 10, 2024	7563-0251-5

Page
1 of 5

FedEx Tax ID: 71-0427007

Billing Address:

RIVER HALL CDD
2300 GLADES RD STE 100E
STE 100 STE 410W
BOCA RATON FL 33431-8536

Shipping Address:

RIVER HALL CDD
2300 GLADES RD STE 100E
BOCA RATON FL 33431-8536

Invoice Questions?**Contact FedEx Revenue Services**

Phone: 800.645.9424
M-F 7-5 (CST)
Internet: fedex.com/usgovt

Invoice Summary**FedEx Express Services**

Total Charges	USD	\$175.15
TOTAL THIS INVOICE	USD	\$175.15

Other discounts may apply.

To pay your FedEx invoice, please go to www.fedex.com/payment. Thank you for using FedEx.



Detailed descriptions of surcharges can be located at fedex.com

To ensure proper credit, please return this portion with your payment to FedEx. Please do not staple or fold. Please make check payable to FedEx.

Invoice Number	Invoice Amount	Account Number
8-527-50975	USD \$175.15	7563-0251-5

Remittance Advice

Your payment is due by Jul 25, 2024

85275097590000175158756302515900000000000000001751580

RIVER HALL CDD
2300 GLADES RD STE 100E
STE 100 STE 410W
BOCA RATON FL 33431-8536



FedEx
P.O. Box 371461
Pittsburgh PA 15250-7461



Invoice Number	Invoice Date	Account Number	Page
8-527-50975	Jun 10, 2024	7563-0251-5	2 of 5

FedEx Express Shipment Summary By Payor Type

FedEx Express Shipments (Original)

Payor Type	Shipments	Rated Weight lbs	Transportation Charges	Special Handling Charges	Ret Chg/Tax Credits/Other	Discounts	Total Charges
Third Party	10	13.0	89.77	85.38			175.15
Total FedEx Express	10	13.0	\$89.77	\$85.38			\$175.15

TOTAL THIS INVOICE **USD** **\$175.15**

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Jun 04, 2024	Cust. Ref.: River Hall check	Ref.#2:
Payor: Third Party	Ref.#3:	

Fuel Surcharge - FedEx has applied a fuel surcharge of 15.75% to this shipment.
Distance Based Pricing, Zone 7

Automation	INET	Sender	Recipient
Tracking ID	776678739382	Chloe Hiteshew	U.S Bank, N.A.-CDD
Service Type	FedEx Priority Overnight	WHA	Lockbox Services-12-2657
Package Type	FedEx Envelope	2300 Glades Rd	EP-MN-01LB
Zone	07	BOCA RATON FL 33431 US	SAINT PAUL MN 55108 US
Packages	1		
Rated Weight	N/A		
Delivered	Jun 05, 2024 10:15		
Svc Area	A1	Transportation Charge	11.68
Signed by	S.WHITE	Fuel Surcharge	0.82
FedEx Use	000000000/88697/_	Total Charge	USD \$12.50

FedEx® Billing Online

FedEx Billing Online allows you to efficiently manage and pay your FedEx invoices online. It's free, easy and secure. FedEx Billing Online helps you streamline your billing process. With all your FedEx shipping information available in one secure online location, you never have to worry about misplacing a paper invoice or sifting through reams of paper to find information for past shipments. Go to fedex.com to sign up today!

**Invoice Number**

8-527-50975

Invoice Date

Jun 10, 2024

Account Number

7563-0251-5

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3 of 5

Ship Date: Jun 04, 2024**Cust. Ref.:** River Hall CDD 6.6.24 Ag**Ref.#2:****Payor:** Third Party**Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 15.75% to this shipment.

Distance Based Pricing, Zone 2

Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient
Tracking ID	776690722388	Ruta Viola	Chuck Adams-Cleo Adams
Service Type	FedEx Priority Overnight	WHA	1400 HARBOR VIEW DR
Package Type	FedEx Box	2300 Glades Road	NORTH FORT MYERS FL 33917 US
Zone	02	BOCA RATON FL 33431 US	
Packages	1		
Rated Weight	5.0 lbs, 2.3 kgs	Transportation Charge	10.57
Delivered	Jun 05, 2024 10:15	Fuel Surcharge	1.53
Svc Area	A3	Residential Delivery	5.80
Signed by	see above	DAS Resi	5.55
FedEx Use	000000000/364552/02	Total Charge	USD \$23.45

Ship Date: Jun 04, 2024**Cust. Ref.:** River Hall CDD 6.6.24 Ag**Ref.#2:****Payor:** Third Party**Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 15.75% to this shipment.

Distance Based Pricing, Zone 2

Automation	INET	Sender	Recipient
Tracking ID	776690780428	Ruta Viola	Gregory Urbancic, Esq.
Service Type	FedEx Priority Overnight	WHA	Goodlette, Coleman & Johnson
Package Type	FedEx Pak	2300 Glades Road	4001 TAMIAMI TRL N STE 300
Zone	02	BOCA RATON FL 33431 US	NAPLES FL 34103 US
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge	8.44
Delivered	Jun 05, 2024 09:26	Fuel Surcharge	0.59
Svc Area	A4		
Signed by	S.KAREN	Total Charge	USD \$9.03
FedEx Use	000000000/364522/_		

Ship Date: Jun 04, 2024**Cust. Ref.:** River Hall CDD 6.6.24 Ag**Ref.#2:****Payor:** Third Party**Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 15.75% to this shipment.

Distance Based Pricing, Zone 2

Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient
Tracking ID	776690780921	Ruta Viola	Shane Willis
Service Type	FedEx Priority Overnight	WHA	744 Fairlawn Ct
Package Type	FedEx Pak	2300 Glades Road	MARCO ISLAND FL 34145 US
Zone	02	BOCA RATON FL 33431 US	
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge	8.44
Delivered	Jun 05, 2024 09:37	Fuel Surcharge	1.00
Svc Area	A5	Residential Delivery	5.80
Signed by	see above	Total Charge	USD \$15.24
FedEx Use	000000000/364522/02		

Ship Date: Jun 04, 2024**Cust. Ref.:** River Hall CDD 6.6.24 Ag**Ref.#2:****Payor:** Third Party**Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 15.75% to this shipment.

Distance Based Pricing, Zone 2

Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient
Tracking ID	776690780932	Ruta Viola	DANIEL J BLOCK
Service Type	FedEx Priority Overnight	WHA	15747 Angelica Drive
Package Type	FedEx Pak	2300 Glades Road	ALVA FL 33920 US
Zone	02	BOCA RATON FL 33431 US	
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge	8.44
Delivered	Jun 05, 2024 11:21	Fuel Surcharge	1.39
Svc Area	A5	Residential Delivery	5.80
Signed by	see above	DAS Resi	5.55
FedEx Use	000000000/364522/02	Total Charge	USD \$21.18

**Invoice Number**

8-527-50975

Invoice Date

Jun 10, 2024

Account Number

7563-0251-5

Page

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Ship Date: Jun 04, 2024**Cust. Ref.:** River Hall CDD 6.6.24 Ag**Ref.#2:****Payor:** Third Party**Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 15.75% to this shipment.

Distance Based Pricing, Zone 2

Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient
Tracking ID	776690781560	Ruta Viola	Robert Stark
Service Type	FedEx Priority Overnight	WHA	River Hall CDD
Package Type	FedEx Pak	2300 Glades Road	17275 Walnut Run Drive
Zone	02	BOCA RATON FL 33431 US	ALVA FL 33920 US
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge	8.44
Delivered	Jun 05, 2024 11:57	Fuel Surcharge	1.39
Svc Area	A5	Residential Delivery	5.80
Signed by	see above	DAS Resi	5.55
FedEx Use	000000000/364522/02	Total Charge	USD \$21.18

Ship Date: Jun 04, 2024**Cust. Ref.:** River Hall CDD 6.6.24 Ag**Ref.#2:****Payor:** Third Party**Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 15.75% to this shipment.

Distance Based Pricing, Zone 2

Automation	INET	Sender	Recipient
Tracking ID	776690781571	Ruta Viola	Charlie Krebs
Service Type	FedEx Priority Overnight	WHA	Hole Montes & Associates, Inc.
Package Type	FedEx Pak	2300 Glades Road	6200 WHISKEY CREEK DR
Zone	02	BOCA RATON FL 33431 US	FORT MYERS FL 33919 US
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge	8.44
Delivered	Jun 05, 2024 09:22	Fuel Surcharge	0.59
Svc Area	A1		
Signed by	J.LOPEZ	Total Charge	USD \$9.03
FedEx Use	000000000/364522/_		

Ship Date: Jun 04, 2024**Cust. Ref.:** River Hall CDD 6.6.24 Ag**Ref.#2:****Payor:** Third Party**Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 15.75% to this shipment.

Distance Based Pricing, Zone 2

Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient
Tracking ID	776690781663	Ruta Viola	KENNETH MITCHELL
Service Type	FedEx Priority Overnight	WHA	3380 CHESTNUT GROVE DR
Package Type	FedEx Pak	2300 Glades Road	ALVA FL 33920 US
Zone	02	BOCA RATON FL 33431 US	
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge	8.44
Delivered	Jun 05, 2024 11:48	Fuel Surcharge	1.39
Svc Area	A5	Residential Delivery	5.80
Signed by	see above	DAS Resi	5.55
FedEx Use	000000000/364522/02	Total Charge	USD \$21.18

Ship Date: Jun 04, 2024**Cust. Ref.:** River Hall CDD 6.6.24 Ag**Ref.#2:****Payor:** Third Party**Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 15.75% to this shipment.

Distance Based Pricing, Zone 2

Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient
Tracking ID	776690781711	Ruta Viola	Michael G. Morash
Service Type	FedEx Priority Overnight	WHA	River Hall CDD
Package Type	FedEx Pak	2300 Glades Road	16044 Herons View Drive
Zone	02	BOCA RATON FL 33431 US	ALVA FL 33920 US
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge	8.44
Delivered	Jun 05, 2024 11:41	Fuel Surcharge	1.39
Svc Area	A5	Residential Delivery	5.80
Signed by	see above	DAS Resi	5.55
FedEx Use	000000000/364522/02	Total Charge	USD \$21.18



Invoice Number	Invoice Date	Account Number	Page
8-527-50975	Jun 10, 2024	7563-0251-5	5 of 5

Ship Date: Jun 04, 2024	Cust. Ref.: River Hall CDD 6.6.24 Ag	Ref.#2:
Payor: Third Party	Ref.#3:	

Fuel Surcharge - FedEx has applied a fuel surcharge of 15.75% to this shipment.
Distance Based Pricing, Zone 2
Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient
Tracking ID	776690782019	Ruta Viola	Paul D. Asfour
Service Type	FedEx Priority Overnight	WHA	River Hall CDD
Package Type	FedEx Pak	2300 Glades Road	17131 Easy Stream Court
Zone	02	BOCA RATON FL 33431 US	ALVA FL 33920 US
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge	8.44
Delivered	Jun 05, 2024 11:54	Fuel Surcharge	1.39
Svc Area	A5	Residential Delivery	5.80
Signed by	see above	DAS Resi	5.55
FedEx Use	000000000/364522/02	Total Charge	USD \$21.18
		Third Party Subtotal	USD \$175.15
		Total FedEx Express	USD \$175.15



Invoice Number	Invoice Date	Account Number
8-499-69275	May 13, 2024	7563-0251-5

Page
1 of 2

FedEx Tax ID: 71-0427007

Billing Address:

RIVER HALL CDD
2300 GLADES RD STE 100E
STE 100 STE 410W
BOCA RATON FL 33431-8536

Shipping Address:

RIVER HALL CDD
2300 GLADES RD STE 100E
BOCA RATON FL 33431-8536

Invoice Questions?**Contact FedEx Revenue Services**

Phone: 800.645.9424
M-F 7-5 (CST)
Internet: fedex.com/usgovt

Invoice Summary**FedEx Express Services**

Total Charges	USD	\$21.36
TOTAL THIS INVOICE	USD	\$21.36

Other discounts may apply.

To pay your FedEx invoice, please go to www.fedex.com/payment. Thank you for using FedEx.



Detailed descriptions of surcharges can be located at fedex.com

To ensure proper credit, please return this portion with your payment to FedEx. Please do not staple or fold. Please make check payable to FedEx.

Invoice Number	Invoice Amount	Account Number
8-499-69275	USD \$21.36	7563-0251-5

Remittance Advice

Your payment is due by Jun 27, 2024

8499692757000002136075630251590000000000000000213600

RIVER HALL CDD
2300 GLADES RD STE 100E
STE 100 STE 410W
BOCA RATON FL 33431-8536



FedEx
P.O. Box 371461
Pittsburgh PA 15250-7461



Invoice Number	Invoice Date	Account Number	Page
8-499-69275	May 13, 2024	7563-0251-5	2 of 2

FedEx Express Shipment Summary By Payor Type

FedEx Express Shipments (Original)

Payor Type	Shipments	Rated Weight lbs	Transportation Charges	Special Handling Charges	Ret Chg/Tax Credits/Other	Discounts	Total Charges
Third Party	1	2.0	8.61	12.75			21.36
Total FedEx Express	1	2.0	\$8.61	\$12.75			\$21.36

TOTAL THIS INVOICE USD \$21.36

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Apr 26, 2024	Cust. Ref.: RIVER HALL 05/02/24 AGE	Ref.#2:
Payor: Third Party	Ref.#3:	

Fuel Surcharge - FedEx has applied a fuel surcharge of 17.25% to this shipment.
Distance Based Pricing, Zone 2

Automation	INET	Sender	Recipient
Tracking ID	776128587440	Sarah Gourdine	Chuck Adams-Cleo Adams
Service Type	FedEx Priority Overnight	WHA	1400 HARBOR VIEW DR
Package Type	FedEx Box	2300 Glades Road	NORTH FORT MYERS FL 33917 US
Zone	02	BOCA RATON FL 33431 US	
Packages	1		
Rated Weight	2.0 lbs, 0.9 kgs	Transportation Charge	8.61
Svc Area	A3	Fuel Surcharge	1.40
FedEx Use	000000000/364552/_	Residential Delivery	5.80
		DAS Resi	5.55
		Total Charge	USD \$21.36
		Third Party Subtotal	USD \$21.36
		Total FedEx Express	USD \$21.36

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Invoice Number	Invoice Date	Account Number	Page
8-485-01537	Apr 29, 2024	7563-0251-5	1 of 2

FedEx Tax ID: 71-0427007

Billing Address:

RIVER HALL CDD
2300 GLADES RD STE 100E
STE 100 STE 410W
BOCA RATON FL 33431-8536

Shipping Address:

RIVER HALL CDD
2300 GLADES RD STE 100E
BOCA RATON FL 33431-8536

Invoice Questions?

Contact FedEx Revenue Services

Phone: 800.645.9424
M-F 7-5 (CST)
Internet: fedex.com/usgovt

Invoice Summary

FedEx Express Services

Total Charges	USD	\$11.24
TOTAL THIS INVOICE	USD	\$11.24

Other discounts may apply.

To pay your FedEx invoice, please go to www.fedex.com/payment. Thank you for using FedEx.



Detailed descriptions of surcharges can be located at fedex.com

To ensure proper credit, please return this portion with your payment to FedEx. Please do not staple or fold. Please make check payable to FedEx.

Invoice Number	Invoice Amount	Account Number
8-485-01537	USD \$11.24	7563-0251-5

Remittance Advice

Your payment is due by Jun 13, 2024

8485015377000001124775630251590000000000000000112470

RIVER HALL CDD
2300 GLADES RD STE 100E
STE 100 STE 410W
BOCA RATON FL 33431-8536



FedEx
P.O. Box 371461
Pittsburgh PA 15250-7461



Invoice Number	Invoice Date	Account Number	Page
8-485-01537	Apr 29, 2024	7563-0251-5	2 of 2

FedEx Express Shipment Summary By Payor Type

FedEx Express Shipments (Original)

Payor Type	Shipments	Rated Weight lbs	Transportation Charges	Special Handling Charges	Ret Chg/Tax Credits/Other	Discounts	Total Charges
Third Party	1		10.50	0.74			11.24
Total FedEx Express	1		\$10.50	\$0.74			\$11.24

TOTAL THIS INVOICE **USD** **\$11.24**

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Apr 19, 2024	Cust. Ref.: River Hall	Ref.#2:
Payor: Third Party	Ref.#3:	

Fuel Surcharge - FedEx has applied a fuel surcharge of 17.25% to this shipment.
Distance Based Pricing, Zone 7

Automation	INET	Sender	Recipient
Tracking ID	776032116940	Stephanie Schackmann	U.S Bank, N.A.-CDD
Service Type	FedEx Standard Overnight	Wrathell, Hunt & Associates, L	Lockbox Services-12-2657
Package Type	FedEx Envelope	2300 Glades Road	EP-MN-01LB
Zone	07	BOCA RATON FL 33431 US	SAINT PAUL MN 55108 US
Packages	1		
Rated Weight	N/A		
Delivered	Apr 22, 2024 09:54		
Svc Area	A1	Transportation Charge	10.50
Signed by	R.TANYA	Fuel Surcharge	0.74
FedEx Use	000000000/65046/_	Total Charge	USD \$11.24
Third Party Subtotal			USD \$11.24
Total FedEx Express			USD \$11.24

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Invoice Number	Invoice Date	Account Number	Page
8-507-09996	May 20, 2024	7563-0251-5	1 of 2

FedEx Tax ID: 71-0427007

Billing Address:

RIVER HALL CDD
2300 GLADES RD STE 100E
STE 100 STE 410W
BOCA RATON FL 33431-8536

Shipping Address:

RIVER HALL CDD
2300 GLADES RD STE 100E
BOCA RATON FL 33431-8536

Invoice Questions?

Contact FedEx Revenue Services

Phone: 800.645.9424
M-F 7-5 (CST)
Internet: fedex.com/usgovt

Invoice Summary

FedEx Express Services

Total Charges	USD	\$12.50
TOTAL THIS INVOICE	USD	\$12.50

Other discounts may apply.

To pay your FedEx invoice, please go to www.fedex.com/payment. Thank you for using FedEx.



Detailed descriptions of surcharges can be located at fedex.com

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Invoice Number	Invoice Amount	Account Number
8-507-09996	USD \$12.50	7563-0251-5

Remittance Advice

Your payment is due by Jul 04, 2024

8507099961000001250075630251590000000000000000125000

RIVER HALL CDD
2300 GLADES RD STE 100E
STE 100 STE 410W
BOCA RATON FL 33431-8536



FedEx
P.O. Box 371461
Pittsburgh PA 15250-7461



Invoice Number	Invoice Date	Account Number	Page
8-507-09996	May 20, 2024	7563-0251-5	2 of 2

FedEx Express Shipment Summary By Payor Type

FedEx Express Shipments (Original)

Payor Type	Shipments	Rated Weight lbs	Transportation Charges	Special Handling Charges	Ret Chg/Tax Credits/Other	Discounts	Total Charges
Third Party	1		11.68	0.82			12.50
Total FedEx Express	1		\$11.68	\$0.82			\$12.50

TOTAL THIS INVOICE **USD** **\$12.50**

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: May 16, 2024	Cust. Ref.: River Hall check	Ref.#2:
Payor: Third Party	Ref.#3:	

Fuel Surcharge - FedEx has applied a fuel surcharge of 16.00% to this shipment.
Distance Based Pricing, Zone 7

Automation	INET	Sender	Recipient
Tracking ID	776415700555	Chloe Hiteshew	U.S Bank, N.A.-CDD
Service Type	FedEx Priority Overnight	WHA	Lockbox Services-12-2657
Package Type	FedEx Envelope	2300 Glades Rd	EP-MN-01LB
Zone	07	BOCA RATON FL 33431 US	SAINT PAUL MN 55108 US
Packages	1		
Rated Weight	N/A		
Delivered	May 17, 2024 09:44		
Svc Area	A1	Transportation Charge	11.68
Signed by	C.SCHWARTZ	Fuel Surcharge	0.82
FedEx Use	000000000/88697/_	Total Charge	USD \$12.50
Third Party Subtotal			USD \$12.50
Total FedEx Express			USD \$12.50

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Invoice Number	Invoice Date	Account Number	Page
8-493-03114	May 06, 2024	7563-0251-5	1 of 5

FedEx Tax ID: 71-0427007

Billing Address:

RIVER HALL CDD
2300 GLADES RD STE 100E
STE 100 STE 410W
BOCA RATON FL 33431-8536

Shipping Address:

RIVER HALL CDD
2300 GLADES RD STE 100E
BOCA RATON FL 33431-8536

Invoice Questions?

Contact FedEx Revenue Services

Phone: 800.645.9424
M-F 7-5 (CST)
Internet: fedex.com/usgovt

Invoice Summary

FedEx Express Services

Total Charges	USD	\$177.26
TOTAL THIS INVOICE	USD	\$177.26

Other discounts may apply.

To pay your FedEx invoice, please go to www.fedex.com/payment. Thank you for using FedEx.



Detailed descriptions of surcharges can be located at fedex.com

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Invoice Number	Invoice Amount	Account Number
8-493-03114	USD \$177.26	7563-0251-5

Remittance Advice

Your payment is due by Jun 20, 2024

84930311430000177261756302515900000000000000001772610

RIVER HALL CDD
2300 GLADES RD STE 100E
STE 100 STE 410W
BOCA RATON FL 33431-8536



FedEx
P.O. Box 371461
Pittsburgh PA 15250-7461



Invoice Number	Invoice Date	Account Number	Page
8-493-03114	May 06, 2024	7563-0251-5	2 of 5

FedEx Express Shipment Summary By Payor Type

FedEx Express Shipments (Original)

Payor Type	Shipments	Rated Weight lbs	Transportation Charges	Special Handling Charges	Ret Chg/Tax Credits/Other	Discounts	Total Charges
Third Party	11	11.0	91.75	85.51			177.26
Total FedEx Express	11	11.0	\$91.75	\$85.51			\$177.26

TOTAL THIS INVOICE **USD** **\$177.26**

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Apr 26, 2024	Cust. Ref.: RHCDD 05/02/24 AGENDA	Ref.#2:
Payor: Third Party	Ref.#3:	

Fuel Surcharge - FedEx has applied a fuel surcharge of 17.25% to this shipment.
Distance Based Pricing, Zone 2

Automation	INET	Sender	Recipient
Tracking ID	776128325181	Sarah Gourdine	Gregory Urbancic, Esq.
Service Type	FedEx Priority Overnight	WHA	Goodlette, Coleman & Johnson
Package Type	FedEx Pak	2300 Glades Road	4001 TAMIAMI TRL N STE 300
Zone	02	BOCA RATON FL 33431 US	NAPLES FL 34103 US
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs		
Delivered	Apr 29, 2024 11:16		
Svc Area	A4	Transportation Charge	8.44
Signed by	K.KAREN	Fuel Surcharge	0.59
FedEx Use	000000000/364522/_	Total Charge	USD \$9.03

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**Invoice Number**

8-493-03114

Invoice Date

May 06, 2024

Account Number

7563-0251-5

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Ship Date: Apr 26, 2024**Cust. Ref.:** RHCDD 05/02/24 AGENDA**Ref.#2:****Payor:** Third Party**Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 17.25% to this shipment.

Distance Based Pricing, Zone 2

Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient
Tracking ID	776128329978	Sarah Gouridine	Robert Stark
Service Type	FedEx Priority Overnight	WHA	River Hall CDD
Package Type	FedEx Pak	2300 Glades Road	17275 Walnut Run Drive
Zone	02	BOCA RATON FL 33431 US	ALVA FL 33920 US
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge	8.44
Delivered	Apr 29, 2024 10:05	Fuel Surcharge	1.39
Svc Area	A5	Residential Delivery	5.80
Signed by	see above	DAS Resi	5.55
FedEx Use	000000000/364522/02	Total Charge	USD \$21.18

Ship Date: Apr 26, 2024**Cust. Ref.:** RHCDD 05/02/24 AGENDA**Ref.#2:****Payor:** Third Party**Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 17.25% to this shipment.

Distance Based Pricing, Zone 2

Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient
Tracking ID	776128332460	Sarah Gouridine	Michael G. Morash
Service Type	FedEx Priority Overnight	WHA	River Hall CDD
Package Type	FedEx Pak	2300 Glades Road	16044 Herons View Drive
Zone	02	BOCA RATON FL 33431 US	ALVA FL 33920 US
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge	8.44
Delivered	Apr 29, 2024 09:57	Fuel Surcharge	1.39
Svc Area	A5	Residential Delivery	5.80
Signed by	see above	DAS Resi	5.55
FedEx Use	000000000/364522/02	Total Charge	USD \$21.18

Ship Date: Apr 26, 2024**Cust. Ref.:** RHCDD 05/02/24 AGENDA**Ref.#2:****Payor:** Third Party**Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 17.25% to this shipment.

Distance Based Pricing, Zone 2

Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient
Tracking ID	776128332780	Sarah Gouridine	Shane Willis
Service Type	FedEx Priority Overnight	WHA	744 Fairlawn Ct
Package Type	FedEx Pak	2300 Glades Road	MARCO ISLAND FL 34145 US
Zone	02	BOCA RATON FL 33431 US	
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge	8.44
Delivered	Apr 29, 2024 08:55	Fuel Surcharge	1.00
Svc Area	A5	Residential Delivery	5.80
Signed by	see above		
FedEx Use	000000000/364522/02	Total Charge	USD \$15.24

Ship Date: Apr 26, 2024**Cust. Ref.:** RHCDD 05/02/24 AGENDA**Ref.#2:****Payor:** Third Party**Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 17.25% to this shipment.

Distance Based Pricing, Zone 2

Automation	INET	Sender	Recipient
Tracking ID	776128332838	Sarah Gouridine	Paul D. Asfour
Service Type	FedEx Priority Overnight	WHA	River Hall CDD
Package Type	FedEx Pak	2300 Glades Road	17131 Easy Stream Court
Zone	02	BOCA RATON FL 33431 US	ALVA FL 33920 US
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge	8.44
Delivered	Apr 29, 2024 09:42	Fuel Surcharge	1.39
Svc Area	A5	Residential Delivery	5.80
Signed by	P.ASFOUR	DAS Resi	5.55
FedEx Use	000000000/364522/_	Total Charge	USD \$21.18

**Invoice Number**

8-493-03114

Invoice Date

May 06, 2024

Account Number

7563-0251-5

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Ship Date: Apr 26, 2024**Cust. Ref.:** RHCDD 05/02/24 AGENDA**Ref.#2:****Payor:** Third Party**Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 17.25% to this shipment.
Distance Based Pricing, Zone 2

Automation	INET	Sender	Recipient
Tracking ID	776128332974	Sarah Gourdine	DANIEL J BLOCK
Service Type	FedEx Priority Overnight	WHA	15747 Angelica Drive
Package Type	FedEx Pak	2300 Glades Road	ALVA FL 33920 US
Zone	02	BOCA RATON FL 33431 US	
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge	8.44
Delivered	Apr 29, 2024 09:27	Fuel Surcharge	1.39
Svc Area	A5	Residential Delivery	5.80
Signed by	D. BLOCK	DAS Resi	5.55
FedEx Use	000000000/364522/_	Total Charge	USD \$21.18

Ship Date: Apr 26, 2024**Cust. Ref.:** RHCDD 05/02/24 AGENDA**Ref.#2:****Payor:** Third Party**Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 17.25% to this shipment.
Distance Based Pricing, Zone 2

Automation	INET	Sender	Recipient
Tracking ID	776128333054	Sarah Gourdine	KENNETH MITCHELL
Service Type	FedEx Priority Overnight	WHA	3380 CHESTNUT GROVE DR
Package Type	FedEx Pak	2300 Glades Road	ALVA FL 33920 US
Zone	02	BOCA RATON FL 33431 US	
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge	8.44
Delivered	Apr 29, 2024 09:37	Fuel Surcharge	1.39
Svc Area	A5	Residential Delivery	5.80
Signed by	K. MITCHELL	DAS Resi	5.55
FedEx Use	000000000/364522/_	Total Charge	USD \$21.18

Ship Date: Apr 26, 2024**Cust. Ref.:** RHCDD 05/02/24 AGENDA**Ref.#2:****Payor:** Third Party**Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 17.25% to this shipment.
Distance Based Pricing, Zone 2

Automation	INET	Sender	Recipient
Tracking ID	776128333834	Sarah Gourdine	Charlie Krebs
Service Type	FedEx Priority Overnight	WHA	Hole Montes & Associates, Inc.
Package Type	FedEx Pak	2300 Glades Road	6200 WHISKEY CREEK DR
Zone	02	BOCA RATON FL 33431 US	FORT MYERS FL 33919 US
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge	8.44
Delivered	Apr 29, 2024 08:35	Fuel Surcharge	0.59
Svc Area	A1		
Signed by	J LOPEZ	Total Charge	USD \$9.03
FedEx Use	000000000/364522/_		

Ship Date: Apr 30, 2024**Cust. Ref.:** Lake Bank Inspection Mem**Ref.#2:****Payor:** Third Party**Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 16.75% to this shipment.
Distance Based Pricing, Zone 2
Package sent from: 33966 zip code
Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient
Tracking ID	776167553265	cleo adams	Kim Tempesta
Service Type	FedEx Standard Overnight	Wrathell, Hunt & Associates, L	3376 Chestnut Grove DR
Package Type	FedEx Envelope	9220 Bonita Beach Road	ALVA FL 33920 US
Zone	02	BONITA SPRINGS FL 34135 US	
Packages	1		
Rated Weight	N/A	Transportation Charge	7.83
Delivered	May 01, 2024 11:44	Fuel Surcharge	1.34
Svc Area	A5	Residential Delivery	5.80
Signed by	see above	DAS Resi	5.55
FedEx Use	000000000/65041/02	Total Charge	USD \$20.52

**Invoice Number**

8-493-03114

Invoice Date

May 06, 2024

Account Number

7563-0251-5

Page

5 of 5

Ship Date: Apr 30, 2024**Cust. Ref.:** River Hal ICS Bank Unite**Ref.#2:****Payor:** Third Party**Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 16.75% to this shipment.
Distance Based Pricing, Zone 2

Automation	INET	Sender	Recipient
Tracking ID	776173551658	Chloe Hiteshew	ATTN: MARK FITZGERALD
Service Type	FedEx Priority Overnight	WHA	BankUnited, N.A.
Package Type	FedEx Envelope	2300 Glades Rd	5764 JOG ROAD
Zone	02	BOCA RATON FL 33431 US	LAKE WORTH FL 33467 US
Packages	1		
Rated Weight	N/A		
Delivered	May 01, 2024 10:32		
Svc Area	A2	Transportation Charge	8.34
Signed by	L.SIMON	Fuel Surcharge	0.58
FedEx Use	000000000/88692/_	Total Charge	USD \$8.92

Ship Date: May 02, 2024**Cust. Ref.:** River Hall Meeting File**Ref.#2:****Payor:** Third Party**Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 16.75% to this shipment.
Distance Based Pricing, Zone 2
Package sent from: 33966 zip code
FedEx has audited this shipment for correct packages, weight, and service. Any changes made are reflected in the invoice amount.
The package weight exceeds the maximum for the packaging type, therefore, FedEx Pak was rated as Customer Packaging.

Automation	INET	Sender	Recipient
Tracking ID	776167578935	cleo adams	Daphne Gillyard
Service Type	FedEx Standard Overnight	Wrathell, Hunt & Associates, L	Wrathell, Hunt & Associates
Package Type	Customer Packaging	9220 Bonita Beach Road	2300 Glades Road
Zone	02	BONITA SPRINGS FL 34135 US	BOCA RATON FL 33431 US
Packages	1		
Rated Weight	3.0 lbs, 1.4 kgs		
Delivered	May 03, 2024 10:07		
Svc Area	A1	Transportation Charge	8.06
Signed by	D.DAPHNE	Fuel Surcharge	0.56
FedEx Use	000000000/176133/_	Total Charge	USD \$8.62

Third Party Subtotal USD \$177.26**Total FedEx Express USD \$177.26**



Invoice Number	Invoice Date	Account Number	Page
8-513-73551	May 27, 2024	7563-0251-5	1 of 3

FedEx Tax ID: 71-0427007

Billing Address:

RIVER HALL CDD
2300 GLADES RD STE 100E
STE 100 STE 410W
BOCA RATON FL 33431-8536

Shipping Address:

RIVER HALL CDD
2300 GLADES RD STE 100E
BOCA RATON FL 33431-8536

Invoice Questions?

Contact FedEx Revenue Services

Phone: 800.645.9424
M-F 7-5 (CST)
Internet: fedex.com/usgovt

Invoice Summary

FedEx Express Services

Total Charges	USD	\$44.14
TOTAL THIS INVOICE	USD	\$44.14

Other discounts may apply.

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Detailed descriptions of surcharges can be located at fedex.com

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Invoice Number	Invoice Amount	Account Number
8-513-73551	USD \$44.14	7563-0251-5

Remittance Advice

Your payment is due by Jul 11, 2024

8513735517000004414975630251590000000000000000441490



RIVER HALL CDD
2300 GLADES RD STE 100E
STE 100 STE 410W
BOCA RATON FL 33431-8536

FedEx
P.O. Box 371461
Pittsburgh PA 15250-7461



Invoice Number	Invoice Date	Account Number	Page
8-513-73551	May 27, 2024	7563-0251-5	2 of 3

FedEx Express Shipment Summary By Payor Type

FedEx Express Shipments (Original)

Payor Type	Shipments	Rated Weight lbs	Transportation Charges	Special Handling Charges	Ret Chg/Tax Credits/Other	Discounts	Total Charges
Third Party	2		24.10	20.04			44.14
Total FedEx Express	2		\$24.10	\$20.04			\$44.14

TOTAL THIS INVOICE USD \$44.14

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: May 22, 2024	Cust. Ref.: RH Fence Install Agreeeme	Ref.#2:
Payor: Third Party	Ref.#3:	

Fuel Surcharge - FedEx has applied a fuel surcharge of 16.00% to this shipment.
Distance Based Pricing, Zone 8
Package sent from: 33966 zip code
Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient
Tracking ID	776502501732	Chuck Adams - Cleo Adams	Ken Mitchell c/o Jason Hunt
Service Type	FedEx Priority Overnight	Wrathell, Hunt & Associates, L	7640 Coley Avenue
Package Type	FedEx Envelope	1400 Harbor View Dr.	LAS VEGAS NV 89117 US
Zone	08	NORTH FORT MYERS FL 33917 US	
Packages	1		
Rated Weight	N/A		
Delivered	May 23, 2024 11:42	Transportation Charge	12.05
Svc Area	A1	Fuel Surcharge	1.25
Signed by	see above	Residential Delivery	5.80
FedEx Use	000000000/88698/02	Total Charge	USD \$19.10

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Invoice Number	Invoice Date	Account Number	Page
8-513-73551	May 27, 2024	7563-0251-5	3 of 3

Ship Date: May 23, 2024	Cust. Ref.: RH Fence Agreement	Ref.#2:
Payor: Third Party	Ref.#3:	

Fuel Surcharge - FedEx has applied a fuel surcharge of 16.00% to this shipment.
Return: Original Tracking ID 776502501732
Distance Based Pricing, Zone 8
Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient	
Tracking ID	791458189865	Ken Mitchell c/o Jason Hunt	Chuck Adams - Cleo Adams	
Service Type	FedEx Priority Overnight	7640 Coley Avenue	Wrathell, Hunt & Associates, L	
Package Type	FedEx Envelope	LAS VEGAS NV 89117 US	1400 Harbor View Dr.	
Zone	08		NORTH FORT MYERS FL 33917 US	
Packages	1			
Rated Weight	N/A	Transportation Charge		12.05
Delivered	May 24, 2024 10:11	Fuel Surcharge		1.64
Svc Area	A3	Residential Delivery		5.80
Signed by	see above	DAS Resi		5.55
FedEx Use	000000000/88698/02	Total Charge	USD	\$25.04
Third Party Subtotal				USD \$44.14
Total FedEx Express				USD \$44.14



Invoice Number	Invoice Date	Account Number	Page
8-464-68995	Apr 08, 2024	7563-0251-5	1 of 5

FedEx Tax ID: 71-0427007

Billing Address:

RIVER HALL CDD
2300 GLADES RD STE 100E
STE 100 STE 410W
BOCA RATON FL 33431-8536

Shipping Address:

RIVER HALL CDD
2300 GLADES RD STE 100E
BOCA RATON FL 33431-8536

Invoice Questions?

Contact FedEx Revenue Services

Phone: 800.645.9424
M-F 7-5 (CST)
Internet: fedex.com/usgovt

Invoice Summary

FedEx Express Services

Total Charges	USD	\$185.74
TOTAL THIS INVOICE	USD	\$185.74

Other discounts may apply.

To pay your FedEx invoice, please go to www.fedex.com/payment. Thank you for using FedEx.



Detailed descriptions of surcharges can be located at fedex.com

To ensure proper credit, please return this portion with your payment to FedEx. Please do not staple or fold. Please make check payable to FedEx.

Invoice Number	Invoice Amount	Account Number
8-464-68995	USD \$185.74	7563-0251-5

Remittance Advice

Your payment is due by May 23, 2024

84646899520000185744756302515900000000000000001857440

RIVER HALL CDD
2300 GLADES RD STE 100E
STE 100 STE 410W
BOCA RATON FL 33431-8536



FedEx
P.O. Box 371461
Pittsburgh PA 15250-7461



Invoice Number	Invoice Date	Account Number	Page
8-464-68995	Apr 08, 2024	7563-0251-5	2 of 5

FedEx Express Shipment Summary By Payor Type

FedEx Express Shipments (Original)

Payor Type	Shipments	Rated Weight lbs	Transportation Charges	Special Handling Charges	Ret Chg/Tax Credits/Other	Discounts	Total Charges
Third Party	11	19.0	99.67	86.07			185.74
Total FedEx Express	11	19.0	\$99.67	\$86.07			\$185.74

TOTAL THIS INVOICE **USD** **\$185.74**

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Apr 01, 2024	Cust. Ref.: River Hall CDD 04.04.24	Ref.#2:
Payor: Third Party	Ref.#3:	

Fuel Surcharge - FedEx has applied a fuel surcharge of 17.00% to this shipment.
Distance Based Pricing, Zone 2
Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient
Tracking ID	775766425943	Ruta Viola	Chuck Adams-Cleo Adams
Service Type	FedEx Priority Overnight	WHA	1400 HARBOR VIEW DR
Package Type	FedEx Box	2300 Glades Road	NORTH FORT MYERS FL 33917 US
Zone	02	BOCA RATON FL 33431 US	
Packages	1		
Rated Weight	8.0 lbs, 3.6 kgs	Transportation Charge	12.41
Delivered	Apr 02, 2024 10:20	Fuel Surcharge	1.66
Svc Area	A3	Residential Delivery	5.80
Signed by	see above	DAS Resi	5.55
FedEx Use	000000000/364552/02	Total Charge	USD \$25.42

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**Invoice Number**

8-464-68995

Invoice Date

Apr 08, 2024

Account Number

7563-0251-5

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Ship Date: Apr 01, 2024**Cust. Ref.:** River Hall CDD 04.04.24**Ref.#2:****Payor:** Third Party**Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 17.00% to this shipment.

Distance Based Pricing, Zone 2

Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient
Tracking ID	775766474530	Ruta Viola	Shane Willis
Service Type	FedEx Priority Overnight	WHA	744 Fairlawn Ct
Package Type	FedEx Pak	2300 Glades Road	MARCO ISLAND FL 34145 US
Zone	02	BOCA RATON FL 33431 US	
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs		
Delivered	Apr 02, 2024 09:18	Transportation Charge	8.44
Svc Area	A5	Fuel Surcharge	1.00
Signed by	see above	Residential Delivery	5.80
FedEx Use	000000000/364522/02	Total Charge	USD \$15.24

Ship Date: Apr 01, 2024**Cust. Ref.:** River Hall CDD 04.04.24**Ref.#2:****Payor:** Third Party**Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 17.00% to this shipment.

Distance Based Pricing, Zone 2

Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient
Tracking ID	775766476793	Ruta Viola	Paul D. Asfour
Service Type	FedEx Priority Overnight	WHA	River Hall CDD
Package Type	FedEx Pak	2300 Glades Road	17131 Easy Stream Court
Zone	02	BOCA RATON FL 33431 US	ALVA FL 33920 US
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge	8.44
Delivered	Apr 02, 2024 11:58	Fuel Surcharge	1.39
Svc Area	A5	Residential Delivery	5.80
Signed by	see above	DAS Resi	5.55
FedEx Use	000000000/364522/02	Total Charge	USD \$21.18

Ship Date: Apr 01, 2024**Cust. Ref.:** River Hall CDD 04.04.24**Ref.#2:****Payor:** Third Party**Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 17.00% to this shipment.

Distance Based Pricing, Zone 2

Automation	INET	Sender	Recipient
Tracking ID	775766476874	Ruta Viola	Gregory Urbancic, Esq.
Service Type	FedEx Priority Overnight	WHA	Goodlette, Coleman & Johnson
Package Type	FedEx Pak	2300 Glades Road	4001 TAMIAMI TRL N STE 300
Zone	02	BOCA RATON FL 33431 US	NAPLES FL 34103 US
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs		
Delivered	Apr 02, 2024 10:14	Transportation Charge	8.44
Svc Area	A4	Fuel Surcharge	0.59
Signed by	K.KAREN	Total Charge	USD \$9.03
FedEx Use	000000000/364522/_		

Ship Date: Apr 01, 2024**Cust. Ref.:** River Hall CDD 04.04.24**Ref.#2:****Payor:** Third Party**Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 17.00% to this shipment.

Distance Based Pricing, Zone 2

Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient
Tracking ID	775766476955	Ruta Viola	DANIEL J BLOCK
Service Type	FedEx Priority Overnight	WHA	15747 Angelica Drive
Package Type	FedEx Pak	2300 Glades Road	ALVA FL 33920 US
Zone	02	BOCA RATON FL 33431 US	
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge	8.44
Delivered	Apr 02, 2024 11:15	Fuel Surcharge	1.39
Svc Area	A5	Residential Delivery	5.80
Signed by	see above	DAS Resi	5.55
FedEx Use	000000000/364522/02	Total Charge	USD \$21.18

**Invoice Number**

8-464-68995

Invoice Date

Apr 08, 2024

Account Number

7563-0251-5

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Ship Date: Apr 01, 2024**Cust. Ref.:** River Hall CDD 04.04.24**Ref.#2:****Payor:** Third Party**Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 17.00% to this shipment.

Distance Based Pricing, Zone 2

Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient
Tracking ID	775766477550	Ruta Viola	Michael G. Morash
Service Type	FedEx Priority Overnight	WHA	River Hall CDD
Package Type	FedEx Pak	2300 Glades Road	16044 Herons View Drive
Zone	02	BOCA RATON FL 33431 US	ALVA FL 33920 US
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge	8.44
Delivered	Apr 02, 2024 11:36	Fuel Surcharge	1.39
Svc Area	A5	Residential Delivery	5.80
Signed by	see above	DAS Resi	5.55
FedEx Use	000000000/364522/02	Total Charge	USD \$21.18

Ship Date: Apr 01, 2024**Cust. Ref.:** River Hall CDD 04.04.24**Ref.#2:****Payor:** Third Party**Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 17.00% to this shipment.

Distance Based Pricing, Zone 2

Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient
Tracking ID	775766477572	Ruta Viola	Robert Stark
Service Type	FedEx Priority Overnight	WHA	River Hall CDD
Package Type	FedEx Pak	2300 Glades Road	17275 Walnut Run Drive
Zone	02	BOCA RATON FL 33431 US	ALVA FL 33920 US
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge	8.44
Delivered	Apr 02, 2024 11:53	Fuel Surcharge	1.39
Svc Area	A5	Residential Delivery	5.80
Signed by	see above	DAS Resi	5.55
FedEx Use	000000000/364522/02	Total Charge	USD \$21.18

Ship Date: Apr 01, 2024**Cust. Ref.:** River Hall CDD 04.04.24**Ref.#2:****Payor:** Third Party**Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 17.00% to this shipment.

Distance Based Pricing, Zone 2

Automation	INET	Sender	Recipient
Tracking ID	775766478009	Ruta Viola	Charlie Krebs
Service Type	FedEx Priority Overnight	WHA	Hole Montes & Associates, Inc.
Package Type	FedEx Pak	2300 Glades Road	6200 WHISKEY CREEK DR
Zone	02	BOCA RATON FL 33431 US	FORT MYERS FL 33919 US
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge	8.44
Delivered	Apr 02, 2024 09:17	Fuel Surcharge	0.59
Svc Area	A1		
Signed by	J.LOPEZ		
FedEx Use	000000000/364522/_	Total Charge	USD \$9.03

Ship Date: Apr 01, 2024**Cust. Ref.:** River Hall CDD 04.04.24**Ref.#2:****Payor:** Third Party**Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 17.00% to this shipment.

Distance Based Pricing, Zone 2

Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient
Tracking ID	775766478097	Ruta Viola	KENNETH MITCHELL
Service Type	FedEx Priority Overnight	WHA	3380 CHESTNUT GROVE DR
Package Type	FedEx Pak	2300 Glades Road	ALVA FL 33920 US
Zone	02	BOCA RATON FL 33431 US	
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge	8.44
Delivered	Apr 02, 2024 11:49	Fuel Surcharge	1.39
Svc Area	A5	Residential Delivery	5.80
Signed by	see above	DAS Resi	5.55
FedEx Use	000000000/364522/02	Total Charge	USD \$21.18



Invoice Number	Invoice Date	Account Number	Page
8-464-68995	Apr 08, 2024	7563-0251-5	5 of 5

Ship Date: Apr 04, 2024	Cust. Ref.: River Hall Meeting File	Ref.#2:
Payor: Third Party	Ref.#3:	

Fuel Surcharge - FedEx has applied a fuel surcharge of 17.00% to this shipment.
Distance Based Pricing, Zone 2
Package sent from: 33966 zip code
FedEx has audited this shipment for correct packages, weight, and service. Any changes made are reflected in the invoice amount.
The package weight exceeds the maximum for the packaging type, therefore, FedEx Pak was rated as Customer Packaging.

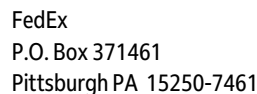
Automation	INET	Sender	Recipient
Tracking ID	775817991482	cleo adams	Daphne Gillyard
Service Type	FedEx Standard Overnight	Wrathell, Hunt & Associates, L	Wrathell, Hunt & Associates
Package Type	Customer Packaging	9220 Bonita Beach Road	2300 Glades Road
Zone	02	BONITA SPRINGS FL 34135 US	BOCA RATON FL 33431 US
Packages	1		
Rated Weight	3.0 lbs, 1.4 kgs		
Delivered	Apr 05, 2024 09:39		
Svc Area	A1	Transportation Charge	8.06
Signed by	M.TAPPA	Fuel Surcharge	0.56
FedEx Use	000000000/176133/_	Total Charge	USD \$8.62

Ship Date: Apr 04, 2024	Cust. Ref.: River Hall check	Ref.#2:
Payor: Third Party	Ref.#3:	

Fuel Surcharge - FedEx has applied a fuel surcharge of 17.00% to this shipment.
Distance Based Pricing, Zone 7

Automation	INET	Sender	Recipient
Tracking ID	775818707895	Chloe Hiteshew	U.S Bank, N.A.-CDD
Service Type	FedEx Priority Overnight	WHA	Lockbox Services-12-2657
Package Type	FedEx Envelope	2300 Glades Rd	EP-MN-01LB
Zone	07	BOCA RATON FL 33431 US	SAINT PAUL MN 55108 US
Packages	1		
Rated Weight	N/A		
Delivered	Apr 05, 2024 10:02		
Svc Area	A1	Transportation Charge	11.68
Signed by	S.WHITE	Fuel Surcharge	0.82
FedEx Use	000000000/88697/_	Total Charge	USD \$12.50

Third Party Subtotal	USD	\$185.74
Total FedEx Express	USD	\$185.74





Invoice Number	Invoice Date	Account Number	Page
8-477-95436	Apr 22, 2024	7563-0251-5	2 of 2

FedEx Express Shipment Summary By Payor Type

FedEx Express Shipments (Original)

Payor Type	Shipments	Rated Weight lbs	Transportation Charges	Special Handling Charges	Ret Chg/Tax Credits/Other	Discounts	Total Charges
Third Party	1	1.0	7.83	0.55			8.38
Total FedEx Express	1	1.0	\$7.83	\$0.55			\$8.38

TOTAL THIS INVOICE USD \$8.38

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Apr 12, 2024		Cust. Ref.: Requisition		Ref.#2:	
Payor: Third Party		Ref.#3:			
Fuel Surcharge - FedEx has applied a fuel surcharge of 16.50% to this shipment.					
Distance Based Pricing, Zone 2					
Package sent from: 33966 zip code					
Automation	INET	Sender		Recipient	
Tracking ID	775935073664	cleo adams		Stephanie Schackman	
Service Type	FedEx Standard Overnight	Wrathell, Hunt & Associates, L		Wrathell, Hunt & Assoc., LLC	
Package Type	FedEx Envelope	9220 Bonita Beach Road		2300 Glades Road	
Zone	02	BONITA SPRINGS FL 34135 US		BOCA RATON FL 33431 US	
Packages	1				
Rated Weight	1.0 lbs, 0.5 kgs				
Delivered	Apr 15, 2024 09:26				
Svc Area	A1	Transportation Charge			7.83
Signed by	D.DAPHNE	Fuel Surcharge			0.55
FedEx Use	000000000/65041/_	Total Charge		USD	\$8.38
Third Party Subtotal				USD	\$8.38
Total FedEx Express				USD	\$8.38

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Invoice Number	Invoice Date	Account Number	Page
8-443-33278	Mar 18, 2024	7563-0251-5	1 of 4

FedEx Tax ID: 71-0427007

Billing Address:
RIVER HALL CDD
2300 GLADES RD STE 100E
STE 100 STE 410W
BOCA RATON FL 33431-8536

Shipping Address:
RIVER HALL CDD
2300 GLADES RD STE 100E
BOCA RATON FL 33431-8536

Invoice Questions?
Contact FedEx Revenue Services
Phone: 800.645.9424
M-F 7-5 (CST)
Internet: fedex.com/usgovt

Invoice Summary

FedEx Express Services

Total Charges	USD	\$54.48
TOTAL THIS INVOICE	USD	\$54.48

Other discounts may apply.
To pay your FedEx invoice, please go to www.fedex.com/payment. Thank you for using FedEx.



Detailed descriptions of surcharges can be located at fedex.com

To ensure proper credit, please return this portion with your payment to FedEx. Please do not staple or fold. Please make check payable to FedEx.

Invoice Number	Invoice Amount	Account Number
8-443-33278	USD \$54.48	7563-0251-5

Remittance Advice **Your payment is due by May 02, 2024**

8443332781000005448675630251590000000000000000544860

RIVER HALL CDD
2300 GLADES RD STE 100E
STE 100 STE 410W
BOCA RATON FL 33431-8536


FedEx
P.O. Box 371461
Pittsburgh PA 15250-7461



Invoice Number	Invoice Date	Account Number	Page
8-443-33278	Mar 18, 2024	7563-0251-5	2 of 4

FedEx Express Shipment Summary By Payor Type

FedEx Express Shipments (Original)

Payor Type	Shipments	Rated Weight lbs	Transportation Charges	Special Handling Charges	Ret Chg/Tax Credits/Other	Discounts	Total Charges
Third Party	6	3.0	47.21	7.27			54.48
Total FedEx Express	6	3.0	\$47.21	\$7.27			\$54.48

TOTAL THIS INVOICE USD \$54.48

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Mar 08, 2024	Cust. Ref.: River Hall Notorized Doc	Ref.#2:
Payor: Third Party	Ref.#3:	

Fuel Surcharge - FedEx has applied a fuel surcharge of 17.00% to this shipment.
Distance Based Pricing, Zone 2
Package sent from: 33966 zip code

Automation	INET	Sender	Recipient
Tracking ID	775472833376	cleo adams	Greg Urbancic
Service Type	FedEx Standard Overnight	Wrathell, Hunt & Associates, L	Coleman Yovanovich & Koester
Package Type	FedEx Envelope	9220 Bonita Beach Road	4001 Tamiami Trail North
Zone	02	BONITA SPRINGS FL 34135 US	NAPLES FL 34103 US
Packages	1		
Rated Weight	N/A		
Delivered	Mar 11, 2024 10:19		
Svc Area	A4	Transportation Charge	7.83
Signed by	J.KAREN	Fuel Surcharge	0.55
FedEx Use	000000000/65041/_	Total Charge	USD \$8.38

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**Invoice Number**

8-443-33278

Invoice Date

Mar 18, 2024

Account Number

7563-0251-5

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Ship Date: Mar 12, 2024**Cust. Ref.:** River Hall Meeting File**Ref.#2:****Payor:** Third Party**Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 16.75% to this shipment.

Distance Based Pricing, Zone 2

Package sent from: 33966 zip code

FedEx has audited this shipment for correct packages, weight, and service. Any changes made are reflected in the invoice amount.

The package weight exceeds the maximum for the packaging type, therefore, FedEx Pak was rated as Customer Packaging.

Automation	INET	Sender	Recipient
Tracking ID	775390881856	cleo adams	Daphne Gillyard
Service Type	FedEx Standard Overnight	Wrathell, Hunt & Associates, L	Wrathell, Hunt & Associates
Package Type	Customer Packaging	9220 Bonita Beach Road	2300 Glades Road
Zone	02	BONITA SPRINGS FL 34135 US	BOCA RATON FL 33431 US
Packages	1		
Rated Weight	3.0 lbs, 1.4 kgs		
Delivered	Mar 13, 2024 09:45		
Svc Area	A1	Transportation Charge	8.06
Signed by	D.DAPHNE	Fuel Surcharge	0.56
FedEx Use	000000000/176133/_	Total Charge	USD \$8.62

Ship Date: Mar 14, 2024**Cust. Ref.:** Storm Structure Ltr**Ref.#2:****Payor:** Third Party**Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 16.75% to this shipment.

Distance Based Pricing, Zone 2

Package sent from: 33966 zip code

Automation	INET	Sender	Recipient
Tracking ID	775514512461	cleo adams	Vania Peal
Service Type	FedEx Standard Overnight	Wrathell, Hunt & Associates, L	Evergreen Lifestyles Managemen
Package Type	FedEx Envelope	9220 Bonita Beach Road	270 W. Plant Street
Zone	02	BONITA SPRINGS FL 34135 US	WINTER GARDEN FL 34787 US
Packages	1		
Rated Weight	N/A		
Delivered	Mar 15, 2024 11:49		
Svc Area	A2	Transportation Charge	7.83
Signed by	J.NICOLE	Fuel Surcharge	0.55
FedEx Use	000000000/65041/_	Total Charge	USD \$8.38

Ship Date: Mar 14, 2024**Cust. Ref.:** Storm Structure Ltr**Ref.#2:****Payor:** Third Party**Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 16.75% to this shipment.

Distance Based Pricing, Zone 2

Package sent from: 33966 zip code

Automation	INET	Sender	Recipient
Tracking ID	775514527442	cleo adams	Vania Peal
Service Type	FedEx Standard Overnight	Wrathell, Hunt & Associates, L	Evergreen Lifestyles Managemen
Package Type	FedEx Envelope	9220 Bonita Beach Road	270 W. Plant Street
Zone	02	BONITA SPRINGS FL 34135 US	WINTER GARDEN FL 34787 US
Packages	1		
Rated Weight	N/A		
Delivered	Mar 15, 2024 11:49		
Svc Area	A2	Transportation Charge	7.83
Signed by	J.NICOLE	Fuel Surcharge	0.55
FedEx Use	000000000/65041/_	Total Charge	USD \$8.38

Ship Date: Mar 14, 2024**Cust. Ref.:** Storm Structure Ltr**Ref.#2:****Payor:** Third Party**Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 16.75% to this shipment.

Distance Based Pricing, Zone 2

Package sent from: 33966 zip code

Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient
Tracking ID	775514583475	cleo adams	Sherry
Service Type	FedEx Standard Overnight	Wrathell, Hunt & Associates, L	Sandcastle Community Managemen
Package Type	FedEx Envelope	9220 Bonita Beach Road	9150 Galleria Court
Zone	02	BONITA SPRINGS FL 34135 US	NAPLES FL 34109 US
Packages	1		

Continued on next page



Invoice Number	Invoice Date	Account Number	Page
8-443-33278	Mar 18, 2024	7563-0251-5	4 of 4

Tracking ID: 775514583475 continued

Rated Weight	N/A		
Delivered	Mar 15, 2024 10:45		
Svc Area	A2	Transportation Charge	7.83
Signed by	see above	Fuel Surcharge	0.55
FedEx Use	000000000/65041/02	Total Charge	USD \$8.38

Ship Date: Mar 14, 2024	Cust. Ref.: RH Ltr to Cascades	Ref.#2:
Payor: Third Party	Ref.#3:	

Fuel Surcharge - FedEx has applied a fuel surcharge of 16.75% to this shipment.
Distance Based Pricing, Zone 2
Package sent from: 33966 zip code

Automation	INET	Sender	Recipient
Tracking ID	775541360921	cleo adams	Colleen Linzy
Service Type	FedEx Standard Overnight	Wrathell, Hunt & Associates, L	Seacrest Southwest Management
Package Type	FedEx Envelope	9220 Bonita Beach Road	15500 Paradise Palm Blvd.
Zone	02	BONITA SPRINGS FL 34135 US	ALVA FL 33920 US
Packages	1		
Rated Weight	N/A		
Delivered	Mar 15, 2024 11:58	Transportation Charge	7.83
Svc Area	A5	Fuel Surcharge	0.81
Signed by	T.DIAZ	DAS Comm	3.70
FedEx Use	000000000/65041/_	Total Charge	USD \$12.34

Third Party Subtotal	USD	\$54.48
Total FedEx Express	USD	\$54.48



Invoice Number	Invoice Date	Account Number
8-288-08267	Oct 16, 2023	7563-0251-5

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FedEx Tax ID: 71-0427007

Billing Address:

RIVER HALL CDD
2300 GLADES RD STE 100E
STE 100 STE 410W
BOCA RATON FL 33431-8536

Shipping Address:

RIVER HALL CDD
2300 GLADES RD STE 100E
BOCA RATON FL 33431-8536

Invoice Questions?**Contact FedEx Revenue Services**

Phone: 800.645.9424

M-F 7-5 (CST)

Internet: fedex.com/usgovt

Invoice Summary**FedEx Express Services**

Total Charges USD \$12.68

TOTAL THIS INVOICE USD \$12.68

Other discounts may apply.

To pay your FedEx invoice, please go to www.fedex.com/payment. Thank you for using FedEx.



Detailed descriptions of surcharges can be located at fedex.com

To ensure proper credit, please return this portion with your payment to FedEx. Please do not staple or fold. Please make check payable to FedEx.

Invoice Number	Invoice Amount	Account Number
8-288-08267	USD \$12.68	7563-0251-5

Remittance Advice

Your payment is due by Nov 30, 2023

8288082673000001268275630251590000000000000000126820

RIVER HALL CDD
2300 GLADES RD STE 100E
STE 100 STE 410W
BOCA RATON FL 33431-8536



FedEx
P.O. Box 371461
Pittsburgh PA 15250-7461



Invoice Number	Invoice Date	Account Number	Page
8-288-08267	Oct 16, 2023	7563-0251-5	2 of 2

FedEx Express Shipment Summary By Payor Type

FedEx Express Shipments (Original)

Payor Type	Shipments	Rated Weight lbs	Transportation Charges	Special Handling Charges	Ret Chg/Tax Credits/Other	Discounts	Total Charges
Recipient	1	1.0	6.55	6.13			12.68
Total FedEx Express	1	1.0	\$6.55	\$6.13			\$12.68

TOTAL THIS INVOICE	USD	\$12.68
---------------------------	------------	----------------

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Oct 09, 2023	Cust. Ref.: 784412761795	Ref.#2:
Payor: Recipient	Ref.#3:	

Fuel Surcharge - FedEx has applied a fuel surcharge of 18.50% to this shipment.

Distance Based Pricing, Zone 6

Package Delivered to Recipient Address - Release Authorized

Automation	CAFE	Sender	Recipient
Tracking ID	600761358480	RETURNS DEPT	RIVER HALL CDD
Service Type	FedEx Express Saver	AUSA FEDEX EXPRESS	GENETIC MED
Package Type	FedEx Pak	8233 INDUSTRY WAY	1400 SW 76TH AVE
Zone	06	AUSTIN TX 78744 US	MIAMI FL 33144 US
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs		
Delivered	Oct 12, 2023 11:09	Transportation Charge	6.55
Svc Area	A1	Fuel Surcharge	0.83
Signed by	see above	Residential Delivery	5.30
FedEx Use	000000000/163936/02	Total Charge	USD \$12.68
Recipient Subtotal			USD \$12.68
Total FedEx Express			USD \$12.68

FedEx® Billing Online

FedEx Billing Online allows you to efficiently manage and pay your FedEx invoices online. It's free, easy and secure. FedEx Billing Online helps you streamline your billing process. With all your FedEx shipping information available in one secure online location, you never have to worry about misplacing a paper invoice or sifting through reams of paper to find information for past shipments. Go to fedex.com to sign up today!

Gulfscapes Landscape
Management Services
PO Box 366757
Bonita Springs, FL 34135 US
239-455-4911

Invoice 33396



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

SHIP TO
River Hall CDD

DATE
05/31/2024

PLEASE PAY
\$15,350.00

DUE DATE
06/30/2024

DESCRIPTION	AMOUNT
Monthly Landscape Maintenance for May 2024	15,350.00

SUBTOTAL	15,350.00
TAX	0.00
TOTAL	15,350.00

TOTAL DUE

\$15,350.00

THANK YOU.

Other Physical Environment
Landscape Maint

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

Ship to

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

Invoice details

Invoice no.: 1360
Terms: Net 15
Invoice date: 04/01/2024
Due date: 04/16/2024

#	Date	Product or service	Qty	Rate	Amount
1.	03/11/2024	GIS Services River Hall CDD - Assets Map	2	\$100.00	\$200.00
2.	03/12/2024	GIS Services River Hall CDD - Assets Map (5)	5	\$27.00	\$135.00

Total

SW \$335.00

Ways to pay



Please pay ACH or send check to the address below. Thank you!

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

District engineer

Pay invoice

Trimmers Holiday Decor, Inc.
2053 17th St SW
Naples, FL 34117
239-455-0286
bill@trimmershd.com
www.trimmershd.com

Invoice

BILL TO
River Hall CDD

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
9026	01/15/2024	\$2,000.00	02/14/2024	Net 30	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
01/14/2024	1-15 Bal	Holiday Lighting & Decor RIVER HALL	1	2,000.00	2,000.00

BALANCE DUE

\$2,000.00

SW

Other physical environment
Holiday decorations

Office of the Sheriff, Lee County, Fort Myers, FL 33912 Invoice Date: 05/28/2024 Customer: RIVERHALL COMMUNITY DEVELOPMENT

Description	Quantity	Price	UOM	Original Bill	Adjusted	Paid	DIST #8991 Amount Due
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 - Kenan Ural from 5/14/2024 14:00:00 to 5/14/2024 18:00:00	4.00	\$65.00	EACH	\$260.00	\$0.00	\$0.00	\$260.00
Traffic w/vehicle - Jonathon Miller from 5/16/2024 07:00:00 to 5/16/2024 11:00:00	4.00	\$65.00	EACH	\$260.00	\$0.00	\$0.00	\$260.00
Traffic w/vehicle - Danny Quijano from 5/20/2024 07:00:00 to 5/20/2024 11:00:00	4.00	\$65.00	EACH	\$260.00	\$0.00	\$0.00	\$260.00
Traffic w/vehicle - Jonathon Miller from 5/24/2024 14:00:00 to 5/24/2024 18:00:00	4.00	\$65.00	EACH	\$260.00	\$0.00	\$0.00	\$260.00

OFF-DUTY DETAIL

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

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.
05/28/2024	34048
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

Office of the Sheriff, Lee County, Fort Myers, FL 33912 Invoice Date: 06/10/2024 Customer: RIVERHALL COMMUNITY DEVELOPMENT

Description	Quantity	Price	UOM	Original Bill	Adjusted	Paid	DIST #8991 Amount Due
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 - Rikki Kupka from 5/28/2024 07:00:00 to 5/28/2024 11:00:00	4.00	\$65.00	EACH	\$260.00	\$0.00	\$0.00	\$260.00

OFF-DUTY DETAIL

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:

\$275.00

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.
06/10/2024	34155
Customer Number	
8991	
Invoice Total Due	
\$275.00	
Amount Paid	

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

Due Upon Receipt

P & T Lawn & Tractor Service, Inc.

15980 Old Olga Road
Alva, FL 33920

Invoice

Date	Invoice #
5/28/2024	24-563

Bill To
River Hall CDD 9220 Bonita Beach Road Suite #214 Bonita Springs, FL 34135

Ship To
Riverhall CDD Bush Hogging Project 3089 River Hall Parkway Alva, FL 33920

P.O. No.	Terms	Project

Item	Description	Qty	Rate	Amount
Service	Labor to bush hog the FPL Easement on the West Side of River Hall Pkwy in Alva, Florida (9 acres)	1	1,950.00	1,950.00
Service	Labor to bush hog the East Side of River Hall Pkwy in Alva, Florida (35.3 acres)	1	3,875.00	3,875.00
Service	Completed on May 23, 2024		0.00	0.00
			Total	\$5,825.00
			Payments/Credits	\$0.00
			Balance Due	\$5,825.00

Landscaping Maint

Phone #
239-694-4848

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
June 12, 2024
File No: 16581-001M
Statement No: 49

Attn: Debbie Tudor

Gen Rep

Previous Balance \$5,560.17

Fees

			Hours	
05/02/2024	GLU	Review agenda for Board of Supervisors meeting; Participation in Board of Supervisors meeting	1.00	385.00
05/03/2024	GLU	Review and respond to email correspondence from Supervisor Asfour	0.10	38.50
05/06/2024	GLU	Exchange multiple email correspondence with Cleo Adams on gopher tortoise contract and need for district contract; initial review of back-up	0.30	115.50
05/07/2024	GLU	Review and respond to email correspondence from Charlie Krebs regarding Passarella contract; Draft email correspondence to Manager transmitting draft agreement	0.20	77.00
	MEM	Draft agreement pertaining to gopher tortoise removal	1.10	275.00
05/13/2024	GLU	Review email correspondence from Charlie Krebs	0.10	38.50
05/20/2024	GLU	Telephone call from Patricia Nolan; Draft email correspondence to Patricia Nolan; Draft email correspondence to WHA on draft	0.30	115.50
	MEM	Review email correspondence and backup regarding fence agreement; comment and make revisions to same	1.10	275.00
05/21/2024	GLU	Exchange multiple email correspondence with Patricia Nolan; Exchange multiple email correspondence with Chuck Adams	0.40	154.00
	MEM	Review email correspondence regarding fence agreement and revise same	0.40	100.00
05/22/2024	GLU	Review and respond to email correspondence from Patricia Nolan; Review email correspondence from Chuck Adams and Grady Miars	0.30	115.50
	MEM	Review email correspondence regarding fence agreement; compile final version for execution with exhibits	0.20	50.00
05/24/2024	GLU	Review email correspondence from Supervisor Stark on RH Parkway; Review multiple email correspondence from Charlie Krebs on RH Parkway	0.20	77.00
05/29/2024	GLU	Exchange multiple email correspondence on deed conveyance; Telephone conference with Chuck Adams; Telephone call to Patricia Nolan; Coordinate		

Gen Rep

		deed recording; Follow-up on deed recording	Hours	
	MEM	Review email correspondence regarding fence agreement and deed; coordinate recording of related deed	0.75	288.75
			0.30	75.00
05/30/2024	GLU	Review and respond to email correspondence from Daphne Gillyard on agenda matters	0.10	38.50
		Professional Fees through 06/12/2024	6.85	2,218.75

Recapitulation

<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
Gregory L. Urbancic	3.75	\$385.00	\$1,443.75
Meagan E. Magaldi	3.10	250.00	775.00

Advances

05/29/2024	Client Advance to e-record Special Warranty Deed	32.45
	Total Advances	32.45
	Total Current Work	2,251.20

Payments

06/03/2024	Fee payment received ck # 2878 River Hall Community CDD	-2,140.50
06/03/2024	Fee payment received ck # 2878 River Hall Community CDD	-1,270.50
	Total Payments	-3,411.00
	Balance Due (includes previous balance, if any)	<u>\$4,400.37</u>

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
June 12, 2024
File No: 16581-006M
Statement No: 7

Attn: Debbie Tudor

Series 2023 requisition

Previous Balance \$7,178.25

Fees

Hours

05/13/2024	MEM	Review email correspondence and backup regarding Requisition 5; draft legal documents for Requisition 5; email correspondence with C. Krebs regarding Requisition 5	1.50	375.00
05/14/2024	MEM	Finalize Requisition 5 legal documents; review email correspondence from C. Krebs	0.30	75.00
05/31/2024	GLU	Exchange email correspondence with Charlie Krebs on requisition 6 documentation; Review multiple email correspondence regarding same.	0.25	96.25
	MEM	Review email correspondence and backup for Requisition 6; draft legal documents for Requisition 6; email correspondence with C. Krebs regarding Requisition 6	2.20	550.00
		Professional Fees through 06/12/2024	4.25	1,096.25

Recapitulation

<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
Gregory L. Urbancic	0.25	\$385.00	\$96.25
Meagan E. Magaldi	4.00	250.00	1,000.00

Total Current Work 1,096.25

Payments

06/03/2024 Fee payment received ck # 2878 River Hall Community CDD -346.50

Balance Due (includes previous balance, if any) \$7,928.00

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

Date	Invoice #
6/1/2024	2023-3546

River Hall CDD
PO Box 810036
Boca Raton, FL 334811

[illegible]



Florida

GANNETT

JUN 12 2024

ACCOUNT NAME		ACCOUNT #	PAGE #
River Hall Cdd		1127021	1 of 1
INVOICE #	BILLING PERIOD	PAYMENT DUE DATE	
0006463684	May 1- May 31, 2024	June 20, 2024	
PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	\$160.86	

BILLING ACCOUNT NAME AND ADDRESS

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



Legal Entity: Gannett Media Corp.

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 47-2390983

To sign-up for E-mailed invoices and online payments please contact abgspecial@gannett.com.

Date	Description	Amount
5/1/24	Balance Forward	\$0.00

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
5/13/24	10165592	FPN Fort Myers News-Press	NOTICE OF QUALIFYING PERIOD		\$160.86

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	\$160.86
Service Fee 3.99%	\$6.42
*Cash/Check/ACH Discount	-\$6.42
*Payment Amount by Cash/Check/ACH	\$160.86
Payment Amount by Credit Card	\$167.28

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
River Hall Cdd		1127021		0006463684		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$160.86	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$160.86
REMITTANCE ADDRESS (Include Account# & Invoice# on check)				TO PAY WITH CREDIT CARD PLEASE CALL:		TOTAL CREDIT CARD AMT DUE
Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				1-877-736-7612		\$167.28
				To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com		

00011270210000000000000064636840001608667176

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

INVOICE

DATE
6/7/2024

INVOICE #
96388

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
		May 2024	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 Month of Service: May 2024 Lee County Tax	13,290.78 7.00%	13,290.78 0.00
		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 502
DATE 05/26/2024
TERMS Net 30
DUE DATE 06/25/2024

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	Monthly Trapping Service	Monthly Trapping Service		1,900.00	1,900.00

Thank you for your business.

BALANCE DUE

\$1,900.00

Stormwater Control
Hog Removal

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 July 11, 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
Charlie Krebs	District Engineer
Carl Barraco	Barraco & Associates
Andy Nott	Superior Waterway Services
Robert Rewis	Fire Chief

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)

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Update: Superior Waterway Services, Inc.
Treatment Report – Andy Nott (to be
provided at the meeting)**

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

- The lake survey was completed on July 1st.
- Water levels are up; regular service will continue and the lakes will be treated as needed.
- Torpedo Grass treatments on Lakes 3-5D, 3-5C and 3-5E did not take; a crew was dispatched to re-spray.
- A crew will be sent to Lakes 3-1 and 2-4D to treat Chara that is beginning to sprout.
- The east fountain is down and will be repaired early next week.

Asked how much it will cost to repair the fountain, Mr. Nott stated approximately \$200.

FOURTH ORDER OF BUSINESS**Developer Update**

There was no update.

FIFTH ORDER OF BUSINESS

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

Mr. Morash stated the first thing to note is the design is now down to four, which, he thinks, is great progress. Once the project is drawn and approved by the County, it will be constructed. Both River Hall Parkway and Treeline are both designed about the same, with a median, two travel lanes, a bike lane, curb and sidewalk going in both directions. As far as running out of capacity, Treeline has six big developments, including a firehouse, an Industrial Park, school, shopping at both ends and there are no capacity constraints on River Hall Parkway in the foreseeable future. The difference between the two entities is Treeline is a straight line and River Hall Parkway was built with a significant number of curves, which keeps the CDD's traffic at 30 to 40 miles per hour (mph) as opposed to Treeline, which is 50 to 60 mph.

Referencing slides, Mr. Morash discussed making cuts into the median to resolve traffic flow issues into and out of Phases 1 and 2, closing Railroad Vine Street, the landscape plan, and

line of sight issues. The consensus was to eliminate the current median and cut into another portion.

Mr. Barraco stated the site was addressed and confirmed to be adequate and consistent with the design requirements and the spacing is consistent with land development codes. He opined that closing Railroad Vine Street will create other problems and create fire access issues.

Discussion ensued regarding the increased traffic due to the 200 new townhomes that will be constructed, easing traffic flow, alternate routes, the four access points to the median openings, motorists going the wrong way on the left turn lanes, installing stop signs and addressing blind spots and line of sight issues.

A Board Member asked if Mr. Miars made any progress with EMS on the development on the other side of the road. Mr. Barraco stated, although he is not directly involved, he thinks there has been some progress. Mr. Barraco will confer with Mr. Miars and Mr. Adams about cutting the median and report back at the next meeting.

SIXTH ORDER OF BUSINESS

Update: Lee County's Sunshine Extension Project

Mr. Barraco stated, when this item first came up, some individuals were concerned that the right-of-way (ROW) could be put on the eastern edge of the property. He stated that the State is in control of the Sunshine Extension, not the County, and voiced his doubts that the State would ever vacate the easements.

SEVENTH ORDER OF BUSINESS

Continued Discussion: Fiscal Year 2024/2025 Proposed Budget

Mr. Adams stated the Treelined budget public hearing will be held at the September 5, 2024 meeting.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of May 31, 2024

The financials were accepted.

103

104 **NINTH ORDER OF BUSINESS**104 **Approval of June 6, 2024 Regular Meeting**
105 **Minutes**

106

107 The following change was made:

108 Line 214: Change “approved” to “cleaned”

109

110 **On MOTION by Mr. Morash and seconded by Mr. Asfour, with all in favor, the**
111 **June 6, 2024 Regular Meeting Minutes, as amended, were approved.**

112

113

114 **TENTH ORDER OF BUSINESS**114 **Staff Reports**

115

116 **A. District Engineer: Hole Montes**117 **• Update: Roadside Catch Basin Ownership Responsibility**

118 There was no update on this item.

119 Mr. Krebs reported the following:

120 ➤ The gopher tortoise trapping will commence on July 18, 2024.

121 Discussion ensued regarding how long the trapping will take, the trapping process, the
122 timing of the fence installation once the tortoises are removed, certification and permitting.

123 ➤ A contractor forwarded a proposal for the conservation repairs.

124 **B. District Counsel: Coleman, Yovanovich & Koester**125 Mr. Mitchell voiced his concerns about children swimming in the pond near the
126 community center and asked if there is anything the CDD can do to compel the HOA to do
127 something about that. Mr. Urbancic stated there is an obligation to be proactive and remind
128 residents that there are animals in the pond and swimming there is dangerous.129 Per Mr. Mitchell, Mr. Urbancic will send a letter to the HOA asking them to send an e-
130 blast discouraging residents from swimming in the ponds. Mr. Krebs will obtain pricing for “No
131 Swimming” signage. Mrs. Adams will order signage listing the types of wildlife in the ponds near
132 the Cascades on River Hall Parkway and have them installed.133 **C. District Manager: Wrathell, Hunt and Associates, LLC**

134 Mr. Adams stated there will be a bond presentation at the August meeting.

- **NEXT MEETING DATE: August 1, 2024 at 3:30 PM [Adoption of FY2025 Budget]**

- **QUORUM CHECK**

All Supervisors confirmed their attendance at the August 1, 2024 meeting.

Mrs. Adams, Mr. Adams and Mr. Krebs responded to questions regarding the storm drains, GulfScapes' pricing, the fencing work, paving and the berm project.

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

The July Field Operations Status Report was included for informational purposes.

ELEVENTH ORDER OF BUSINESS

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

No members of the public spoke.

TWELFTH ORDER OF BUSINESS

Supervisors' Comments/Requests

A Board Member apologized to the transcriptionist because Supervisors did not identify themselves during the meeting.

Mr. Stark stated a homeowner reported damage to her yard by work crews and asked Mr. Willis to inspect the property. Mr. Willis stated he was sent photographs of the property and there was no damage.

FIFTEENTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned at 4:16 p.m.

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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		
<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, 2023 ¹ 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	Public Hearing & Regular Meeting	3:30 PM

***Exception**

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