

RIVER HALL

**COMMUNITY DEVELOPMENT
DISTRICT**

September 30, 2024

**BOARD OF SUPERVISORS
PUBLIC HEARING AND
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

September 23, 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 Public Hearing and Regular Meeting on September 30, 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 – Non-Agenda Items (*3 minutes per speaker*)
3. Update: Lee County’s Sunshine Extension Project
4. Public Hearing on Adoption of Fiscal Year 2024/2025 Budget
 - A. Affidavit of Publication
 - B. Consideration of Resolution 2024-15, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date
5. Consideration of Resolution 2024-16, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2024/2025; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date
6. Consideration of Resolution 2024-14, Accepting the Certification of the District Engineer that the 2020A Project is Complete; Declaring the 2020A Project Complete; Finalizing the Special Assessments Securing the District's Series 2020A Special Assessment Bonds; Providing for the Update of the District’s Assessment Records; Providing for Severability, Conflicts and an Effective Date
7. Discussion/Consideration: Placing “School Zone” Signage on River Hall Parkway (*Supervisor Asfour*)

8. Consideration of 2024 NPDES Year 7 Annual Report
9. Acceptance of Unaudited Financial Statements as of August 31, 2024
10. Approval of September 5, 2024 Public Hearing and Regular Meeting Minutes
11. Staff Reports

- A. District Engineer: *Hole Montes*
- B. District Counsel: *Coleman, Yovanovich & Koester*
- C. District Manager: *Wrathell, Hunt and Associates, LLC*

- UPCOMING MEETING DATES

- November 7, 2024 at 3:30 PM [Regular Meeting]
- December 5, 2024 at 3:30 PM [Regular Meeting]

- QUORUM CHECK

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

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

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

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

Sincerely,



Chesley E. Adams, Jr.
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE:

CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 229 774 8903

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

4A



Florida
GANNETT

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

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

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Govt Public Notices, was published on the publicly accessible website of Lee County, Florida, or in a newspaper by print in the issues of, on:

09/10/2024, 09/17/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 09/17/2024

Daphne Gillyard
Legal Clerk

Nicole Jacobs
Notary, State of WI, County of Brown

8-21-24

My commission expires

Publication Cost:	\$477.00	
Tax Amount:	\$0.00	
Payment Cost:	\$477.00	
Order No:	10542556	# of Copies:
Customer No:	1127021	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

NICOLE JACOBS
Notary Public
State of Wisconsin

RIVER HALL COMMUNITY
DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING
TO CONSIDER THE ADOPTION
OF THE FISCAL YEAR 2024/2025
BUDGET; AND NOTICE OF
REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the River Hall Community Development District ("District") will hold a public hearing on September 30, 2024 at 3:30 p.m., at the River Hall Town Hall Center, located at 3089 River Hall Parkway, Alva, Florida 33920 for the purpose of hearing comments and objections on the adoption of the proposed budget ("Proposed Budget") of the District for the fiscal year beginning October 1, 2024 and ending September 30, 2025 ("Fiscal Year 2024/2025"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("District Manager's Office"), during normal business hours or by visiting the District's website, <https://riverhallcdd.org/>.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. Even if the hearing is conducted in person, there may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the hearing and meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager
September 10, 17, 2024 10542556

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

4B

RESOLUTION 2024-15

THE ANNUAL APPROPRIATION RESOLUTION OF THE RIVER HALL COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2024, submitted to the Board of Supervisors ("**Board**") of the River Hall Community Development District a proposed budget for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (**Fiscal Year 2024/2025**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least two days before the public hearing; and

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

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes (“Adopted Budget”)*, and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the River Hall Community Development District for the Fiscal Year Ending September 30, 2025.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2024/2025, the sum of \$3,184,681 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ 737,434
DEBT SERVICE FUND - SERIES 2020A	\$ 414,720
DEBT SERVICE FUND - SERIES 2021A-1 & SERIES 2021A-2	\$ 1,428,358
DEBT SERVICE FUND - SERIES 2023A	\$ 604,169
TOTAL ALL FUNDS	\$ 3,184,681

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2024/2025 or within 60 days following the end of Fiscal Year 2024/2025 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not

increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.

- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraphs c. and d. above are posted on the District’s website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 30TH DAY OF SEPTEMBER, 2024.

ATTEST:

**RIVER HALL COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2024/2025 Budget

Exhibit A: Fiscal Year 2024/2025 Budget

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

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

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll	\$610,292				\$ 581,438
Allowable discounts (4%)	(24,412)				(23,258)
Assessment levy: on-roll: net	585,880	\$ 581,461	\$ 4,419	\$ 585,880	558,180
Assessment levy: off-roll	130,870	98,153	32,717	130,870	159,754
Miscellaneous Hog Program shared cost	16,500	7,475	3,800	11,275	12,000
Interest and miscellaneous	500	158	5,000	5,158	7,500
Total revenues	733,750	687,247	45,936	733,183	737,434
EXPENDITURES					
Professional & administrative					
Legislative					
Supervisor	12,000	4,800	7,200	12,000	12,000
Financial & Administrative					
District management	45,000	18,750	26,250	45,000	45,000
District engineer	25,000	11,512	13,488	25,000	25,000
Trustee	7,100	12,094	-	12,094	16,000
Tax collector/property appraiser	5,653	4,123	1,530	5,653	6,165
Assessment roll prep	4,500	1,875	2,625	4,500	4,500
EMMA software services	-	-	1,500	1,500	-
Auditing services	3,300	-	3,300	3,300	3,300
Arbitrage rebate calculation	650	-	650	650	650
Public officials liability insurance	13,000	13,063	-	13,063	14,000
Legal advertising	1,100	-	1,100	1,100	1,100
Bank fees	350	-	350	350	350
Dues, licenses & fees	175	175	-	175	175
Postage	1,500	-	1,500	1,500	1,500
Website maintenance	705	705	-	705	705
ADA website compliance	210	-	210	210	210
Legal counsel					
District counsel	14,000	7,840	6,160	14,000	14,000
Electric utility services					
Utility services	11,000	4,853	6,147	11,000	11,000
Street lights	2,000	945	1,055	2,000	2,000
Stormwater control					
Fountain service repairs & maintenance	7,500	5,615	1,885	7,500	7,500
Aquatic maintenance	152,465	103,245	80,000	183,245	160,000
Hog removal	23,000	7,100	7,000	14,100	15,000
Lake/pond bank maintenance	5,000	-	2,500	2,500	5,000
Stormwater system maintenance	40,000	860	10,000	10,860	40,000

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

	Fiscal Year 2024				
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	Proposed Budget FY 2025
Other physical environment					
General liability insurance	5,000	4,647	-	4,647	5,200
Property insurance	10,000	12,176	-	12,176	13,800
Entry & walls maintenance	13,100	19,140	-	19,140	13,750
Landscape maintenance	195,000	95,732	99,268	195,000	195,000
Irrigation repairs & maintenance	12,500	-	5,000	5,000	12,500
Landscape replacement plants, shrubs, tre	20,000	4,933	15,067	20,000	20,000
Annual mulching	9,000	10,116	-	10,116	10,500
Holiday decorations	12,000	11,562	438	12,000	12,000
Bell tower maintenance	1,750	-	1,000	1,000	1,750
Ornamental lighting & maintenance	2,000	-	1,000	1,000	2,000
Road & street facilities					
Street/parking lot sweeping	750	825	-	825	900
Street light maintenance	3,500	3,232	268	3,500	3,500
Roadway repair & maintenance	25,000	16,304	8,696	25,000	25,000
Sidewalk repair & maintenance	2,500	7,072	-	7,072	5,000
Street sign repair & replacement	1,500	-	1,500	1,500	1,500
Off-duty sheriff patrol	-	-	-	-	15,000
Contingency					
Miscellaneous contingency	50	8,623	4,500	13,123	50
Total expenditures	<u>688,858</u>	<u>391,917</u>	<u>311,187</u>	<u>703,104</u>	<u>722,605</u>
Excess/(deficiency) of revenues over/(under) expenditures	44,892	295,330	(265,251)	30,079	14,829
Fund balance - beginning (unaudited)	909,237	900,271	1,194,101	900,271	930,350
Assigned					
Operating capital	145,000	145,000	145,000	145,000	145,000
Disaster recovery	250,000	250,000	250,000	250,000	250,000
Parkway repave and striping	-	-	-	-	100,000
Unassigned	559,129	799,101	533,850	535,350	450,179
Fund balance - ending (projected)	<u>\$954,129</u>	<u>\$ 1,194,101</u>	<u>\$ 928,850</u>	<u>\$ 930,350</u>	<u>\$ 945,179</u>

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

EXPENDITURES

Professional & administrative

Legislative

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

Financial & Administrative

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

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

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

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

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

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

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

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

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

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

Website maintenance		705
Maintenance of district's website.		

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

EXPENDITURES (continued)

District counsel	14,000
Coleman, Yovanovich and Koester, PA., provides on-going general counsel legal representation and, in this arena, these lawyers are confronted with issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts. In this capacity, they provide service as "local government lawyers," realizing that this type of local government is very limited in its scope – providing infrastructure and services to developments.	
<i>Electric utility services</i>	
Utility services	11,000
Intended to cover the costs of electricity for the SR 80 entry floating fountains, up lighting, irrigation controllers, clock tower, etc.	
Street lights	2,000
Intended to cover the costs of electricity for the street lighting along River Hall Parkway from SR 80 to the main gatehouse.	
<i>Stormwater control</i>	
Fountain service repairs & maintenance	7,500
The District contracts with a qualified and licensed contractor for the maintenance of it's floating fountain at the main entry.	
Aquatic maintenance	160,000
The District contracts with a qualified and licensed contractor for the maintenance of it's	
Hog removal	15,000
Intended to cover cost of community hog removal the costs of which is shared with 4 other entities.	
Lake/pond bank maintenance	5,000
Intended to address lake and bond bank erosion remediation on an as needed basis.	
Stormwater system maintenance	40,000
Intended to address repairs and maintenance to primary stormwater system catch basins and pipe work.	
<i>Other physical environment</i>	
General liability insurance	5,200
The District carries public officials and general liability insurance with policies written by Preferred Governmental Insurance Trust. The limit of liability is set at \$1,000,000 (general aggregate \$2,000,000) and \$1,000,000 for public officials liability.	
Property insurance	13,800
Covers District physical property including but not limited to the entry features, street lighting, clock tower etc..	
Entry & walls maintenance	13,750
Intended to cover the routine maintenance of the entry features, including pressure washing, painting, lighting etc.	

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

EXPENDITURES (continued)

Landscape maintenance	195,000
The District contracts with a qualified and licensed landscape maintenance contractor for the maintenance of it's landscaping around the main entry lakes, along the SR 80 frontage and within the River Hall Parkway road right of way from SR 80 to the main gatehouse. Also, includes twice a year bush hogging of the FPL easement.	
Irrigation repairs & maintenance	12,500
Intended to cover large irrigation repairs that are not otherwise covered within the District's landscape maintenance contract.	
Landscape replacement plants, shrubs, trees	20,000
Intended to cover the periodic supplement and replacement of landscape plant materials within the District's landscape areas.	
Annual mulching	10,500
Intended to cover the cost of materials only for once a year mulching of landscape areas. Cost of installing is include in maintenance contract.	
Holiday decorations	12,000
Intended to cover the cost of installation, monitoring/repairing and removal of holiday lighting at the main entry at SR 80.	
Bell tower maintenance	1,750
Intended to cover the cost of repairs to the clock.	
Ornamental lighting & maintenance	2,000
Intended cover the costs of the up lighting repairs and maintenance within the District's landscape areas.	
Road & street facilities	
Street/parking lot sweeping	900
Intended to cover the costs of hiring a qualified and licensed street sweeping contractor to sweep, collect and remove debris from the River Hall Parkway from SR 80 to the main gatehouse and pressure wash the sidewalks and curbs within the same limits.	
Street light maintenance	3,500
Intended to cover the cost of maintaining the District's street lighting system along River Hall Parkway from SR 80 to the main gatehouse.	
Roadway repair & maintenance	25,000
Intended to cover repairs and maintenance of River Hall Parkway from SR 80 to the main gatehouse.	
Sidewalk repair & maintenance	5,000
Intended to cover the repairs and maintenance of the sidewalk within the River Hall Parkway right of way from SR80 to the main gatehouse.	
Street sign repair & replacement	1,500
Intended to cover the cost of repair and replacement of the traffic signage within the River Hall Parkway right of way from SR 80 to the main gatehouse.	
Off-duty sheriff patrol	15,000
Covers the costs of hiring off-duty Sheriff's Deputies to provide traffic enforcement on the Parkway during times of the year that school is in session and during parent pick-up and drop off hours.	
Contingency	
Miscellaneous contingency	50
Automated AP routing and other miscellaneous items.	
Total expenditures	<u><u>\$ 722,605</u></u>

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

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

RIVER HALL

Community Development District

Series 2020A

\$7,410,000

Debt Service Schedule

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

RIVER HALL

Community Development District

Series 2020A

\$7,410,000

Debt Service Schedule

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

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

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
REVENUES					
Special assessment - on-roll (A-1)	\$ 786,042				\$ 786,042
Special assessment - on-roll (A-2)	735,883				627,712
Allowable discounts (4%)	(60,877)				(56,550)
Assessment levy: net	1,461,048	\$ 1,437,650	\$ 23,398	\$ 1,461,048	1,357,204
Special assessment: off-roll (A-2)	118,652	88,989	2,402	91,391	71,154
Assessment prepayments (A-2)	-	1,558,561	-	1,558,561	-
Interest	-	37,162	-	37,162	-
Total revenues	1,579,700	3,122,362	25,800	3,148,162	1,428,358
EXPENDITURES					
Debt service					
Principal (A-1)	520,000	-	515,000	515,000	535,000
Principal (A-2)	565,000	1,625,000	540,000	2,165,000	450,000
Interest (A-1)	242,400	121,125	121,125	242,250	226,800
Interest (A-2)	265,500	144,937	112,425	257,362	200,550
Total expenditures	1,592,900	1,891,062	1,288,550	3,179,612	1,412,350
Fund balance:					
Net increase/(decrease) in fund balance	(13,200)	1,231,300	(1,262,750)	(31,450)	16,008
Beginning fund balance (unaudited)	795,163	835,399	2,066,699	835,399	803,949
Ending fund balance (projected)	781,963	\$2,066,699	\$ 803,949	\$ 803,949	819,957
Use of fund balance:					
Debt service reserve account balance (required)					(488,010)
Interest expense - November 1, 2025 (A1)					(105,375)
Interest expense - November 1, 2025 (A2)					(93,525)
Projected fund balance surplus/(deficit) as of September 30, 2025					\$ 133,047

RIVER HALL

Community Development District

Series 2021A-1

\$9,065,000

Debt Service Schedule

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

RIVER HALL

Community Development District

Series 2021A-2

\$9,930,000

Debt Service Schedule

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

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

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

RIVER HALL

Community Development District

Series 2023A

\$8,020,000

Debt Service Schedule

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

RIVER HALL

Community Development District

Series 2023A

\$8,020,000

Debt Service Schedule

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

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

On-Roll Payment						
Number of Units	Unit Type	Bond Series	Projected Fiscal Year 2025			FY 24
			GF	DSF	GF & DSF	Assessment
167	ADULT 48	2021A-1	\$ 202.65	\$ 233.75	\$ 436.40	\$ 463.24
261	ADULT 55	2021A-1	231.82	233.75	465.57	496.32
142	ADULT 65	2021A-1	273.49	233.75	507.24	543.59
80	CARRIAGE	2021A-1	179.72	577.36	757.08	780.85
12	SF 50 Replat	2021A-1	210.98	541.46	752.44	779.92
10	SF 65 Replat	2021A-1	273.49	620.44	893.93	930.85
208	SF 55	2021A-1	231.82	906.95	1,138.77	1,169.52
147	SF 70	2021A-1	294.33	1,168.75	1,463.08	1,502.23
44	SF 85	2021A-1	356.85	1,481.97	1,838.82	1,886.35
125	SF 50	2021A-1	210.98	790.07	1,001.05	1,029.01
85	SF 65	2021A-1	273.49	906.95	1,180.44	1,216.79
92	VILLA	2021A-2	229.74	805.29	1,035.03	1,065.50
163	SF 55	2021A-2	231.82	1,162.09	1,393.91	1,424.66
78	SF 70	2021A-2	294.33	1,499.07	1,793.40	1,832.55
158	SF 50	2021A-2	210.98	1,013.42	1,224.40	1,252.36
41	SF 60	2021A-2	252.66	1,162.09	1,414.75	1,448.30
34	SF 65	2021A-2	273.49	1,162.09	1,435.58	1,471.93
348	SF 50	2020	210.98	1,241.38	1,452.36	1,480.32
195	SF 50	2023	210.98	1,822.07	2,033.05	n/a
43	SF 70	2023	294.33	2,550.90	2,845.23	n/a
33	SF 70	2023	294.33	2,550.90	2,845.23	n/a
2,466						

Off-Roll Payment						
Number of Units	Unit Type	Bond Series	Projected Fiscal Year 2025			FY 24
			GF	DSF	GF & DSF	Assessment
Planned Units						
39	UNPLAT SF 85	2021A-2	340.07	1,824.46	2,164.53	2,210.17
18	UNPLAT SF 55	2023	220.05	1,924.11	2,144.16	n/a
22	UNPLAT SF 55	2023	220.05	1,924.11	2,144.16	n/a
95	UNPLAT SF 55	n/a	220.05	-	220.05	n/a
202	UNPLAT TH	n/a	180.04	-	180.04	n/a
402	UNPLAT SF 50	n/a	200.04	-	200.04	226.89
778						
3,244						

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

5

RESOLUTION 2024-16

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVER HALL COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2024/2025; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District is located in Lee County, Florida ("**County**"); and

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

WHEREAS, the Board of Supervisors of the District ("**Board**") hereby determines to undertake various operations and maintenance and other activities described in the District's budget(s) for Fiscal Year 2024/2025 ("**Budget**"), attached hereto as **Exhibit "A"** and incorporated by reference herein; and

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

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

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

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

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2024/2025; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector

("Uniform Method"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

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

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

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

SECTION 1. BENEFIT. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit "A"** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits "A" and "B"**, is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapter 190 of the Florida Statutes, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits "A" and "B"**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits "A" and "B"**. The annual installment for the previously levied debt service assessments, and the annual operations and maintenance assessments, on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in Exhibits "A" and "B." Assessments directly collected by the District are due in full no later than March 31, 2025; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2024/2025, as well as any future installments of special assessments securing debt service – shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform

Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the applicable rate of any bonds or other debt instruments secured by the special assessments, or, in the case of operations and maintenance assessments, at the applicable statutory prejudgment interest rate. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170 of the Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect 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 4. ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as **Exhibit "B"**, is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the River Hall Community Development District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

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

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the River Hall Community Development District.

PASSED AND ADOPTED this 30th day of September, 2024.

ATTEST:

**RIVER HALL COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2024/2025 Budget

Exhibit B: Assessment Roll

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

6

RESOLUTION NO. 2024-14

A RESOLUTION OF THE BOARD OF SUPERVISORS OF RIVER HALL COMMUNITY DEVELOPMENT DISTRICT ACCEPTING THE CERTIFICATION OF THE DISTRICT ENGINEER THAT THE 2020A PROJECT IS COMPLETE; DECLARING THE 2020A PROJECT COMPLETE; FINALIZING THE SPECIAL ASSESSMENTS SECURING THE DISTRICT'S SERIES 2020A SPECIAL ASSESSMENT BONDS; PROVIDING FOR THE UPDATE OF THE DISTRICT'S ASSESSMENT RECORDS; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, River Hall Community Development District (the “**District**”) was established by Chapter 42YY-1, Florida Administrative Code, implemented by the Florida Land and Water Adjudicatory Commission, effective on April 21, 2005, as amended by Rule 42YY-1.002 effective on July 20, 2006, for the purpose of providing infrastructure improvements, facilities and services to the lands within the District as provided in Chapter 190, Florida Statutes; and

WHEREAS, on August 6, 2020, the Board of Supervisors (the “**Board**”) of the District adopted Resolution No. 2020-09 authorizing, among other things, the issuance of not to exceed \$7,700,000.00 aggregate principal amount of its capital improvement revenue bonds in order to finance the costs of the construction, installation, and acquisition of public infrastructure, improvements, and services benefiting lands within the District; and

WHEREAS, previously, on September 10, 2020, in accordance with Chapters 170, 190 and 197, Florida Statutes, the Board had adopted Resolution No. 2020-16 (the “**Final Assessment Resolution**”) for purposes which included AUTHORIZING A CAPITAL IMPROVEMENT PLAN; ADOPTING AN ENGINEER’S REPORT; PROVIDING AN ESTIMATED COST OF IMPROVEMENTS; ADOPTING AN ASSESSMENT REPORT; EQUALIZING, APPROVING, CONFIRMING AND LEVYING SPECIAL ASSESSMENTS; ADDRESSING THE FINALIZATION OF SPECIAL ASSESSMENTS; ADDRESSING THE PAYMENT OF SPECIAL ASSESSMENTS AND THE METHOD OF COLLECTION; PROVIDING FOR THE ALLOCATION OF SPECIAL ASSESSMENTS AND TRUE-UP PAYMENTS; ADDRESSING GOVERNMENT PROPERTY, AND MAKING PROVISIONS RELATING TO THE TRANSFER OF REAL PROPERTY TO UNITS OF LOCAL, STATE AND FEDERAL GOVERNMENT; AUTHORIZING THE RECORDING OF AN ASSESSMENT NOTICE; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE; and

WHEREAS, pursuant to the Final Assessment Resolution, the District:

(1) Approved and adopted that certain 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 (the “**Engineer’s Report**”), which Engineer’s Report describes the components of the District’s overall capital improvement program that were financed with the Series 2020A Bonds (as hereinafter defined) and a portion of which comprise the “**2020A Project**”; and

(2) Adopted that certain River Hall Community Development District Second Supplemental Special Assessment Methodology Report prepared by Wrathell, Hunt & Associates, LLC dated July 30, 2020 (the “**Master Assessment Methodology Report**”), which sets forth the methodology

for allocating assessments for the costs of capital improvement project, including the 2020A Project, as described in the Engineer's Report against the properties specially benefitted thereby; and

(3) Authorized the capital improvement projects described in the Engineer's Report, including the 2020A Project, and further equalized, approved, confirmed, and levied special assessments to defray the costs thereof, and provided that the levied special assessments shall be a lien on the property so assessed co-equal with the lien of all state, county, district, municipal or other governmental taxes, all in accordance with Section 170.08, Florida Statutes; and

WHEREAS, subsequently, the District duly authorized and issued its \$7,410,000.00 River Hall Community Development District Capital Improvement Revenue Bonds, Series 2020A (Assessment Area 3) (the "**Series 2020A Bonds**") under and pursuant to the Master Trust Indenture dated as of October 1, 2005 (the "**Master Indenture**"), as supplemented by a Third Supplemental Trust Indenture dated as of September 1, 2020 (the "**Third Supplemental Indenture**") (the Master Trust Indenture together with the Third Supplemental Indenture are sometimes referred to herein as the "**Trust Indenture**"), each by and between the District and U.S. Bank National Association, as successor trustee, to pay a portion of the costs of the construction, installation, and acquisition of the 2020A Project; and

WHEREAS, in connection with the issuance of the Series 2020A Bonds, the Board adopted that certain River Hall Community Development District Final Second Supplemental Special Assessment Methodology Report prepared by Wrathell, Hunt & Associates, LLC dated August 19, 2020 (the "**Second Supplemental Assessment Methodology**"), which provided a means to allocate a portion of the costs of the 2020A Project pursuant to the actual terms of the Series 2020A Bonds against the properties specially benefitted thereby in accordance with the adopted Master Assessment Methodology Report. (The Master Assessment Methodology Report together with the Second Supplemental Assessment Methodology are sometimes collectively referred to herein as the "**Assessment Methodology**".) A copy of the documents comprising the Assessment Methodology are on file with the District Manager and were included in the Limited Offering Memorandum issued in connection with the Series 2020A Bonds; and

WHEREAS, the Engineer's Report estimated capital costs for improvements eligible for the 2020A Project totaling \$6,670,000.00 including professional services and contingencies. A copy of the Engineer's Report is on file with the District Manager and was included in the Limited Offering Memorandum issued in connection with the Series 2020A Bonds; and

WHEREAS, the Second Supplemental Assessment Methodology projected the estimated total costs of the portion of the 2020A Project to be funded by the sale of the Series 2020A Bonds and secured by assessments as set forth in the Engineer's Report inclusive of such items as capital costs, financing costs, capitalized interest, reserve funds and underwriter's discount; and

WHEREAS, pursuant to Chapter 170, Florida Statutes, and the Trust Indenture, the District Engineer has executed and delivered that certain River Hall Community Development District Engineer's Certificate dated [REDACTED], 2024 (the "**Engineer's Certification**"), attached hereto and made a part hereof as **Exhibit "A"**, wherein the District Engineer has confirmed and verified the 2020A Project is complete; and

WHEREAS, upon receipt of and in reliance upon the Engineer's Certification evidencing the completion date of the 2020A Project as described above, the Board desires to certify the 2020A Project complete in accordance with the Trust Indenture and Chapter 170, Florida Statutes; and

WHEREAS, the actual costs incurred by the District to complete the 2020A Project resulted in a zero balance in the 2020A Acquisition and Construction Account; and

WHEREAS, Chapter 170, Florida Statutes requires that upon completion of the 2020A Project, the District is to credit each of the assessments the difference, if any, between the amount assessed and the actual cost of the improvements.

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

SECTION 1. RECITALS. The foregoing recitals are true and correct and, by this reference, are incorporated into and form a material part of this Resolution.

SECTION 2. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to the provisions of Florida law, including Chapters 170, 190 and 197, Florida Statutes, and in accordance with the provisions of the Final Assessment Resolution.

SECTION 3. ACCEPTANCE AND CERTIFICATION OF COMPLETION OF THE 2020A Project. The Board hereby accepts the Engineer's Certification, attached hereto as Exhibit "A", certifying the 2020A Project complete and upon reliance thereon, certifies the 2020A Project complete in accordance with the Final Assessment Resolution and supplemental assessment resolutions, the Trust Indenture, and Chapter 170, Florida Statutes.

SECTION 4. FINALIZATION OF SPECIAL ASSESSMENTS SECURING SERIES 2020A BONDS. Pursuant to Section 170.08, Florida Statutes and the Assessment Resolutions, special assessments securing the 2020 Bonds on benefitted land within the District are to be credited the difference in the assessment as originally made, approved, and confirmed and a proportionate part of the actual cost of the 2020A Project. Any remaining balance of the 2020A Acquisition and Construction Account within the Acquisition and Construction Fund not reserved for the payment of any remaining part of the Cost of the 2020A Project shall be transferred to 2020A Redemption Account of the Debt Service Fund and applied to the extraordinary mandatory redemption of the Series 2020A Bonds as provided in the Trust Indenture. Pursuant to Section 170.08, Florida Statutes and the Assessment Resolutions, the special assessments on parcels specially benefitted by the 2020A Project are hereby finalized as originally established and as contemplated in the Assessment Methodology, subject to modification for the application of any amounts in the 2020A Acquisition and Construction Account as specified by in the Engineer's Certification, if applicable.

SECTION 5. ASSESSMENT RECORDS. Immediately following the adoption of this Resolution these special assessments as reflected herein shall be updated/recorded by the Secretary of the Board of the District in the applicable official record(s) of the District for maintaining such assessment data. The special assessment or assessments against each respective parcel shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, school district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

SECTION 6. CONFLICTS. This Resolution is intended to supplement the Final Assessment Resolution and any other supplemental assessment resolutions, which resolutions remain in full force and effect (except as previously modified or amended) and except to the extent modified herein. This Resolution and the such assessment resolutions shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

SECTION 7. SEVERABILITY. If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional, it being expressly found and declared that the remainder of this Resolution would have been adopted despite the invalidity of such section or part of such section.

SECTION 8. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 30th day of September, 2024.

**RIVER HALL COMMUNITY
DEVELOPMENT DISTRICT**

Attest:

Chesley E. Adams, Jr., Secretary

Kenneth D. Mitchell, Chairman

Exhibit "A": River Hall Community Development District Engineer's Certificate dated _____,
2024

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

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River Hall Community Development District

2300 Glades Road, Suite 410W Boca Raton, FL 33431

September 13, 2024

Matt Irwin
NPDES Stormwater Program
Florida Department of Environmental Protection
2600 Blair Stone Road, MS 3585
Tallahassee, FL 32309

RE: Lee County NPDES Permit FLS000035-004
River Hall Community Development District
Year 7 Annual Report

Dear Mr. Irwin,

Please accept this letter and the attached Annual Report for Year 7 for the River Hall Community Development District. River Hall CDD is a NPDES co-permittee along with Lee County and with this letter is requesting continued participation in the NPDES Cycle 5 permitting.

River Hall CDD is a community that is still under development. The past year saw portions of the community under construction. The trend lines for BOD, Copper, Total Nitrogen, and Zinc are decreasing in both the dry and wet season. Total Phosphorus is increasing in both the dry and wet season and Total Suspended Solids (TSS) shows an increase in the wet season, but the values are still below the established state concentrations.

The CDD maintains and operates portions of the stormwater management system for the River Hall Community. The community does not discharge into a nutrient prioritized waterbody. The River Hall CDD continues to utilize water quality data provided by Lee County for monitoring station 38-3GR for Hickey Creek.

Sincerely,

Chesley E. Adams, Jr.
District Manager
River Hall Community Development District



Annual Report Form For Individual NPDES Permits For Municipal Separate Storm Sewer Systems (RULE 62-624.600(2), F.A.C.)

- This Annual Report Form must be completed and submitted to the Department to satisfy the annual reporting requirements established in Rule 62-624.600, F.A.C.
- Submit this fully completed and signed form and any REQUIRED attachments by email to the NPDES Stormwater Program Administrator or to the MS4 coordinator (<http://www.dep.state.fl.us/water/stormwater/npdes/contacts.htm>). Files larger than 10MB may be placed on the FTP site at: ftp://ftp.dep.state.fl.us/pub/NPDES_Stormwater/. After uploading files, email the MS4 coordinator or NPDES Program Administrator to notify them the report is ready for downloading; or by mail to the address in the box at right.
- Refer to the Form Instructions for guidance on completing each section.
- **Please print or type information in the appropriate areas below.**

Submit the form and attachments to:
Florida Department of Environmental
Protection
Mail Station 3585
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

SECTION I. BACKGROUND INFORMATION

A.	Permittee Name: River Hall Community Development District		
B.	Permit Name: Lee County MS4		
C.	Permit Number: FLS000035-004		
D.	Annual Report Year: <input type="checkbox"/> Year 1 <input type="checkbox"/> Year 2 <input type="checkbox"/> Year 3 <input type="checkbox"/> Year 4 <input type="checkbox"/> Year 5 <input checked="" type="checkbox"/> Other, specify Year: 7		
E.	Reporting Time Period (month/year): 05/ 2023 through 04 / 2024		
F.	Name of the Responsible Authority: Chesley E. Adams, Jr.		
	Title: District Manager		
	Mailing Address: 9220 Bonita Beach Road, Suite 214		
	City: Bonita Springs	Zip Code: 34135	County: Lee
	Telephone Number: 239-464-7114		Fax Number: N/A
	E-mail Address: adamsce@whhassociates.com		
G.	Name of the Designated Stormwater Management Program Contact (if different from Section I.F above):		
	Title:		
	Department:		
	Mailing Address:		
	City:	Zip Code:	County:
	Telephone Number:		Fax Number:
	E-mail Address:		

SECTION II. MS4 MAJOR OUTFALL INVENTORY (Not Applicable In Year 1)

A.	Number of outfalls ADDED to the outfall inventory in the current reporting year (insert "0" if none): 0 (Does this number include non-major outfalls? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable)
B.	Number of outfalls REMOVED from the outfall inventory in the current reporting year (insert "0" if none): 0 (Does this number include non-major outfalls? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable)
C.	Is the change in the total number of outfalls due to lands annexed or vacated? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable

SECTION III. PART V.B. ASSESSMENT PROGRAM

A.	<p>Provide a brief statement as to the status of water quality monitoring plan implementation. Status may include sampling frequency changes, monitoring location changes, or sampling waiver conditions. <i>DEP Note: If permittee participates in a collaborative monitoring plan, permittee may refer to a joint response as defined by the interlocal agreement.</i></p> <p>Name and date of the approved plan: Status: Water quality monitoring for the River Hall Community Development District uses data from the Lee County Water Monitoring Program. Lee County's 38-3GR water quality monitoring station on Hickey Creek is used to monitor the water quality of a portion of Hickey Creek which includes the outfall from River Hall CDD. Monitoring occurs on a monthly basis for the following constituents: Chlorophyll-a, Arsenic, Biochemical Oxygen Demand, Cadmium, Chloride, Color Specific Conductance, Copper Dissolved Oxygen, Fecal Coliform, Enterococci, Ammonia, Nitrite, Nitrate, Ortho-Phosphorus, Lead, pH, Silica, Temperature, Total Hardness, Total Kjeldahl Nitrogen, Total Nitrogen, Total Phosphorus, Total Suspended Solids, Turbidity and Zinc.</p>
B.	<p>Provide a brief discussion of the monitoring and loading results to date which includes a summary of the water quality monitoring data and / or stormwater pollutant loading changes from the reporting year. <i>DEP Note: Results must be specific to the permittee's SWMP.</i></p> <p>River Hall utilizes the monitoring data provided by Lee County for Hickey Creek. The monitoring station, 38-3GR provides monthly data for Chlorophyll-a, Arsenic, Biochemical Oxygen Demand, Cadmium, Chloride, Copper Dissolved Oxygen, Fecal Coliform, Enterococci, Ammonia, Nitrite, Nitrate, Ortho-Phosphorus, Lead, pH, Silica, Temperature, Total Hardness, Total Kjeldahl Nitrogen, Total Nitrogen, Total Phosphorus, Total Suspended Solids, Turbidity and Zinc.</p> <p>As part of our annual report, we collect the data for BOD, Total Phosphorus, Total Nitrogen, Total Suspended Solids, Zinc and Copper concentrations and graph the concentrations against previous years. The data points are made up of the 3 driest months and the 3 wettest months to create a dry and wet season average. These averages are added to the annual graph which helps to create a trend line for the dry and wet season.</p> <p>Data for BOD, Total Phosphorus, Total Nitrogen, Total Suspended Solids, Zinc and Copper go back to 2009. The wet season and dry season trend lines for Zinc, Copper, and BOD are all trending down, with TSS trending down in the dry season and trending upward in the wet season. The wet season and dry season trend lines for Total Phosphorus are trending upward, while the trend lines for Total Nitrogen in the wet and dry seasons are decreasing.</p> <p>Both graphs provided in the annual report show that Total Nitrogen and Total Phosphorus are well below the levels indicated on the FDEP website of 1.54 mg/L and 0.12 mg/L respectively.</p>
C.	<p>Attach a monitoring data summary as required by the permit. An analysis of the data discussing changes in water quality and/or stormwater pollutant loading from previous reporting years. <i>DEP Note: Analysis must be specific to the permittee's SWMP.</i></p> <p>See provided graphs in attachment "2024-09-11 Water Quality Monitoring"</p>

SECTION IV. FISCAL ANALYSIS

A.	Total expenditures for the NPDES stormwater management program for the current reporting year: \$198,215.00
B.	Total budget for the NPDES stormwater management program for the subsequent reporting year: \$205,000
C.	<p>Did subsequent program resources decrease from the current reporting period? Y <input type="checkbox"/> / N <input type="checkbox"/></p> <p>If program resources decreased, provide a discussion of the impacts on the implementation of the SWMP.</p>

SECTION V. MATERIALS TO BE SUBMITTED WITH THIS ANNUAL REPORT FORM

Only the following materials are to be submitted to the Department along with this fully completed and signed Annual Report Form (check the appropriate box to indicate whether the item is attached or is not applicable):

Attached	N/A	Required Attachments	Permit Citation	Attachment Number/Title
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Any additional information required to be submitted in this current annual reporting year in accordance with Part III.A of your permit that is not otherwise included in Section VII below.	Part III.A	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	If program resources have decreased from the previous year, a discussion of the impacts on the implementation of the SWMP.	Part II.F	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	An explanation of why the minimum inspection frequency in Table II.A.1.a. was not met, if applicable.	Part II.A.1	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	A list of the flood control projects that did not include stormwater treatment and an explanation for each of why it did not (if applicable).	Part III.A.4	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	A monitoring data summary as directed in Section III.C above and in accordance with Rule 62-624.600(2)(c), F.A.C.	Part VI.B.2.	2023-09-18 Water Quality Monitoring.xlsx
<input type="checkbox"/>	<input checked="" type="checkbox"/>	YEAR 1 ONLY: An inventory of all known major outfalls and a map depicting the location of the major outfalls (hard copy or CD-ROM) in accordance with Rule 62-624.600(2)(a), F.A.C.	Part III.A.1	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	YEAR 2: A summary review of codes and regulations to reduce the stormwater impact from development.	Part III.A.2	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Year 3 ONLY: The estimates of pollutant loadings and event mean concentrations for each major outfall or each major watershed in accordance with Rule 62-624.600(2)(b), F.A.C.	Part V.A	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	YEAR 3: Summary of TMDL Monitoring Results (if applicable).	Part VIII.B.2	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	YEAR 3: Bacteria Pollution Control Plan (if applicable).	Part VIII.B.3	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	YEAR 4: A follow-up report on plan implementation of changes to codes and regulations to reduce the stormwater impact from development.	Part III.A.2	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	YEAR 4: A report on any amendments to the applicable legal authority (if applicable).	Part III.A.7.a	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	YEAR 4: Permit re-application information in accordance with Rule 62-624.420(2), F.A.C. <ul style="list-style-type: none">The monitoring plan (with revisions, if applicable).If the total annual pollutant loadings have not decreased over the past two permit cycles, revisions to the SWMP, as appropriate.	Part V.B.3 Part V.A.3	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	YEAR 4: TMDL Supplemental SWMP (if applicable).	Part VIII.B.3	

DO NOT SUBMIT ANY OTHER MATERIALS

(such as records and logs of activities, monitoring raw data, public outreach materials, etc.)

SECTION VI. CERTIFICATION STATEMENT AND SIGNATURE

The Responsible Authority listed in Section I.F above must sign the following certification statement, as per Rule 62-620.305, F.A.C.:

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based upon my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Name of Responsible Authority (type or print): Chesley E. Adams, Jr.

Title: River Hall Community Development District Manager

Signature: _____ Date: ____/____/____

SECTION VII. STORMWATER MANAGEMENT PROGRAM (SWMP) SUMMARY TABLE									
A.	B.					C.	D.	E.	F.
Permit Citation/ SWMP Element	Permit Requirement/Quantifiable SWMP Activity					Number of Activities Performed	Documentation / Record	Entity Performing the Activity	Comments
Part III.A.1	Structural Controls and Stormwater Collection Systems Operation								
	<p>Report the current known inventory.</p> <p>Report the number of inspection and maintenance activities conducted for each applicable type of structure included in Table II.A.1.a, and the percentage of the total inventory of each type of structure inspected and maintained.</p> <p><i>Note: Delete structures that are not in your MS4's inventory. The permittee may choose its own unit of measurement for each structural control to be consistent with the unit of measurement in the documentation. Unit options include: miles, linear feet, acres, etc.</i></p>								
	Type of Structure	Number of Structures	Number of Inspections	Percent Inspected	Number of Maintenance Activities	Percent Maintained			
	Dry retention systems								
	Underdrain filter systems								
	Exfiltration trench / French drains (lf)								
	Grass treatment swales (miles)								
	Dry detention systems								
	Wet detention systems	59	59	100					
	Detention with filtration systems								
	Alum Injection systems								
	Pollution control boxes								
	pump stations								
	Major outfalls	0	0	0	0	0			
	Weirs or other control structures	18	18	100					
	pipes / culverts (miles)	4.2	141	100					
	Canals								
	Inlets / catch basins / grates	118	118	100					
	Ditches / conveyance swales (miles)	2.2	2	100					
		<input type="checkbox"/>							
	<p>If the minimum inspection frequencies set forth in Table II.A.1.a. were not met, provide as an attachment an explanation of why they were not and a description of the actions that will be taken to ensure that they will be met.</p>								

SECTION VII. STORMWATER MANAGEMENT PROGRAM (SWMP) SUMMARY TABLE

A.	B.	C.	D.	E.	F.	
Permit Citation/ SWMP Element	Permit Requirement/Quantifiable SWMP Activity	Number of Activities Performed	Documentation / Record	Entity Performing the Activity	Comments	
Part III.A.1 Summary	Provide an evaluation of the Stormwater Management Program according to Part VI.B.3 of the permit.					
	Strengths: Active storm water maintenance program.					
	Limitations: District only maintains the portion of the SWMS that has been turned over.					
	SWMP revisions implemented to address limitations: Lee County provides construction supervision per ILA.					
Part III.A.2	Areas of New Development and Significant Redevelopment					
	Report the number of significant development projects, including new and redevelopment, reviewed and approved by the permittee for post-development stormwater considerations. <i>Not applicable to CDDs, WCDs, and DD</i>					
Part III.A.2 Summary	Provide an evaluation of the Stormwater Management Program according to Part VI.B.3 of the permit. <i>Not applicable to CDDs, WCDs, and DD</i>					
Part III.A.3	Roadways					
	Report on the litter control program, including the frequency of litter collection, an estimate of the total number of road miles cleaned or amount of area covered by the activities, and an estimate of the quantity of litter collected. <i>Note: If the permittee does not contract activities, delete CONTRACTOR activities.</i>					
	PERMITTEE Litter Control: Frequency of litter collection	N/A			River Hall CDD Owns/ maintains Only a short segment of roadway within the community	
	PERMITTEE Litter Control: Estimated amount of area maintained (lf)	N/A				
	PERMITTEE Litter Control: Estimated amount of litter collected (cy)	N/A				
	CONTRACTOR Litter Control: Frequency of litter collection	Weekly	Contracted			
	CONTRACTOR Litter Control: Estimated amount of area maintained (lf)	1.2 Miles	District Map	Contractor for CDD		
	CONTRACTOR Litter Control: Estimated amount of litter collected (cy)	1.25	Contractor			
	OPTIONAL: If an Adopt-A-Road or similar program is implemented, report the total number of road miles cleaned and an estimate of the quantity of litter collected. If you do not participate in an Adopt-A-Road program, report "0".					
	Trash Pick-up Events: Total miles cleaned	0			Landscape contractors in neighborhoods pick up litter	
	Trash Pick-up Events: Estimated amount of litter collected (cy)	0				
	Adopt-A-Road: Total miles cleaned	0				
	Adopt-A-Road: Estimated amount of litter collected (cy)	0				
	Report on the street sweeping program, including the frequency of the sweeping, total miles swept, an estimate of the quantity of sweepings collected, and the total nitrogen and total phosphorus loadings that were removed by the collection of sweepings. If no street sweeping program is implemented, provide the explanation of why not in column F.					
	Frequency of street sweeping	Annually		District management records	Contractor for the River Hall CDD	River Hall CDD owns/maintains only a short segment of roadway within
	Total miles swept	0.5				
	Estimated quantity of sweeping material collected (cy / tons)					
	Total phosphorous loadings removed (pounds)					

SECTION VII. STORMWATER MANAGEMENT PROGRAM (SWMP) SUMMARY TABLE					
A.	B.	C.	D.	E.	F.
Permit Citation/ SWMP Element	Permit Requirement/Quantifiable SWMP Activity	Number of Activities Performed	Documentation / Record	Entity Performing the Activity	Comments
	Total nitrogen loadings removed (pounds)				the community. Contractor does not record volume.
	Report the equipment yards and maintenances shops that support road maintenance activities, and the number of inspections conducted for each facility.				
	Name of Facility	Number of Inspections			
	None on site.	N/A			
Part III.A.3 Summary	Provide an evaluation of the Stormwater Management Program according to Part VI.B.3 of the permit.				
	Strengths: Adequate				
	Limitations: None				
	SWMP revisions implemented to address limitations:				
Part III.A.4	Flood Control Projects				
	Report the total number of flood control projects that were constructed by the permittee during the reporting period and the number of those projects that did NOT include stormwater treatment. The permittee shall provide a list of the projects where stormwater treatment was not included with an explanation for each of why it was not.				
	Report on any stormwater retrofit planning activities and the associated implementation of retrofitting projects to reduce stormwater pollutant loads from existing drainage systems that do not have treatment BMPs.				
	Flood control projects completed during the reporting period	0			
	Flood control projects completed that did <u>not</u> include stormwater treatment	0			
	Stormwater retrofit projects planned/under construction	0			
	Stormwater retrofit projects completed	0			
	If there were projects that did not include stormwater treatment, provide as an attachment a list of the projects and an explanation for each of why it did not.	<input type="checkbox"/>			
Part III.A.4 Summary	Provide an evaluation of the Stormwater Management Program according to Part VI.B.3 of the permit.				
	Strengths: Community has been constructed to the requirements set forth in SFWMD ERP Permit. FFE has been set at or above 100 year-3day event.				
	Limitations: None				
	SWMP revisions implemented to address limitations:				

SECTION VII. STORMWATER MANAGEMENT PROGRAM (SWMP) SUMMARY TABLE

A.	B.	C.	D.	E.	F.
Permit Citation/ SWMP Element	Permit Requirement/Quantifiable SWMP Activity	Number of Activities Performed	Documentation / Record	Entity Performing the Activity	Comments
Part III.A.5	Municipal Waste Treatment, Storage, and Disposal Facilities Not Covered by an NPDES Stormwater Permit				
	Report the facilities and the number of the inspections conducted for each facility.				
	Name of Facility	Number of Inspections			
	None	N/A			
Part III.A.5 Summary	Provide an evaluation of the Stormwater Management Program according to Part VI.B.3 of the permit.				
	Strengths: No facilities located inside District.				
	Limitations: None				
	SWMP revisions implemented to address limitations: None.				
Part III.A.6	Pesticides, Herbicides, and Fertilizer Application				
	Report the number of permittee personnel applicators and contracted commercial applicators of pesticides and herbicides who are FDACS certified / licensed.				
	Report the number of permittee personnel who have been trained through the Green Industry BMP Program and the number of contracted commercial applicators of fertilizer who are FDACS certified / licensed.				
	PERSONNEL: FDACS public applicators of pesticides/herbicides	0			
	CONTRACTORS: FDACS commercial applicators of pesticides/ herbicides	1			
	PERSONNEL: Green Industry BMP Program training completed	0			
	CONTRACTORS: FDACS certified / licensed applicators of fertilizer	2			
	Provide a copy of the adopted ordinance with the Year 2 Annual Report. If this provision is not applicable because the permittee is not within the watershed of a nutrient-impaired water body, indicate that in Column F.				
	Year 2 ONLY: Attach copy of adopted Florida-friendly ordinance	<i>Not applicable to CDDs, WCDs, and DD</i>			
	Report on the public education and outreach activities that are performed or sponsored by the permittee within the permittee's jurisdiction to encourage citizens to reduce their use of pesticides, herbicides and fertilizers including the type and number of activities conducted, the type and number of materials distributed, and the number of Web site visits (if applicable).				
	Brochures/Flyers/Fact sheets distributed				Refer to Lee County Report
	Neighborhood presentations: Number conducted				
	Neighborhood presentations: Number of participants				
	Newspapers & newsletters: Number of articles/notices published				Refer to Lee County Report
	Newsletters: Number of newsletters distributed				Refer to Lee County Report
	Public displays (e.g., kiosks, storyboards, posters, etc.)				Refer to Lee County Report
	Radio or television Public Service Announcements (PSAs)				
	School presentations: Number conducted				Refer to Lee County Report
	School presentations: Number of participants				Refer to Lee County Report
	Seminars/Workshops: Number conducted				Refer to Lee County Report
	Seminars/Workshops: Number of participants				Refer to Lee County Report

SECTION VII. STORMWATER MANAGEMENT PROGRAM (SWMP) SUMMARY TABLE

A.	B.	C.	D.	E.	F.
Permit Citation/ SWMP Element	Permit Requirement/Quantifiable SWMP Activity	Number of Activities Performed	Documentation / Record	Entity Performing the Activity	Comments
	WETPLAN Special events: Number conducted				Refer to Lee County Report
	Special events: Number of participants				Refer to Lee County Report
	Number of visitors to stormwater-related pages				Refer to Lee County Report
	FYN: Brochure/Flyers/Fact sheets distributed				Refer to Lee County Report
	FYN: Neighborhood presentations: Number conducted				Refer to Lee County Report
	FYN: Neighborhood presentations: Number of participants				Refer to Lee County Report
	FYN: Public displays (e.g., kiosks, storyboards, posters, etc.)				Refer to Lee County Report
	FYN: Radio or television Public Service Announcements (PSAs)				Refer to Lee County Report
	FYN: School presentations: Number conducted				Refer to Lee County Report
	FYN: School presentations: Number of participants				Refer to Lee County Report
	FYN: Seminars/Workshops: Number conducted				Refer to Lee County Report
	FYN: Seminars/Workshops: Number of participants				
FYN: Special events: Number conducted					
	FYN: Special events: Number of participants				
Part III.A.6 Summary	Provide an evaluation of the Stormwater Management Program according to Part VI.B.3 of the permit.				
	Strengths: River Hall CDD utilizes contractors to perform maintenance, contractors are required to be licensed in Lee County				
	Limitations: None				
	SWMP revisions implemented to address limitations:				
Part III.A.7.a	Illicit Discharges and Improper Disposal — Inspections, Ordinances, and Enforcement Measures				
	Report amendments in Year 4.				
	Year 4 ONLY: Attach a report on amendments to applicable legal authority	<input type="checkbox"/>			
Part III.A.7.c	Illicit Discharges and Improper Disposal — Investigation of Suspected Illicit Discharges and/or Improper Disposal				
	Report on the proactive inspection program, including the number of inspections conducted by the permittee, the number of illicit activities found, and the number and type of enforcement actions taken.				
	Proactive inspections for suspected illicit discharges	0			ILA with Lee County
	Inspections performed by Lee County SQG Program	0			
	Illicit discharges found during a proactive inspection	0			
	NOV/WL/citation/fines issued for illicit discharges found during proactive inspection	0			
	Report on the reactive investigation program as it relates to responding to reports of suspected illicit discharges, including the number of reports received, the number of investigations conducted, the number of illicit activities found, and the number and type of enforcement actions taken.				
	Reports of suspected illicit discharges received	0			None Reported
	Reactive investigations of reports of suspected illicit discharges etc.	0			
	Illicit discharges etc. found during reactive investigation	0			
	NOV/WL/citation/fines issued for illicit discharges etc. found during reactive	0			

SECTION VII. STORMWATER MANAGEMENT PROGRAM (SWMP) SUMMARY TABLE					
A.	B.	C.	D.	E.	F.
Permit Citation/ SWMP Element	Permit Requirement/Quantifiable SWMP Activity	Number of Activities Performed	Documentation / Record	Entity Performing the Activity	Comments
	investigation				
	Report the type of training activities, and the number of permittee personnel and contractors trained (both in-house and outside training) within the reporting year.				
	Personnel trained	0			No onsite District Personnel
	Contractors trained	2	Lake	Superior Waterway Management	
Part III.A.7.d	Illicit Discharges and Improper Disposal — Spill Prevention and Response				
	Report on the spill prevention and response activities, including the number of spills addressed.				
	Hazardous and non-hazardous material spills responded to	0			None Reported
	Report the type of training activities, and the number of permittee personnel and contractors trained (both in-house and outside training) within the reporting year.				
	Personnel trained	0			No onsite District Personnel
	Contractors trained	0			Ft. Myers Shores Fire Protection & Rescue
Part III.A.7.e	Illicit Discharges and Improper Disposal — Public Reporting				
	Report on the public education and outreach activities that are performed or sponsored by the permittee within the permittee's jurisdiction to encourage the public reporting of suspected illicit discharges and improper disposal of materials, including the type and number of activities conducted, the type and number of materials distributed, and the number of Web site visits (if applicable).				
	Brochures/Flyers/Fact sheets distributed	1	District Website	District Mgr.	Not Tracked
	Neighborhood presentations: Number conducted			Lee County	Refer to Lee County Report
	Neighborhood presentations: Number of participants			Lee County	
	Newspapers & newsletters: Number of articles/notices published			Lee County	
	Newsletters: Number of newsletters distributed			Lee County	
	Public displays (e.g., kiosks, storyboards, posters, etc.)			Lee County	
	Radio or television Public Service Announcements (PSAs)			Lee County	
	School presentations: Number conducted			Lee County	
	School presentations: Number of participants			Lee County	
	Seminars/Workshops: Number conducted			Lee County	
	Seminars/Workshops: Number of participants			Lee County	
	Special events: Number conducted			Lee County	
	Special events: Number of participants			Lee County	
	Number of visitors to stormwater-related pages				Not Tracked
Part III.A.7.f	Illicit Discharges and Improper Disposal — Oils, Toxics, and Household Hazardous Waste Control				
	Report on the public education and outreach activities that are performed or sponsored by the permittee within the permittee's jurisdiction to encourage the proper use and disposal of oils, toxics, and household hazardous waste, including the type and number of activities conducted, the type and number of materials distributed, the amount of waste collected / recycled / properly disposed, and the number of Web site visits (if applicable).				

SECTION VII. STORMWATER MANAGEMENT PROGRAM (SWMP) SUMMARY TABLE

A.	B.	C.	D.	E.	F.
Permit Citation/ SWMP Element	Permit Requirement/Quantifiable SWMP Activity	Number of Activities Performed	Documentation / Record	Entity Performing the Activity	Comments
	Brochures/Flyers/Fact sheets distributed	1	District Website		Not Tracked
	Neighborhood presentations: Number conducted	0		Lee County	
	Neighborhood presentations: Number of participants	0		Lee County	
	Newspapers & newsletters: Number of articles/notices published	2	District Website	District Mgr.	Refer to Lee County Report
	Newsletters: Number of newsletters distributed			Lee County	
	Public displays (e.g., kiosks, storyboards, posters, etc.)			Lee County	
	Radio or television Public Service Announcements (PSAs)			Lee County	
	School presentations: Number conducted			Lee County	
	School presentations: Number of participants			Lee County	
	Seminars/Workshops: Number conducted			Lee County	
	Seminars/Workshops: Number of participants			Lee County	
	Special events: Number conducted			Lee County	
	Special events: Number of participants			Lee County	
	Storm sewer inlets newly marked/replaced			Lee County	
	Number of visitors to stormwater-related pages			Lee County	
			Jeff Bristow JBristow@leegov.co 7/14/20		HCW and Household Hazardous Waste Web page
Part III.A.7.g	Illicit Discharges and Improper Disposal — Limitation of Sanitary Sewer Seepage				
	Report on the type and number of activities undertaken to reduce or eliminate SSOs and inflow/ infiltration, the number of SSOs or inflow / infiltration incidents found and the number resolved, and the name of the owner of the sanitary sewer system within the permittee's jurisdiction. Report only the SSOs and inflow / infiltration incidents into the MS4.				
	Owner of the sanitary sewer system	Lee County Utilities			
	Activity to reduce/eliminate SSOs and I&I: (description)	0		LCU	
	Activity to reduce/eliminate SSOs and I&I: (description)	0		LCU	
	SSO incidents discovered	0	CDD Management Log	CDD Management	
	SSO incidents resolved	0			
	Inflow / infiltration incidents discovered	0		LCU	
	Inflow / infiltration incidents resolved	0		LCU	
Part III.A.7 Summary	For activities required by Part III.A.7: Provide an evaluation of the Stormwater Management Program according to Part VI.B.3 of the permit.				
	Strengths:				
	Limitations:				
	SWMP Revisions implemented to address limitations:				
Part III.A.8.a	Industrial and High-Risk Runoff — Identification of Priorities and Procedures for Inspections				
	Report on the high risk facilities inventory, including the type and total number of high risk facilities and the number of facilities newly added each year.				
	Report on the high risk facilities inspection program, including the number of inspections conducted and the number and type of enforcement actions taken.				

SECTION VII. STORMWATER MANAGEMENT PROGRAM (SWMP) SUMMARY TABLE							
A.	B.		C.		D.	E.	F.
Permit Citation/ SWMP Element	Permit Requirement/Quantifiable SWMP Activity		Number of Activities Performed		Documentation / Record	Entity Performing the Activity	Comments
	Type of Facility	Number of Facilities	Number of Inspections	Enforcement Actions			
	Operating municipal landfills	0					
	Hazardous waste treatment, storage, disposal and recovery (HWTSDR) facilities	0					
	EPCRA Title III, Section 313 facilities (TRI)	0					
	Facilities determined as high risk by the permittee	0					
Part III.A.8.b	Industrial and High-Risk Runoff — Monitoring for High Risk Industries						
	Report the number of high risk facilities sampled.						
	High risk facilities sampled						
Part III.A.8 Summary	For activities required by Part III.A.8: Provide an evaluation of the Stormwater Management Program according to Part VI.B.3 of the permit.						
	Strengths: No industrial facilities located within the District						
	Limitations: None						
	SWMP revisions implemented to address limitations:						
Part III.A.9.a	Construction Site Runoff — Site Planning and Non-Structural and Structural Best Management Practices <i>Not applicable to CDDs, WCDs, and DD</i>						
Part III.A.9.b	Construction Site Runoff — Inspection and Enforcement						
	Report on the inspection program for privately-operated and permittee-operated construction sites, including the number of active construction sites during the reporting year, the number of inspections of active construction sites, the percentage of active construction sites inspected, and the number and type of enforcement actions / referrals taken.						
	PERMITTEE SITES: Active construction sites	0					Construction sites during reporting year. All private sites responsibility of Lee County per ILA
	PERMITTEE SITES: Pre-, During, and Post inspections of active construction sites for E&S and waste control BMPs	0					
	PERMITTEE SITES: Percentage of active construction sites inspected	0					
	PRIVATE SITES: Active construction sites	0					
	PRIVATE SITES: Pre-, During, and Post inspections of active construction sites for E&S and waste control BMPs	0					
	PRIVATE SITES: Percentage of active construction sites inspected	0					
	Enforcement Action	0					
Part III.A.9.c	Construction Site Runoff — Site Operator Training						
	Report the type of training activities, the number of inspectors, site plan reviewers and site operators trained (both in-house and outside training).						
		DEP	Annual				

SECTION VII. STORMWATER MANAGEMENT PROGRAM (SWMP) SUMMARY TABLE						
A.	B.		C.	D.	E.	F.
Permit Citation/ SWMP Element	Permit Requirement/Quantifiable SWMP Activity		Number of Activities Performed	Documentation / Record	Entity Performing the Activity	Comments
		Certification	Training			
	Permittee construction site inspectors	0				
	Permittee construction site plan reviewers	0				
	Permittee construction site operators	0				
Part III.A.9 Summary	For activities required by Part III.A.9: Provide an evaluation of the Stormwater Management Program according to Part VI.B.3 of the permit.					
	Strengths: Lee County provides service per ILA					
	Limitations: None					
	SWMP revisions implemented to address limitations:					

SECTION VIII. CHANGES TO THE STORMWATER MANAGEMENT PROGRAM (SWMP) ACTIVITIES (Not Applicable In Year 4)		
A.	Permit Citation/ SWMP Element	Proposed Changes to the Stormwater Management Program Activities Established as Specific Requirements Under Part III.A of the Permit (Including the Rationale for the Change) — REQUIRES DEP APPROVAL PRIOR TO CHANGE IF PROPOSING TO REPLACE OR DELETE AN ACTIVITY.
		N/A
B.	Permit Citation/ SWMP Element	Changes to the Stormwater Management Program Activities NOT Established as Specific Requirements Under Part III.A of the Permit (Including the Rationale for the Change)
		N/A

SECTION IX. TMDL Status Report

A.	YEAR 1 Provide a table summarizing the status of the TMDL process. Include a list of prioritized TMDLs and their monitoring and implementation schedule; and include the Identification number of the outfall prioritized for TMDL monitoring.								
	WBID Number	Segment/ Waterbody/ Basin	Pollutant of Concern	TMDL DEP / EPA	Percent Reduction (WLA)	Priority Rank	Priority Outfall	Monitoring Summary / BPCP Due Date	Supplemental SWMP Due Date
				<input checked="" type="checkbox"/> / <input type="checkbox"/>				(Year 3 AR)	(Year 4 AR; N/A if BPCP)
				<input checked="" type="checkbox"/> / <input type="checkbox"/>					
B.	YEAR 3 and annually thereafter, provide a summary of the estimated load reductions that have occurred for the pollutant(s) of concern being discharged from the MS4 to the TMDL water body during the reporting period and cumulatively since the date the Supplemental SWMP was implemented.								
	Year 3: Submit a Monitoring data summary or BPCP (if applicable).								
	Year 4: Submit a Supplemental SWMP (if applicable).								
	WBID Number	Pollutant of Concern	Monitoring Summary / BPCP Submitted	Supplemental SWMP Submitted	Projected load reductions OR Actual load reductions to date				
			(Year 3 AR)	(Year 4 AR; N/A if BPCP)					
C.									
	Provide a brief statement as to the status of TMDL implementation according to Part VIII.B. of the permit (e.g. status of monitoring to validate WLA):								

Attachment A

Explanation of Finding

River Hall Community Development District

9220 Bonita Beach Road, Suite #214 - Bonita Springs, FL 34135

Assessment Program Objective

The purpose of this assessment program is to provide information for the River Hall Community Development District to determine the overall effectiveness of its Stormwater Management Program (SWMP) in reducing stormwater pollutant loadings from its Municipal Separate Storm Sewer System (MS4) to receiving water bodies.

Part A – Water Quality Monitoring Plan

Water quality monitoring for the River Hall Community Development District uses data from the Lee County Water Monitoring Program. Lee County's 38-3GR water quality monitoring station on Hickey Creek at SR 80, is used to monitor the water quality of the portion of Hickey Creek which includes the outfall from River Hall CDD.

Monitoring occurs on a monthly basis. The CDD's Water Quality Monitoring Plan was established to document trends and conditions of the ambient surface water that are influenced by the CDD. The CDD relies on water quality data provided by Lee County per an interlocal agreement. The contaminants tested by Lee County include biochemical oxygen demand (BOD), total copper, total nitrogen (TN), total phosphorous (TP), total suspended solids (TSS), total zinc and 38 other constituents on a monthly basis.

MS4 Monitoring Stations Table

Monitoring Station Number	Location Description	Latitude/ Longitude	Receiving Water Body	Verified Impaired?	Adopted TMDL?
38-3GR	Hickey Creek at SR80	26°.71514 -81°.67256	Hickey Creek	No	N/A

The location of the monitoring stations to be used in this Assessment Program, are shown in Figure 1.



Part B – Pollutant Loading Estimate

The water quality data is reviewed by CDD staff on an annual basis to determine wet season and dry season averages, identify long term trends for Copper, Zinc, Biochemical Oxygen Demand (BOD), Total Nitrogen (TN), Total Phosphorus (TP)) and Total Suspended Solids.

The CDD uses the Harper analysis methodology, taking into account annual rainfall combined with the annual pollutant concentration to provide the annual load for the District. The annual pollutant loads for each major basin will be compared to the third year in the previous cycles. The site provides water quality volume and peak discharge limitations pursuant to all applicable South Florida Water Management District permits. The development of the community is ongoing with new portions of the community being developed annually.

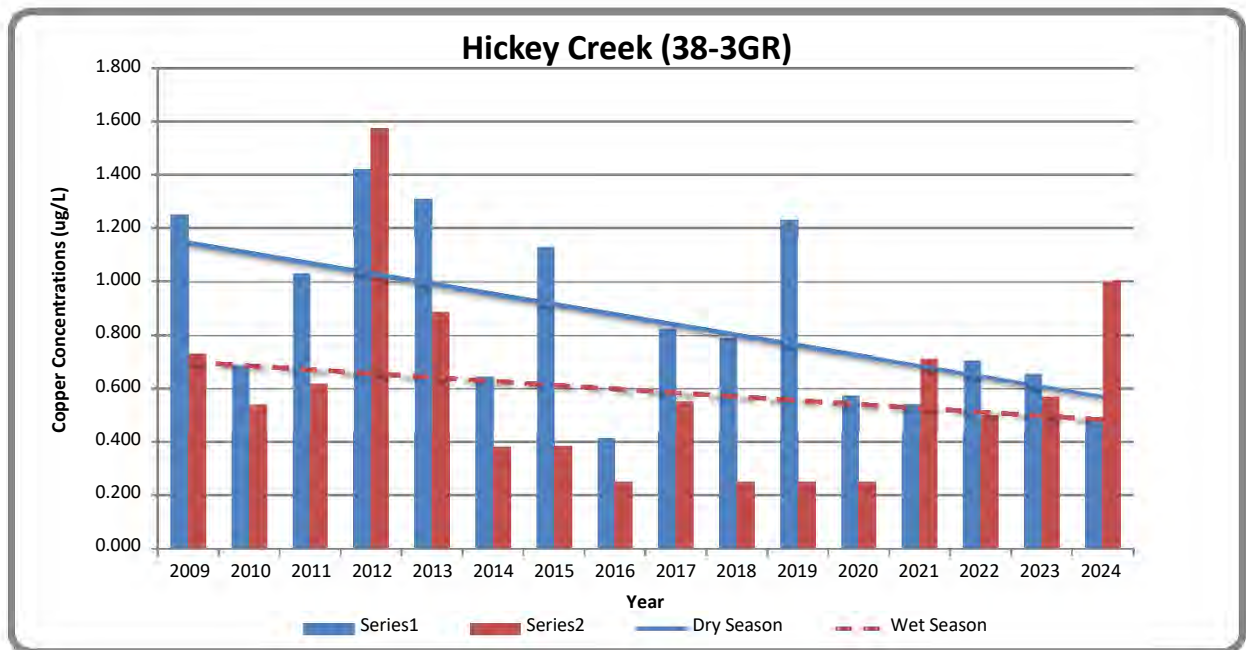
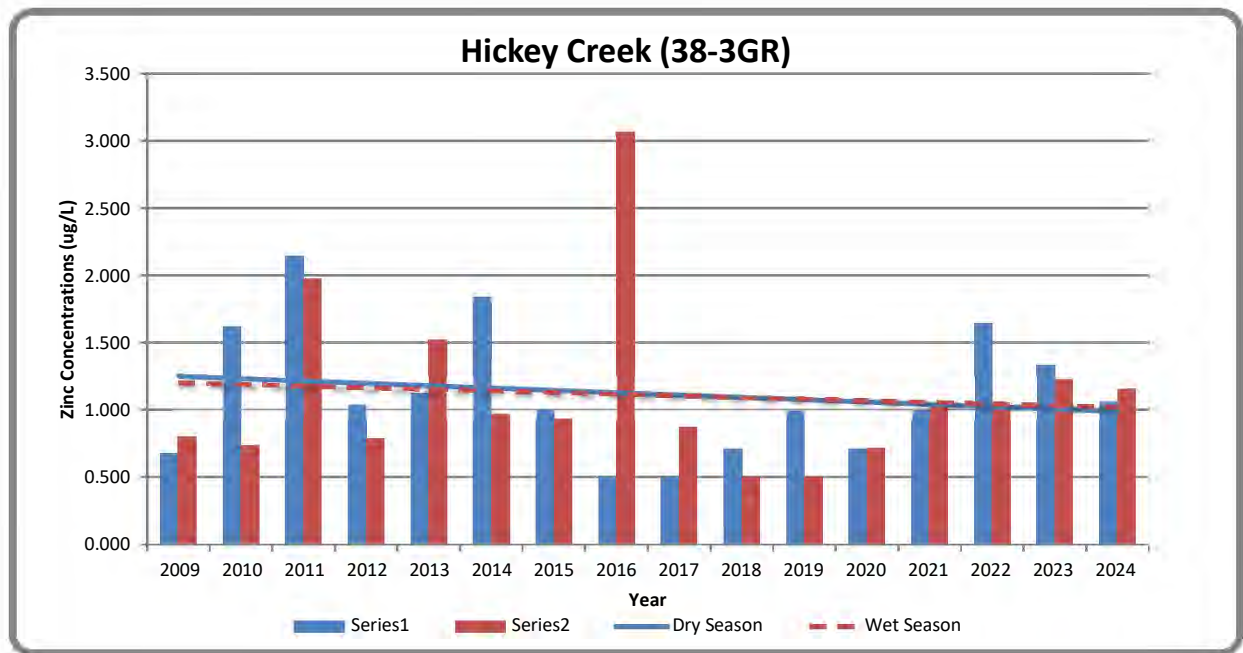
Part C – Evaluation and Response Plan

The results of the monitoring data will be available annually as part of the that year's NPDES report. Each year's data is added to the District records representing the wet season and dry season averages. This long-term reporting creates a trend for each of the six reported contaminants. The data allows the District to review the current year's average contamination levels against previous years' and the state standards as well as a review of the trends to help evaluate the effectiveness of the surface water management system.

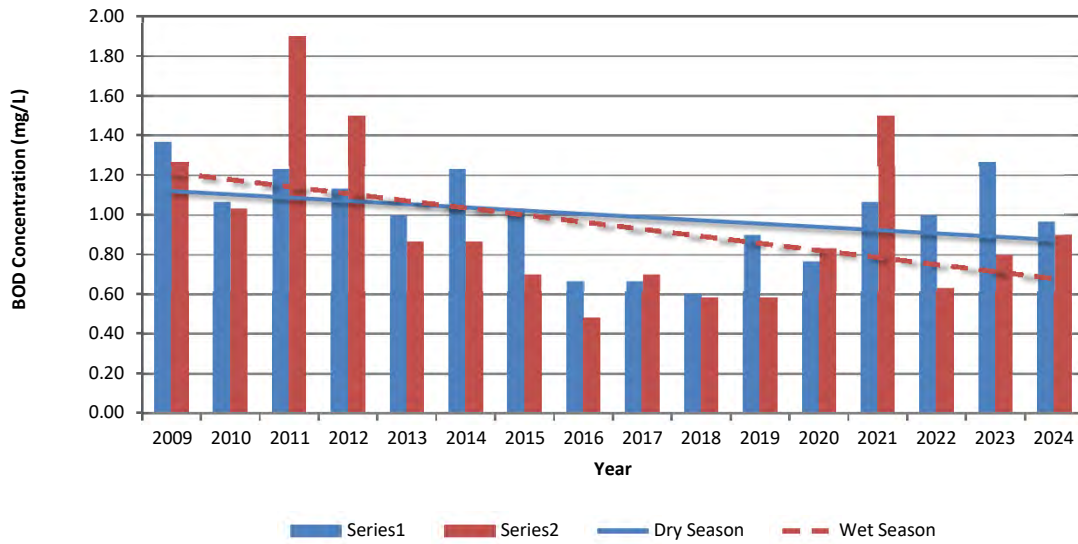
The pollutant loading estimates prepared during Year 3 of each permit cycle will be reviewed and compared with previous permit cycles whenever possible. A summary of the comparison will be included in the Assessment Program's Annual Report.

Attachment B

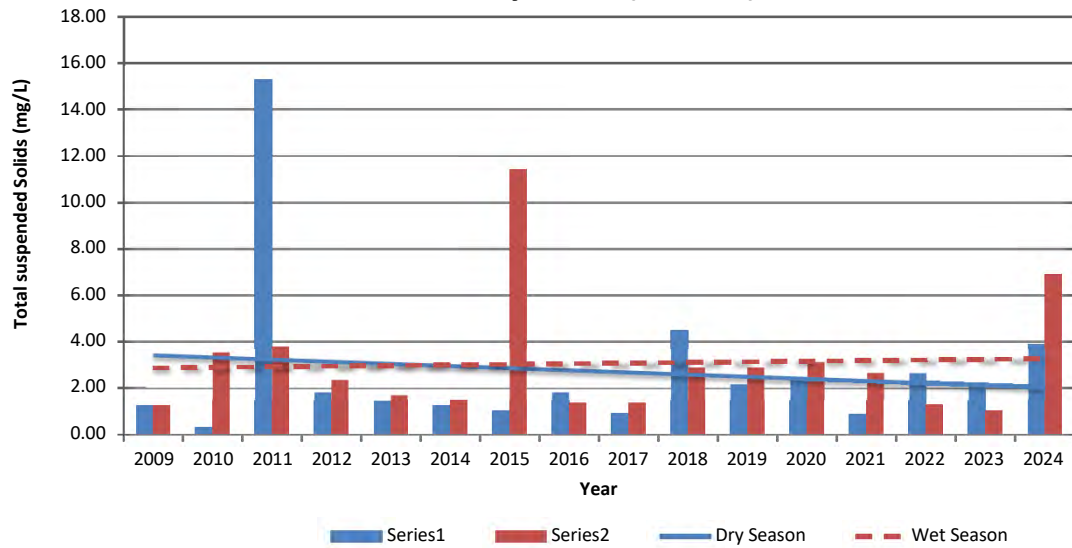
Water Quality Monitoring

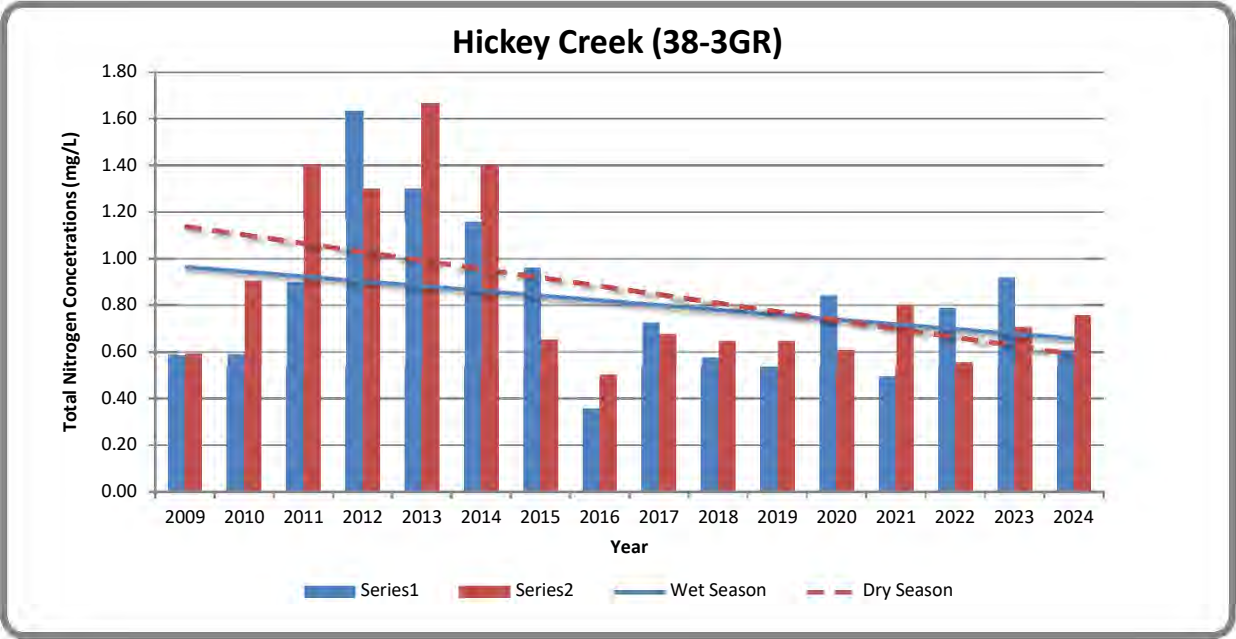
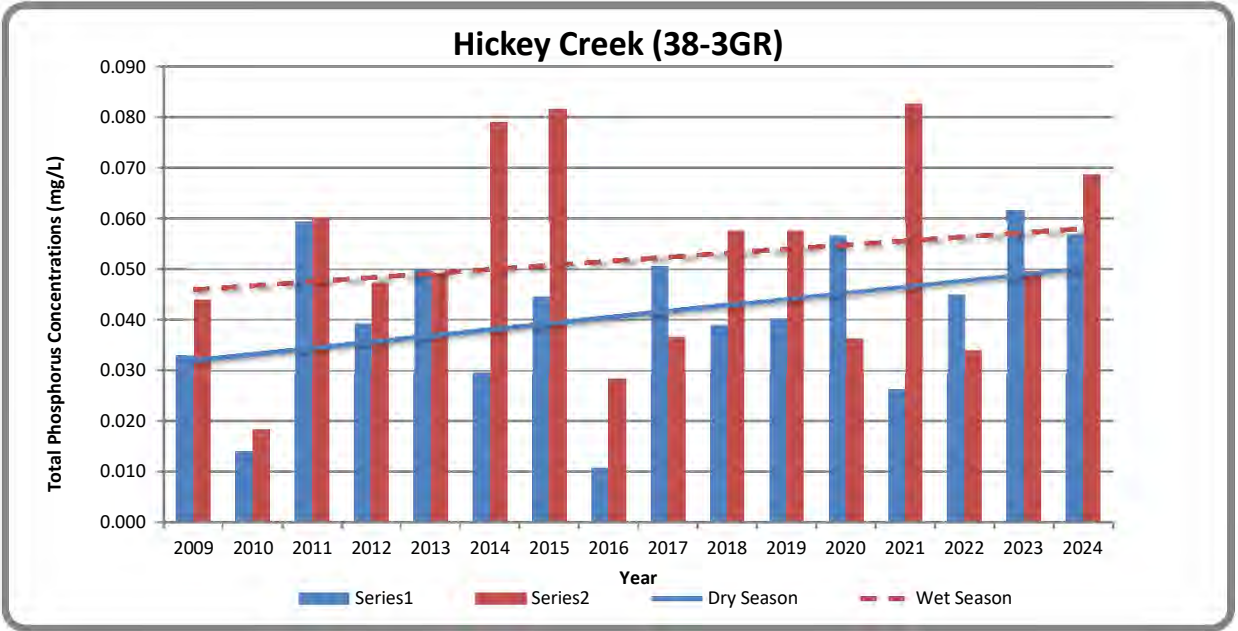


Hickey Creek (38-3GR)



Hickey Creek (38-3GR)





Attachment C

Water Quality Monitoring Analysis

River Hall Community Development District

9220 Bonita Beach Road, Suite #214 - Bonita Springs, FL 34135

- Water quality monitoring for the River Hall Community Development District uses data from the Lee County Water Monitoring Program. Lee County's 38-3GR water quality monitoring station on Hickey Creek is used to monitor the water quality of the portion of Hickey Creek which includes the outfall from River Hall CDD. Monitoring occurs on a monthly basis for the following constituents: Chlorophyll-a, Arsenic, Biochemical Oxygen Demand, Cadmium, Chloride, Color Specific Conductance, Copper Dissolved Oxygen, Fecal Coliform, Enterococci, Ammonia, Nitrite, Nitrate, Ortho-Phosphorus, Lead, pH, Silica, Temperature, Total Hardness, Total Kjeldahl Nitrogen, Total Nitrogen, Total Phosphorus, Total Suspended Solids, Turbidity and Zinc.
- The Surface Water Management System (SWMS) is made up of structural controls approved by South Florida Water Management District (SFWMD) as part of the Environmental Resource Permit (ERP) process. The continued maintenance of the approved SWMS and use of Best Management Practices (BMP's) aid in the performance of the system. Responsible use of herbicides and fertilizers, street sweeping and education of the public help to reduce the possibility of nutrients entering the SWMS.
- To the best of our knowledge SWMS is working effectively and there are no revisions being proposed at this time.
- The Lee County monitoring program for Hickey Creek provides sufficient data for assessing the effectiveness of the SWMP and BMP's.

Attachment D

Spill Prevention and Response Plan



FLORIDA DEPARTMENT OF Environmental Protection



Summary of Petroleum Cleanup Requirements

OER provides this summary along with a list of emergency response cleanup contractors to assist responsible parties (RP) in meeting the FDEP cleanup requirements in Florida Statute 376 and Chapter 62-780 F.A.C. **The hiring of a contractor by the RP is typically needed** to provide the necessary equipment, personnel and expertise to address the discharge and meet all the regulatory requirements. Failure to promptly meet the requirements may result in enforcement action and recovery of cleanup costs. Typically, the quicker the cleanup, the lesser the extent of cleanup & cost. Cleanups may not be delayed while waiting for insurance or fault determinations. The RP, not the insurance company, is responsible for the cleanup and compliance, regardless of insurance coverage. Depending on many factors (especially depth and areal extent of contamination), cleanup costs typically range from \$3000 to \$25,000.

Applicability

Applies to spills of 25 gallons or more of petroleum products onto a pervious surface. Includes gasoline, diesel fuel, kerosene, jet fuel, etc. [Chapter 62-780.210](#) exempts the reporting of spills <25 gallons, provided they are cleaned up, properly disposed, and no contamination remains; otherwise these too are reportable within one week of discovery.

Notification Requirements

- Discharges must be reported as soon as possible, but no later than 24 hours.
- Notify DEP via the State Watch Office (SWO) at **(800-320-0519)**.
- If the discharge (of any amount) threatens or enters waters of the State, notify the State Watch Office and the National Response Center at **(800-424-8802)**.
- File a Public Notice of Pollution at <https://floridadep.gov/pollutionnotice>.
- Within 7 days, submit the required **Discharge Report Form (DRF)** to OER.

Cleanup Requirements:

- F.S. 376.305: “Any person discharging a pollutant...shall immediately undertake to contain, remove and abate the discharge to the satisfaction of the department.” The RP can use its own OSHA-trained personnel and equipment or hire a qualified contractor. Cleanup must conform to [Chapter 62-780 F.A.C.](#)
- Recover free product immediately (e.g., use absorbents, pumps, vacuum trucks, skimmers, etc.).
- **Soil removal**: usually takes longer. A contractor can handle all the following items and cleanup reports.
 - ❑ Before digging, call **811** for underground utilities check (gas lines, phone lines, power lines, etc.).
 - ❑ Obtain DOT or County/City right-of-way permit, depending on location.
 - ❑ Excavated soil shall be containerized (i.e., drums, roll-off containers), or temporarily stockpiled atop plastic sheeting and covered. May store on-site for a limited time but may not be practical or allowed on road right-of-ways. Storage off-site requires a DEP permit; therefore, the soil may not be taken back to the RP’s facility.
 - ❑ **Disposal**: typically, at a permitted soil thermal treatment facility (or, local landfill if accepted).
 - ❑ **Note**: the amount of soil to be removed depends on amount spilled, soil permeability, area, time since the discharge, etc. A 25-gallon spill may be 1 dump truck load, but a 100-gallon spill may need several trucks.
- **Soil testing**: required to confirm cleanup and adequate soil removal per [Ch. 62-780.500](#) or [Ch. 62-780.525](#)
 - ❑ **Field screening** may be used (i.e., via Organic Vapor Analyzer [OVA]) when cleanups are conducted within 30 days of the discharge date. Excavate until OVA readings are <10 ppm. Readings should include the sidewalls and bottom of excavation. Odor or visual cannot be used alone; an instrument must be used.
 - ❑ **Visual excavation** to a depth of 1 foot beyond visually stained soil in all directions is only permissible when the spilled material provides visual staining (i.e., Hydraulic Oil, Used Oil, etc.), and has not been mixed with more volatile materials requiring OVA screening (i.e. Diesel, Gasoline, etc.).
 - ❑ **Lab samples** are required for cleanups extending past 30 days from the discharge date. Typically, at least 1 bottom and 4 sidewall samples are needed. Follow DEP Quality Assurance rules; contractor/lab personnel may need to be hired for sample collection. Contaminated soil must also be tested prior to disposal.

Source Removal Report

- A written, detailed SRR must be submitted to DEP **within 60 days** of cleanup.
- Requires many items, such as: cleanup description, disposal documentation (manifests), photographs, scaled site diagram, OVA readings, analytical lab reports, etc. DEP will thereafter notify the RP if the cleanup was adequate, or if further work is needed.

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
AUGUST 31, 2024**

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
AUGUST 31, 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	\$ 10,608	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,608
Bank United MMA	90,000	-	-	-	-	-	90,000
Bank United ICS	823,171	-	-	-	-	-	823,171
Investments							
SBA	5,874	-	-	-	-	-	5,874
Reserve A-1	-	206,925	75,400	625,125	-	-	907,450
Reserve A-2	-	-	342,063	-	-	-	342,063
Capitalized interest	-	-	-	4,982	-	-	4,982
Interest A-2	-	-	12,614	-	-	-	12,614
Revenue A-1	-	-	236,355	-	-	-	236,355
Revenue A-2	-	-	182,640	-	-	-	182,640
Revenue 2020A	-	187,541	-	-	-	-	187,541
Prepayment A-1	-	-	70	-	-	-	70
Prepayment A-2	-	-	14,695	-	-	-	14,695
Construction	-	-	-	-	134,650	-	134,650
Deposits	1,622	-	-	-	-	-	1,622
Accounts receivable	988	-	-	-	-	-	988
Accounts receivable - RH Venture II	52,673	-	59,326	-	-	-	111,999
Accounts receivable - RH Venture III	12,763	-	-	-	-	-	12,763
Hampton golf & country club	8,820	-	-	-	-	-	8,820
Cascades at river hall	2,258	-	-	-	-	-	2,258
Undeposited funds	-	-	-	13,921	-	-	13,921
Total assets	<u>\$1,008,777</u>	<u>\$ 394,466</u>	<u>\$ 923,163</u>	<u>\$ 644,028</u>	<u>\$134,650</u>	<u>\$ -</u>	<u>\$ 3,105,084</u>
LIABILITIES AND FUND BALANCES							
Liabilities:							
Due to Developer	20,404	-	-	-	-	-	20,404
Due to Ashton Oaks HOA	1,297	-	-	-	-	-	1,297
Accrued contracts payable	-	-	-	-	-	87,418	87,418
Total liabilities	<u>21,701</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>87,418</u>	<u>109,119</u>
DEFERRED INFLOWS OF RESOURCES							
Unearned revenue	1,267	-	-	-	-	-	1,267
Deferred receipts	77,147	-	59,326	-	-	-	136,473
Total deferred inflows of resources	<u>78,414</u>	<u>-</u>	<u>59,326</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>137,740</u>
Fund balances:							
Nonspendable							
Prepaid and deposits	1,622	-	-	-	-	-	1,622
Restricted for:							
Debt service	-	394,466	863,837	644,028	-	-	1,902,331
Capital projects	-	-	-	-	134,650	(87,418)	47,232
Assigned to:							
Operating capital	145,000	-	-	-	-	-	145,000
Disaster recovery	250,000	-	-	-	-	-	250,000
Unassigned	512,040	-	-	-	-	-	512,040
Total fund balances	<u>908,662</u>	<u>394,466</u>	<u>863,837</u>	<u>644,028</u>	<u>134,650</u>	<u>(87,418)</u>	<u>2,858,225</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 1,008,777</u>	<u>\$ 394,466</u>	<u>\$ 923,163</u>	<u>\$ 644,028</u>	<u>\$134,650</u>	<u>\$ -</u>	<u>\$ 3,105,084</u>

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED AUGUST 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll: net	\$ -	\$ 590,675	585,880	101%
Assessment levy: off-roll	-	130,870	130,870	100%
Miscellaneous hog program shared cost	950	12,828	16,500	78%
Interest and miscellaneous	3,265	13,483	500	2697%
Total revenues	4,215	747,856	733,750	102%
EXPENDITURES				
Legislative				
Supervisor	800	9,600	12,000	80%
<i>Financial & administrative</i>				
District management	3,750	41,250	45,000	92%
District engineer	-	23,458	25,000	94%
Trustee	-	12,094	7,100	170%
Tax collector/property appraiser	2,241	6,364	5,653	113%
Assessment roll prep	375	4,125	4,500	92%
Auditing services	-	-	3,300	0%
Arbitrage rebate calculation	-	-	650	0%
Public officials liability insurance	-	13,063	13,000	100%
Legal advertising	198	359	1,100	33%
Bank fees	-	-	350	0%
Dues, licenses & fees	-	175	175	100%
Postage	13	731	1,500	49%
ADA website compliance	210	210	210	100%
Website maintenance	-	705	705	100%
EMMA software services	-	1,500	-	N/A
<i>Legal counsel</i>				
District counsel	1,268	22,281	14,000	159%
<i>Electric utility services</i>				
Utility services	1,828	10,773	11,000	98%
Street lights	-	945	2,000	47%
<i>Stormwater control</i>				
Fountain service repairs & maintenance	-	5,615	7,500	75%
Aquatic maintenance	-	143,117	152,465	94%
Hog removal	-	16,600	23,000	72%
Lake/pond bank maintenance	-	5,446	5,000	109%
Stormwater system maintenance	50,600	72,309	40,000	181%

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED AUGUST 31, 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	12,036	31,451	13,100	240%
Landscape maintenance	-	158,115	195,000	81%
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	-	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	-	59,322	25,000	237%
Sidewalk repair & maintenance	-	23,059	2,500	922%
Street sign repair & replacement	-	300	1,500	20%
<i>Contingency</i>				
Miscellaneous contingency	562	14,704	50	29408%
Total expenditures	<u>73,881</u>	<u>727,162</u>	<u>688,858</u>	106%
Excess/(deficiency) of revenues over/(under) expenditures	(69,666)	20,694	44,892	
Fund balances - beginning	978,328	887,968	909,237	
Assigned				
Operating capital	145,000	145,000	145,000	
Disaster recovery	250,000	250,000	250,000	
Unassigned	513,662	513,662	559,129	
Fund balances - ending	<u>\$ 908,662</u>	<u>\$ 908,662</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 AUGUST 31, 2024**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment: on-roll	\$ -	\$ 415,225	\$ 414,720	100%
Interest	1,625	22,450	-	N/A
Total revenues	<u>1,625</u>	<u>437,675</u>	<u>414,720</u>	106%
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	1,625	22,200	(755)	
Fund balances - beginning	392,841	372,266	357,799	
Fund balances - ending	<u>\$ 394,466</u>	<u>\$ 394,466</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 AUGUST 31, 2024**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment: on-roll	\$ -	\$ 1,460,594	\$ 1,461,048	100%
Special assessment: off-roll	-	118,652	118,652	100%
Assessment prepayments	-	1,573,012	-	N/A
Interest	5,844	70,905	-	N/A
Total revenues	<u>5,844</u>	<u>3,223,163</u>	<u>1,579,700</u>	204%
EXPENDITURES				
Debt service				
Principal (A-1)	555,000	1,070,000	520,000	206%
Principal (A-2)	-	1,625,000	565,000	288%
Interest (A-1)	-	242,250	242,400	100%
Interest (A-2)	4,162	257,475	265,500	97%
Total expenditures	<u>559,162</u>	<u>3,194,725</u>	<u>1,592,900</u>	201%
Excess/(deficiency) of revenues over/(under) expenditures	(553,318)	28,438	(13,200)	
Fund balances - beginning	<u>1,417,155</u>	<u>835,399</u>	<u>795,163</u>	
Fund balances - ending	<u>\$ 863,837</u>	<u>\$ 863,837</u>	<u>\$ 781,963</u>	

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2023A
FOR THE PERIOD ENDED AUGUST 31, 2024**

	Current Month	Year To Date
REVENUES		
Lot closings	\$ 13,921	\$ 13,921
Interest	2,621	26,033
Total revenues	<u>16,542</u>	<u>39,954</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	16,542	(505,769)
OTHER FINANCING SOURCES/(USES)		
Bond proceeds	-	1,149,942
Transfers out	-	(145)
Total other financing sources	<u>-</u>	<u>1,149,797</u>
Net change in fund balances	16,542	644,028
Fund balances - beginning	627,486	-
Fund balances - ending	<u>\$ 644,028</u>	<u>\$ 644,028</u>

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2020A
FOR THE PERIOD ENDED AUGUST 31, 2024**

	Current Month	Year To Date
REVENUES		
Interest	\$ 1,018	\$ 10,829
Total revenues	<u>1,018</u>	<u>10,829</u>
EXPENDITURES		
Construction in progress	<u>110,419</u>	<u>110,419</u>
Total expenditures	<u>110,419</u>	<u>110,419</u>
Excess/(deficiency) of revenues over/(under) expenditures	(109,401)	(99,590)
Fund balances - beginning	<u>244,051</u>	<u>234,240</u>
Fund balances - ending	<u><u>\$ 134,650</u></u>	<u><u>\$ 134,650</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 AUGUST 31, 2024**

	Current Month	Year To Date
REVENUES		
Interest income	\$ 2,235	\$ 118,393
Total revenues	<u>2,235</u>	<u>118,393</u>
EXPENDITURES		
Construction in progress	624,960	7,076,014
Total expenditures	<u>624,960</u>	<u>7,076,014</u>
Excess/(deficiency) of revenues over/(under) expenditures	(622,725)	(6,957,621)
OTHER FINANCING SOURCES/(USES)		
Bond proceeds	-	6,870,058
Transfer In	-	145
Total other financing sources/(uses)	<u>-</u>	<u>6,870,203</u>
Net change in fund balances	(622,725)	(87,418)
Fund balances - beginning	535,307	-
Fund balances - ending	<u>\$ (87,418)</u>	<u>\$ (87,418)</u>

River Hall Community Development District
Check Detail
August 2024

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	0	08/28/2024	FPL	101.001 · Suntrust-...		-1,827.65
Bill	02979-06091 082024	08/22/2024		531.431 · Utility Ser...	-280.34	280.34
Bill	82155-24268 082024	08/22/2024		531.431 · Utility Ser...	-1,547.31	1,547.31
TOTAL					-1,827.65	1,827.65
Bill Pmt -Check	2923	08/19/2024	COLEMAN, YOVA...	101.001 · Suntrust-...		-654.50
Bill	16581-001M 50	07/26/2024		514.100 · Legal Fee...	-654.50	654.50
TOTAL					-654.50	654.50
Bill Pmt -Check	2924	08/19/2024	COLLIER PAVING ...	101.001 · Suntrust-...		-31,935.10
Bill	12676	07/26/2024		541.462 · Roadway ...	-31,935.10	31,935.10
TOTAL					-31,935.10	31,935.10
Bill Pmt -Check	2925	08/19/2024	GULFSCAPES LA...	101.001 · Suntrust-...		-5,446.00
Bill	33516	07/26/2024		538.464 · Lake/Pon...	-5,446.00	5,446.00
TOTAL					-5,446.00	5,446.00
Bill Pmt -Check	2926	08/19/2024	LYKINS SIGNTEK I...	101.001 · Suntrust-...		-300.00
Bill	205923	07/26/2024		541.464 · Street Sig...	-300.00	300.00
TOTAL					-300.00	300.00
Check	2927	08/19/2024	PAUL ASFOUR	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	2928	08/19/2024	KENNETH MITCHE...	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00

River Hall Community Development District

Check Detail

August 2024

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	2929	08/19/2024	ROBERT STARK	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	2930	08/19/2024	DANIEL J BLOCK	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	2931	08/19/2024	RIVER HALL CDD	101.001 · Suntrust-...		-3,619.87
				207.203 · Due to D...	-3,619.87	3,619.87
TOTAL					-3,619.87	3,619.87
Check	2932	08/19/2024	RIVER HALL CDD	101.001 · Suntrust-...		-6,586.51
				207.204 · Due to Se...	-6,586.51	6,586.51
TOTAL					-6,586.51	6,586.51
Check	2933	08/19/2024	RIVER HALL CDD	101.001 · Suntrust-...		-6,146.75
				207.205 · Due to Se...	-6,146.75	6,146.75
TOTAL					-6,146.75	6,146.75
Bill Pmt -Check	2934	08/28/2024	ADA SITE COMPLI...	101.001 · Suntrust-...		-210.00
Bill	INV-11306	08/22/2024		519.414 · ADA Web...	-210.00	210.00
TOTAL					-210.00	210.00
Bill Pmt -Check	2935	08/28/2024	CARTER FENCE C...	101.001 · Suntrust-...		-12,035.78
Bill	18851	08/22/2024		539.455 · Entry & ...	-12,035.78	12,035.78
TOTAL					-12,035.78	12,035.78
Bill Pmt -Check	2936	08/28/2024	COLEMAN, YOVA...	101.001 · Suntrust-...		-1,268.25

River Hall Community Development District

Check Detail

August 2024

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	16581-001M 51	08/22/2024		514.100 · Legal Fee...	-1,268.25	1,268.25
TOTAL					-1,268.25	1,268.25
Bill Pmt -Check	2937	08/28/2024	GANNETT FLORID...	101.001 · Suntrust-...		-198.04
Bill	10412891	08/22/2024		519.480 · Legal Adv...	-198.04	198.04
TOTAL					-198.04	198.04
Bill Pmt -Check	2938	08/28/2024	LEE COUNTY PRO...	101.001 · Suntrust-...		-2,241.00
Bill	011531	08/22/2024		513.314 · Property ...	-2,241.00	2,241.00
TOTAL					-2,241.00	2,241.00
Bill Pmt -Check	2939	08/28/2024	LEE COUNTY SHE...	101.001 · Suntrust-...		-550.00
Bill	34522	08/22/2024		519.490 · Continge...	-550.00	550.00
TOTAL					-550.00	550.00
Bill Pmt -Check	2940	08/28/2024	M.R.I. UNDERWAT...	101.001 · Suntrust-...		-50,600.00
Bill	4638	08/22/2024		538.463 · Stormwat...	-50,600.00	50,600.00
TOTAL					-50,600.00	50,600.00
Bill Pmt -Check	2941	08/28/2024	WRATHELL, HUNT...	101.001 · Suntrust-...		-4,137.50
Bill	2023-3930	08/22/2024		519.410 · Postage	-12.50	12.50
Bill	2023-4140	08/22/2024		512.311 · Managem...	-3,750.00	3,750.00
				513.310 · Assessm...	-375.00	375.00
TOTAL					-4,137.50	4,137.50



COLLIER

PAVING & CONCRETE

Invoice

16900 Gator Road
Fort Myers, FL 33912

Phone # (239) 591-5903 accounting@collierpave.com
Fax # (239) 280-0762 www.collierpave.com

Date	Invoice #
7/9/2024	12676

Bill To	Project
River Hall Community Development District C/O Wrathell, Hunt and Associates, LLC. 9220 Bonita Beach Road, Suite 214 Bonita Springs, FL 34135	71318*24-231 River Hall to Clubhouse Rest

P.O. No.	Terms	Due Date
	Net 30	8/8/2024

Description	Quantity	U/M	Unit	Rate	Amount
Restripe Pavement Markings	1		LS	31,935.10	31,935.10
Mobilization					
Restripe 6" Line with Traffic Paint (White)					
Restripe 6" Line with Traffic Paint (Yellow)					
Restripe 6" Double Line with Traffic Paint (Yellow)					
Restripe 2/4 6" Skip Line with Traffic Paint (White)					
Restripe 7/10 6" Skip Line with Traffic Paint (Yellow)					
Restripe 10/30 6" Skip Line with Traffic Paint (White)					
Restripe 12" Line with Traffic Paint (White)					
Restripe 18" Line with Traffic Paint (White)					
Restripe 24" Line with Traffic Paint (White)					
Restripe Direction Arrow with Traffic Paint (White)					
Restripe "STOP" stencil with Traffic Paint (White)					
Restripe "ONLY" stencil with Traffic Paint (White)					
Restripe "Bike" and "Arrow" stencil with Traffic Paint (White)					
Road & Street Facilities Roadway Repairs and Maintenance 7.11.24					

Thank you for your Business!	Total	\$31,935.10
	Payments/Credits	\$0.00
	Balance Due	\$31,935.10

INVOICE

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

bigrimes@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.: 33516
Terms: Net 30
Invoice date: 06/21/2024
Due date: 07/21/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Provide labor and material to complete the following :			
2.		Enhancement	- Extend existing pipe by at least 15 feet into the lake using corrugated pipe. Additionally, install and grade 8 tons of fill dirt to achieve the desired slope for the berm.	1	\$5,446.00	\$5,446.00

Total

\$5,446.00

View invoice online

Scan code or go to the link below to view the invoice online

[View invoice](#)



Stormwater Control
Lake / Pond Bank Maint



Lykins Signtek, Inc.
5935 Taylor Rd
NAPLES FL 34109
Tax ID: 84-2486919

✂-----
PAYMENT ADVICE

Enter the amount you are paying above

Lykins Signtek Inc.
5935 Taylor Rd Naples, FL 34109
contact@lykins-signtek.com
(239) 594-8494
EIN #: 84-2486919

License #: ES12002160
lykins-signtek.com



Quote 96984
River Hall Pkwy Repairs

SALES REP INFO
Brittany Bowling
Account Executive
brittany@lykins-signtek.com
(239) 494-5993

QUOTE DATE
01/31/2024
QUOTE EXPIRY DATE
03/01/2024
TERMS
50/50

REQUESTED BY
River Hall CDD
River Hall CDD
9220 Bonita Beach Rd. SE #214
Bonita Springs, FL 34135

INSTALL ADDRESS
River Hall CDD
River Hall Pkwy.
Alva, FL 33920

CONTACT INFO
Charlie Krebs
charliekrebbs@hmeng.com
+1

#	ITEM	QTY	UOM	U.PRICE	TOTAL (EXCL. TAX)	TAXABLE
1	Stop Ahead Insert Fabrication and Installation of 30" yellow DOT insert with stop ahead	1	Unit	\$190.00	\$190.00	N
2	FS - Street Sign Reset	1	Each	\$110.00	\$110.00	N

Handwritten signature and date 2/1/24



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
July 09, 2024
File No: 16581-001M
Statement No: 50

Attn: Debbie Tudor

Gen Rep

Previous Balance \$4,400.37

Fees

			Hours	
06/06/2024	GLU	Review and respond to email correspondence from Supervisor Asfour on hog trapping.	0.10	38.50
	GLU	Review agenda for Board of Supervisors meeting; Participation in Board of Supervisors meeting	1.40	539.00
06/07/2024	GLU	Review and respond to email correspondence from Supervisor Asfour	0.20	77.00
		Professional Fees through 07/09/2024	1.70	654.50

Recapitulation

<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
Gregory L. Urbancic	1.70	\$385.00	\$654.50

Total Current Work 654.50

Payments

07/02/2024	Fee payment received ck # 2898 River Hall CDD	-2,218.75
07/02/2024	Advance payment received	-32.45
	Total Payments	-2,251.20
	Balance Due (includes previous balance, if any)	<u>\$2,803.67</u>

www.carter-fence.com
3490 Shearwater Street
Naples, FL 34117
(239) 353-4102
contracts@carter-fence.com



Invoice #18851

Date Created: Tue Jul 30, 2024
Invoice Due: Fri Aug 9, 2024

Customer	Point of Contact	Service Location	Billing Address:
River Hall CDD 3089 River Hall Pkwy Alva, FL 33920-6003 239-777-1032	Shane Willis williss@whhassociates.com 239-259-4299	3089 River Hall Pkwy Alva, FL 33920-6003	

Item(s)		
Qty	Name	Description
1	Mobilization: Lee County	FRONT ENTRANCE
200	Vinyl Fence: 4'H	Manufacturer: Active Yards Grade: Commercial Style: 3 Rail Ranch Rail Color: Sand Post Size: 5"x5" Panel Width: 8' Wide
1	Removal	Remove / Dispose of existing 3 Rail Concrete Fence
1	Commercial Permit	Carter Fence Permitting Fee & Allowance: Clause for Commercial Permits for any City / County. Carter Fence will purpose an allowance for permits due to the uncertainty of fees until the permit has been executed from the city/ county. Permit Allowance should cover: Permit Cost, Fire Insp. Fee, Fire Knox Boxes Fee, L.D.O Permit Fee, etc. and will also include the Carter Processing Fee for the permit(s). Amount of Allowance \$750
1	Contract	Payable upon completion 0% retainage.

Other Physical Entry & Walk

Invoice Total: \$12,035.78
Deposit Paid: \$0.00
Balance Due: \$12,035.78

Payment Methods Accepted: Cash, Check or Credit Card. If you would like to make a payment on our website using a credit card, please go to the following link: <https://carter-fence.com/transaction-form/>

Thank you for choosing Carter Fence as your trusted Fence Company!

Terms and Conditions

1.5% interest per month can be charged on past due accounts over 30 days. In the event of a suit for collection, reasonable attorney's fees and collection costs will be added to the cost of this invoice. In the event of any litigation from this contract or account, the parties agree that the venue will be in Collier County, and Florida



Invoice Number	Invoice Date	Account Number
8-456-59600	Apr 02, 2024	3195-2454-1

Page
1 of 9

FedEx Tax ID: 71-0427007

Billing Address:

WRATHELL HUNT & ASSOC LLC
2300 GLADES RD STE 410W
BOCA RATON FL 33431-8556

Shipping Address:

WRATHELL HUNT & ASSOC LLC
2300 GLADES RD STE 410W
BOCA RATON FL 33431-8556

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	\$383.07
TOTAL THIS INVOICE	USD	\$383.07

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.

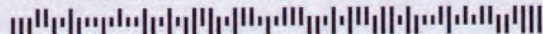
Invoice Number	Invoice Amount	Account Number
8-456-59600	USD \$383.07	3195-2454-1

Remittance Advice

Your payment is due by May 17, 2024

8456596009000038307531952454140000000000000003830750

0018966 02 AB 0.547 **AUTO T8 0 1091 33431-855643 -C01-P18984-I1



WRATHELL HUNT & ASSOC LLC
2300 GLADES RD STE 410W

BOCA RATON FL 33431-8556



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



61026920009086

1091-01-00-0018966-0005-0033467

Invoice Number	Invoice Date	Account Number	Page
8-456-59600	Apr 02, 2024	3195-2454-1	2 of 9

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Mar 22, 2024

Cust. Ref.: Springs at Lake Alfred

Ref.#2:

Payor: Shipper

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	775649777829	Kristen Suit	Deborah Kharran-Misra	
Service Type	FedEx Standard Overnight	WHA	Greenberg Traurig, P.A.	
Package Type	FedEx Box	4515 S. Clark Ave	450 South Orange Avenue	
Zone	02	TAMPA FL 33611 US	ORLANDO FL 32801 US	
Packages	1			
Rated Weight	5.0 lbs, 2.3 kgs			
Delivered	Mar 25, 2024 11:01	Transportation Charge		8.78
Svc Area	A1	Fuel Surcharge		0.61
Signed by	C.BELTRAN	Courier Pickup Charge		0.00
FedEx Use	000000000/176133/_	Total Charge	USD	\$9.39

Ship Date: Mar 22, 2024

Cust. Ref.: NO REFERENCE INFORMATION

Ref.#2:

Payor: Shipper

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	775649808306	Ling Chen	Tiffany Judd	
Service Type	FedEx Standard Overnight	WHA	Stonegate Preserve CDD	
Package Type	FedEx Envelope	2300 Glades Road	3434 Colwell Ave., Ste200	
Zone	02	BOCA RATON FL 33431 US	TAMPA FL 33614 US	
Packages	1			
Rated Weight	N/A			
Delivered	Mar 25, 2024 09:13	Transportation Charge		7.83
Svc Area	A1	Fuel Surcharge		0.55
Signed by	J.POLICARD	Total Charge	USD	\$8.38
FedEx Use	000000000/65041/_			

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Invoice Number	Invoice Date	Account Number	Page
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Ship Date: Mar 22, 2024

Cust. Ref.: Springs at Lake Alfred

Ref.#2:

Payor: Shipper

Ref.#3:

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

Automation INET
Tracking ID 775649835310
Service Type FedEx Standard Overnight
Package Type FedEx Box
Zone 02
Packages 1
Rated Weight 3.0 lbs, 1.4 kgs
Delivered Mar 25, 2024 10:11
Svc Area A1
Signed by D.DAPHNE
FedEx Use 000000000/176133/_

Sender
Kristen Suit
4515 S Clark Ave
TAMPA FL 33611 US

Recipient
Daphne Gillyard
Wrathell, Hunt & Associates
2300 Glades Road
BOCA RATON FL 33431 US

Transportation Charge	8.06
Fuel Surcharge	0.56
Courier Pickup Charge	0.00
Total Charge	USD \$8.62

Ship Date: Mar 22, 2024

Cust. Ref.: Springs at Lake Alfred

Ref.#2:

Payor: Shipper

Ref.#3:

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

Automation INET
Tracking ID 775649876630
Service Type FedEx Standard Overnight
Package Type FedEx Box
Zone 02
Packages 1
Rated Weight 9.0 lbs, 4.1 kgs
Delivered Mar 25, 2024 10:11
Svc Area A1
Signed by D.DAPHNE
FedEx Use 000000000/176133/_

Sender
Kristen Suit
4515 S Clark Ave
TAMPA FL 33611 US

Recipient
Daphne Gillyard
Wrathell, Hunt & Associates
2300 Glades Road
BOCA RATON FL 33431 US

Transportation Charge	10.47
Fuel Surcharge	0.73
Courier Pickup Charge	0.00
Total Charge	USD \$11.20

Ship Date: Mar 22, 2024

Cust. Ref.: East Rige CDD

Ref.#2:

Payor: Shipper

Ref.#3:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 16.75% to this shipment.
- Distance Based Pricing, Zone 4
- Package Delivered to Recipient Address - Release Authorized

Automation INET
Tracking ID 775655356115
Service Type FedEx Priority Overnight
Package Type Customer Packaging
Zone 04
Packages 1
Rated Weight 23.0 lbs, 10.4 kgs
Delivered Mar 25, 2024 11:20
Svc Area A2
Signed by see above
FedEx Use 000000000/364556/02

Sender
Daphne Gillyard
WHA
2300 Glades Road
BOCA RATON FL 33431 US

Recipient
Lisa Woodward
Lisa Woodward -H
3448 Valley Creek Drive
TALLAHASSEE FL 32312 US

Transportation Charge	44.78
Fuel Surcharge	3.54
Residential Delivery	5.80
Total Charge	USD \$54.12

Ship Date: Mar 25, 2024

Cust. Ref.: SARASOTA NATIONAL DSF

Ref.#2:

Payor: Shipper

Ref.#3:

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

Automation INET
Tracking ID 775650539973
Service Type FedEx Standard Overnight
Package Type FedEx Envelope
Zone 07
Packages 1
Rated Weight N/A
Delivered Mar 27, 2024 10:58
Svc Area A1
Signed by C.SCHWARTZ
FedEx Use 000000000/65046/_

Sender
Archana Gujja
Wrathell, Hunt & Associates, L
2300 Glades Road
BOCA RATON FL 33431 US

Recipient
Lockbox Services-12-2657
US Bank, NA CDD
EP-MN-01LB
SAINT PAUL MN 55108 US

Transportation Charge	10.50
Fuel Surcharge	0.74
Total Charge	USD \$11.24

Invoice Number	Invoice Date	Account Number	Page
8-456-59600	Apr 02, 2024	3195-2454-1	4 of 9

Ship Date: Mar 25, 2024

Cust. Ref.: Landmark at Doral CDD

Ref.#2:

Payor: Shipper

Ref.#3:

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

Automation INET
Tracking ID 775650792248
Service Type FedEx Standard Overnight
Package Type FedEx Envelope
Zone 07
Packages 1
Rated Weight N/A
Delivered Mar 27, 2024 10:58
Svc Area A1
Signed by C.SCHWARTZ
FedEx Use 000000000/65046/_

Sender
Archana Gujja
Wrathell, Hunt & Associates, L
2300 Glades Road
BOCA RATON FL 33431 US

Recipient
Lockbox Services-12-2657
US Bank, NA CDD
EP-MN-01LB
SAINT PAUL MN 55108 US

Transportation Charge 10.50
Fuel Surcharge 0.74
Total Charge USD \$11.24

Ship Date: Mar 25, 2024

Cust. Ref.: Three Rivers CDD

Ref.#2:

Payor: Shipper

Ref.#3:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 17.00% to this shipment.
- Weather delay - Thunderstorm.
- Distance Based Pricing, Zone 3

Automation INET
Tracking ID 775665885561
Service Type FedEx Priority Overnight
Package Type Customer Packaging
Zone 03
Packages 1
Rated Weight 5.0 lbs, 2.3 kgs
Delivered Mar 26, 2024 12:03
Svc Area A1
Signed by M.TAPPA
FedEx Use 000000000/364554/_

Sender
Ernesto Torres
Wrathell, Hunt & Assoc., LLC
285 PALAZZO CIR
SAINT AUGUSTINE FL 32092 US

Recipient
Attn: Daphne Gillyard
Wrathell, Hunt & Assoc., LLC
2300 Glades Road
BOCA RATON FL 33431 US

Transportation Charge 14.14
Fuel Surcharge 0.99
Courier Pickup Charge 0.00
Total Charge USD \$15.13

Ship Date: Mar 25, 2024

Cust. Ref.: ENSD

Ref.#2:

Payor: Shipper

Ref.#3:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 17.00% to this shipment.
- Weather delay - Thunderstorm.
- Distance Based Pricing, Zone 3

Automation INET
Tracking ID 775666045014
Service Type FedEx Priority Overnight
Package Type Customer Packaging
Zone 03
Packages 1
Rated Weight 5.0 lbs, 2.3 kgs
Delivered Mar 26, 2024 12:03
Svc Area A1
Signed by M.TAPPA
FedEx Use 000000000/364554/_

Sender
Ernesto Torres
Wrathell, Hunt & Assoc., LLC
285 PALAZZO CIR
SAINT AUGUSTINE FL 32092 US

Recipient
Attn: Daphne Gillyard
Wrathell, Hunt & Assoc., LLC
2300 Glades Road
BOCA RATON FL 33431 US

Transportation Charge 14.14
Fuel Surcharge 0.99
Courier Pickup Charge 0.00
Total Charge USD \$15.13

Ship Date: Mar 25, 2024

Cust. Ref.: Twisted Oaks

Ref.#2:

Payor: Shipper

Ref.#3:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 17.00% to this shipment.
- Weather delay - Thunderstorm.
- Distance Based Pricing, Zone 3

Automation INET
Tracking ID 775666255525
Service Type FedEx Priority Overnight
Package Type Customer Packaging
Zone 03
Packages 1
Rated Weight 5.0 lbs, 2.3 kgs
Delivered Mar 26, 2024 12:03

Sender
Ernesto Torres
Wrathell, Hunt & Assoc., LLC
285 PALAZZO CIR
SAINT AUGUSTINE FL 32092 US

Recipient
Attn: Daphne Gillyard
Wrathell, Hunt & Assoc., LLC
2300 Glades Road
BOCA RATON FL 33431 US

Transportation Charge 14.14

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Tracking ID: 775666255525 continued

Svc Area	A1	Fuel Surcharge	0.99
Signed by	M.TAPPA	Courier Pickup Charge	0.00
FedEx Use	000000000/364554/_	Total Charge	USD \$15.13

Ship Date: Mar 25, 2024

Cust. Ref.: River Hall check

Ref.#2: Bill to River Hall

Payor: Shipper

Ref.#3:

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

Automation INET
Tracking ID 775673143748
Service Type FedEx Priority Overnight
Package Type FedEx Envelope
Zone 07

Sender
Chloe Hiteshew
WHA
2300 Glades Rd
BOCA RATON FL 33431 US

Recipient
U.S Bank, N.A.-CDD
Lockbox Services-12-2657
EP-MN-01LB
SAINT PAUL MN 55108 US

Packages 1
Rated Weight N/A
Delivered Mar 27, 2024 10:58
Svc Area A1
Signed by C.SCHWARTZ
FedEx Use 000000000/88697/_

Transportation Charge 11.68
Fuel Surcharge 0.82
Total Charge **USD \$12.50**

Ship Date: Mar 25, 2024

Cust. Ref.: Creekview check

Ref.#2: Bill to Creekview CDD

Payor: Shipper

Ref.#3:

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

Automation INET
Tracking ID 775675814982
Service Type FedEx Priority Overnight
Package Type FedEx Envelope
Zone 07

Sender
Chloe Hiteshew
WHA
2300 Glades Rd
BOCA RATON FL 33431 US

Recipient
U.S Bank, N.A.-CDD
Lockbox Services-12-2657
EP-MN-01LB
SAINT PAUL MN 55108 US

Packages 1
Rated Weight N/A
Delivered Mar 27, 2024 10:58
Svc Area A1
Signed by C.SCHWARTZ
FedEx Use 000000000/88697/_

Transportation Charge 11.68
Fuel Surcharge 0.82
Total Charge **USD \$12.50**

Ship Date: Mar 25, 2024

Cust. Ref.: Whispering Pines CDD

Ref.#2:

Payor: Shipper

Ref.#3:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 17.00% to this shipment.
- Weather delay - Thunderstorm.
- Distance Based Pricing, Zone 3

Automation INET
Tracking ID 775675940560
Service Type FedEx Priority Overnight
Package Type FedEx Envelope
Zone 03

Sender
Kristen Suit
WHA
4515 S. Clark Ave
TAMPA FL 33611 US

Recipient
Alyssa C Willson
Kutak Rock LLP
107 W College Avenue
TALLAHASSEE FL 32301 US

Packages 1
Rated Weight 1.0 lbs, 0.5 kgs
Delivered Mar 26, 2024 11:39
Svc Area A2
Signed by G.MCKEE
FedEx Use 000000000/88693/_

Transportation Charge 8.61
Fuel Surcharge 0.60
Courier Pickup Charge 0.00
Total Charge **USD \$9.21**

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Ship Date: Mar 25, 2024

Payor: Shipper

Cust. Ref.: Whispering Pines CDD

Ref.#3:

Ref.#2:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 17.00% to this shipment.
- Distance Based Pricing, Zone 2

Automation INET
Tracking ID 775675983985
Service Type FedEx Standard Overnight
Package Type FedEx Box
Zone 02
Packages 1
Rated Weight 10.0 lbs, 4.5 kgs
Delivered Mar 26, 2024 12:03
Svc Area A1
Signed by M.TAPPA
FedEx Use 000000000/176133/_

Sender
Kristen Suit
4515 S Clark Ave
TAMPA FL 33611 US

Recipient
Daphne Gillyard
Wrathell, Hunt & Associates
2300 Glades Road
BOCA RATON FL 33431 US

Transportation Charge
Fuel Surcharge
Courier Pickup Charge

10.68
0.75
0.00

Total Charge

USD

\$11.43

Ship Date: Mar 25, 2024

Payor: Shipper

Cust. Ref.: Greenbriar CDD

Ref.#3:

Ref.#2:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 17.00% to this shipment.
- Weather delay - Thunderstorm.
- Distance Based Pricing, Zone 4
- 1st attempt Mar 27, 2024 at 10:02 AM.

Automation INET
Tracking ID 775678582060
Service Type FedEx Priority Overnight
Package Type FedEx Envelope
Zone 04
Packages 1
Rated Weight N/A
Delivered Mar 27, 2024 14:17
Svc Area A2
Signed by G.MCKEE
FedEx Use 000000000/88694/_

Sender
Daphne Gillyard
WHA
2300 Glades Road
BOCA RATON FL 33431 US

Recipient
David Wilbourn
Hopping Green & Sams, P.A.
107 West College Avenue
TALLAHASSEE FL 32301 US

Transportation Charge
Fuel Surcharge

9.98
0.70

Total Charge

USD

\$10.68

Ship Date: Mar 26, 2024

Payor: Shipper

Cust. Ref.: Ridge at Heath Brook DSF

Ref.#3:

Ref.#2:

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

Automation INET
Tracking ID 775681351533
Service Type FedEx Standard Overnight
Package Type FedEx Envelope
Zone 07
Packages 1
Rated Weight N/A
Delivered Mar 27, 2024 10:58
Svc Area A1
Signed by C.SCHWARTZ
FedEx Use 000000000/65046/_

Sender
Shweta Wali
WHA
2300 Glades Road
BOCA RATON FL 33431 US

Recipient
Lockbox Services-12-2657
US Bank, NA CDD
EP-MN-01LB
SAINT PAUL MN 55108 US

Transportation Charge
Fuel Surcharge

10.50
0.74

Total Charge

USD

\$11.24

Ship Date: Mar 26, 2024

Payor: Shipper

Cust. Ref.: Lakes at Cocoa Grove CDD

Ref.#3:

Ref.#2:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 17.00% to this shipment.
- Distance Based Pricing, Zone 4

Automation INET
Tracking ID 775697419510
Service Type FedEx Priority Overnight
Package Type FedEx Envelope
Zone 04
Packages 1
Rated Weight N/A
Delivered Mar 27, 2024 10:26
Svc Area A2
Signed by A.LEDOUX
FedEx Use 000000000/88694/_

Sender
Daphne Gillyard
WHA
2300 Glades Road
BOCA RATON FL 33431 US

Recipient
Lisa Woodward
Kilinski Van Wyk
517 E College Ave
TALLAHASSEE FL 32301 US

Transportation Charge
Fuel Surcharge

9.98
0.70

Total Charge

USD

\$10.68



Invoice Number	Invoice Date	Account Number	Page
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Ship Date: Mar 27, 2024

Cust. Ref.: East Ridge CDD

Ref.#2:

Payor: Shipper

Ref.#3:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 17.00% to this shipment.
- Distance Based Pricing, Zone 4

Automation INET
Tracking ID 775661889675
Service Type FedEx 2Day
Package Type Customer Packaging
Zone 04
Packages 1
Rated Weight 12.0 lbs, 5.4 kgs
Delivered Mar 29, 2024 09:46
Svc Area A1
Signed by M.TAPPA
FedEx Use 000000000/343571/_

Sender
Lisa Woodward
WHA
3448 Valley Creek Drive
TALLAHASSEE FL 32312 US

Recipient
Attn: Daphne Gillyard
Wrathell, Hunt & Assoc., LLC
2300 Glades Road
BOCA RATON FL 33431 US

Transportation Charge
Fuel Surcharge
Total Charge

USD

12.39
0.87
\$13.26

Ship Date: Mar 27, 2024

Cust. Ref.: NO REFERENCE INFORMATION

Ref.#2:

Payor: Shipper

Ref.#3:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 17.00% to this shipment.
- Distance Based Pricing, Zone 4
- Package Delivered to Recipient Address - Release Authorized

Automation INET
Tracking ID 775715478270
Service Type FedEx Standard Overnight
Package Type FedEx Envelope
Zone 04
Packages 1
Rated Weight N/A
Delivered Mar 28, 2024 12:53
Svc Area A4
Signed by see above
FedEx Use 000000000/65043/02

Sender
Jeffrey Pinder
WHA
2300 Glades Road
BOCA RATON FL 33431 US

Recipient
Pfil Hunt & Luella Hunt
2657 Robin Hood Drive
MOBILE AL 36605 US

Transportation Charge
Fuel Surcharge
Residential Delivery
Total Charge

USD

9.35
1.06
5.80
\$16.21

Ship Date: Mar 28, 2024

Cust. Ref.: Seal

Ref.#2:

Payor: Shipper

Ref.#3:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 17.00% to this shipment.
- Distance Based Pricing, Zone 6
- We calculated your charges based on a dimensional weight of 3.0 lbs, 12 in x 7 in x 4 in, using a dimensional factor of 139.

Automation INET
Tracking ID 775710763674
Service Type FedEx Priority Overnight
Package Type Customer Packaging
Zone 06
Packages 1
Actual Weight 2.0 lbs, 0.9 kgs
Rated Weight 3.0 lbs, 1.4 kgs
Delivered Mar 29, 2024 09:46
Svc Area A1
Signed by M.TAPPA
FedEx Use 000000000/364560/_

Sender
Phil Base
A & E Rubber Stamp Corp
215 N. Desplaines Street
CHICAGO IL 60661 US

Recipient
Attn: Daphne Gillyard
Wrathell, Hunt & Assoc., LLC
2300 Glades Road
BOCA RATON FL 33431 US

Transportation Charge
Fuel Surcharge
Total Charge

USD

21.25
1.49
\$22.74

Ship Date: Mar 28, 2024

Cust. Ref.: Hammock Oaks

Ref.#2:

Payor: Shipper

Ref.#3:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 17.00% to this shipment.
- Distance Based Pricing, Zone 3

Automation INET
Tracking ID 775716334664
Service Type FedEx Priority Overnight
Package Type Customer Packaging
Zone 03
Packages 1
Rated Weight 5.0 lbs, 2.3 kgs
Delivered Mar 29, 2024 09:46

Sender
Ernesto Torres
Wrathell, Hunt & Assoc., LLC
285 PALAZZO CIR
SAINT AUGUSTINE FL 32092 US

Recipient
Attn: Daphne Gillyard
Wrathell, Hunt & Assoc., LLC
2300 Glades Road
BOCA RATON FL 33431 US

Transportation Charge

14.14

Continued on next page

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8-456-59600	Apr 02, 2024	3195-2454-1	8 of 9

Tracking ID: 775716334664 continued

Svc Area	A1	Fuel Surcharge	0.99
Signed by	M.TAPPA	Courier Pickup Charge	0.00
FedEx Use	000000000/364554/_	Total Charge	USD \$15.13

Ship Date: Mar 28, 2024

Cust. Ref.: NO REFERENCE INFORMATION

Ref.#2:

Payor: Shipper

Ref.#3:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 17.00% to this shipment.
- Distance Based Pricing, Zone 2

Automation INET
Tracking ID 775725857001
Service Type FedEx Standard Overnight
Package Type Customer Packaging
Zone 02
Packages 1
Rated Weight 18.0 lbs, 8.2 kgs
Delivered Mar 29, 2024 09:46
Svc Area A1
Signed by M.TAPPA
FedEx Use 000000000/176133/_

Sender
Kristen Suit
WHA
4515 S. Clark Ave
TAMPAFL 33611 US

Recipient
Attn: Daphne Gillyard
Wrathell, Hunt & Assoc., LLC
2300 Glades Road
BOCA RATON FL 33431 US

Transportation Charge	13.81
Fuel Surcharge	0.97
Courier Pickup Charge	0.00
Total Charge	USD \$14.78

Ship Date: Mar 28, 2024

Cust. Ref.: NO REFERENCE INFORMATION

Ref.#2:

Payor: Shipper

Ref.#3:

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

Automation INET
Tracking ID 775728829813
Service Type FedEx Priority Overnight
Package Type FedEx Envelope
Zone 07
Packages 1
Rated Weight N/A
Delivered Mar 29, 2024 09:10
Svc Area A1
Signed by O.HENRY
FedEx Use 000000000/88697/_

Sender
Chloe Hiteshe
WHA
2300 Glades Road
BOCA RATON FL 33431 US

Recipient
MARY DALLATORE
WELLS FARGO BANK-CTS PAYMENT P
1801 PARKVIEW DRIVE, 1STFLOOR
SAINT PAUL MN 55126 US

Osprey Oaks

Transportation Charge	11.68
Fuel Surcharge	0.82
Total Charge	USD \$12.50

Ship Date: Mar 28, 2024

Cust. Ref.: NO REFERENCE INFORMATION

Ref.#2:

Payor: Shipper

Ref.#3:

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

Automation INET
Tracking ID 775729731427
Service Type FedEx Priority Overnight
Package Type FedEx Envelope
Zone 07
Packages 1
Rated Weight N/A
Delivered Mar 29, 2024 10:03
Svc Area A1
Signed by S.WHITE
FedEx Use 000000000/88697/_

Sender
Chloe Hiteshe
WHA
2300 Glades Road
BOCA RATON FL 33431 US

Recipient
U.S Bank, N.A.-CDD
Lockbox Services-12-2657
EP-MN-01LB
SAINT PAUL MN 55108 US

Osprey Oaks CDD

Transportation Charge	11.68
Fuel Surcharge	0.82
Total Charge	USD \$12.50

Ship Date: Mar 28, 2024

Cust. Ref.: Sandridge CDD

Ref.#2:

Payor: Shipper

Ref.#3:

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

Automation INET
Tracking ID 775731119030
Service Type FedEx Standard Overnight
Package Type FedEx Envelope
Zone 07
Packages 1
Rated Weight N/A

Sender
Stephanie Schackmann
Wrathell, Hunt & Associates, L
2300 Glades Road
BOCA RATON FL 33431 US

Recipient
Lockbox Services-12-2657
US Bank, NA CDD
EP-MN-01LB
SAINT PAUL MN 55108 US

Continued on next page



Invoice Number	Invoice Date	Account Number	Page
8-456-59600	Apr 02, 2024	3195-2454-1	9 of 9

Tracking ID: 775731119030 continued

Delivered	Mar 29, 2024 10:03		
Svc Area	A1	Transportation Charge	10.50
Signed by	S.WHITE	Fuel Surcharge	0.74
FedEx Use	000000000/65046/_	Total Charge	USD \$11.24

Ship Date: Mar 28, 2024	Cust. Ref.: Cedar Crossings CDD	Ref.#2:
Payor: Shipper	Ref.#3:	

- Fuel Surcharge - FedEx has applied a fuel surcharge of 17.00% to this shipment.
- Distance Based Pricing, Zone 4

Automation	INET	Sender	Recipient
Tracking ID	775734978853	Daphne Gillyard	Lisa Woodward
Service Type	FedEx Priority Overnight	WHA	Kilinski Van Wyk
Package Type	FedEx Envelope	2300 Glades Road	517 E College Ave
Zone	04	BOCA RATON FL 33431 US	TALLAHASSEE FL 32301 US
Packages	1		
Rated Weight	N/A		
Delivered	Mar 29, 2024 10:29		
Svc Area	A2	Transportation Charge	9.98
Signed by	C.LEDOUX	Fuel Surcharge	0.70
FedEx Use	000000000/88694/_	Total Charge	USD \$10.68

Ship Date: Mar 28, 2024	Cust. Ref.: Check	Ref.#2:
Payor: Shipper	Ref.#3:	

- Fuel Surcharge - FedEx has applied a fuel surcharge of 17.00% to this shipment.
- Distance Based Pricing, Zone 4
- Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient
Tracking ID	775735130165	Jeffrey Pinder	Pfil Hunt & Luella Hunt
Service Type	FedEx Standard Overnight	WHA	2657 Robin Hood Drive
Package Type	FedEx Envelope	2300 Glades Road	MOBILE AL 36605 US
Zone	04	BOCA RATON FL 33431 US	
Packages	1		
Rated Weight	N/A		
Delivered	Mar 29, 2024 12:11	Transportation Charge	9.35
Svc Area	A4	Fuel Surcharge	1.06
Signed by	see above	Residential Delivery	5.80
FedEx Use	000000000/65043/02	Total Charge	USD \$16.21

Shipper Subtotal	USD	\$383.07
Total FedEx Express	USD	\$383.07

Wrathell, Hunt & Associates, LLC

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

Invoice

Date	Invoice #
6/30/2024	2023-3930

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

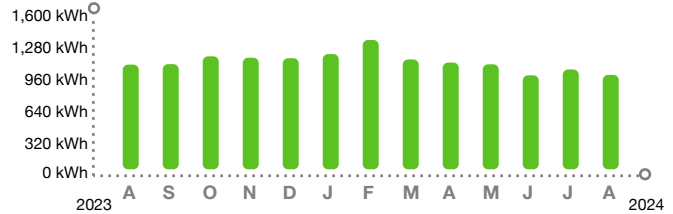
Description	Amount
Reimburse FedEx - 8-456-59600	12.50
Building client relationships one step at a time ...	Total \$12.50

**Electric Bill Statement****For:** Jul 22, 2024 to Aug 20, 2024 (29 days)**Statement Date:** Aug 20, 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****\$280.34**

TOTAL AMOUNT YOU OWE

Sep 10, 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	144.61
Balance before new charges	144.61
Total new charges	135.73
Total amount you owe	\$280.34

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after November 11, 2024 is considered LATE; a late payment charge of 1% will apply.

A one-time bill credit to reflect final accounting for past hurricane restoration costs is in effect this month. Details 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

14461 5314029790609134308200000

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

\$280.34

TOTAL AMOUNT YOU OWE

Sep 10, 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	144.61
Balance before new charges	\$144.61

New Charges

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

Base charge: \$12.78

Non-fuel: (\$0.080520 per kWh) \$82.93

Fuel: (\$0.029780 per kWh) \$30.67

Electric service amount 126.38

Gross receipts tax (State tax) 3.24

Franchise fee (Reqd local fee) 5.99

Taxes and charges 9.23

Regulatory fee (State fee) 0.12

Total new charges \$135.73

Total amount you owe \$280.34

METER SUMMARY

Meter reading - Meter KG85078. Next meter reading Sep 19, 2024.

Usage Type	Current	-	Previous	=	Usage
kWh used	37641		36611		1030

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Aug 20, 2024	Jul 22, 2024	Aug 21, 2023
kWh Used	1030	1089	1142
Service days	29	32	32
kWh/day	35	34	35
Amount	\$135.73	\$144.61	\$168.54

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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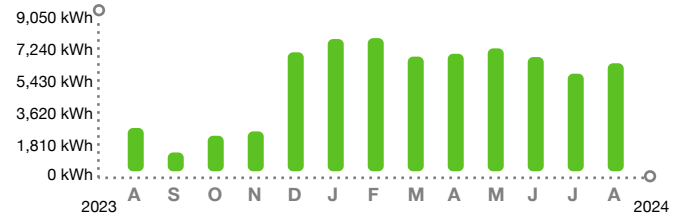
When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not 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:** Jul 22, 2024 to Aug 20, 2024 (29 days)**Statement Date:** Aug 20, 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****\$1,547.31**

TOTAL AMOUNT YOU OWE

Sep 10, 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	756.50
Balance before new charges	756.50
Total new charges	790.81
Total amount you owe	\$1,547.31

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after November 11, 2024 is considered LATE; a late payment charge of 1% will apply.

A one-time bill credit to reflect final accounting for past hurricane restoration costs is in effect this month. Details 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

75650 5314821552426891374510000

RIVER HALL COMMUNITY
DEVELOPMENT
2300 GLADES RD STE 410W
BOCA RATON FL 33431-8556**The amount enclosed includes
the following donation:**
FPL Care To Share: _____Make check payable to FPL
in U.S. funds and mail along with
this coupon to:FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001Visit FPL.com/PayBill
for ways to pay.

82155-24268

ACCOUNT NUMBER

\$1,547.31

TOTAL AMOUNT YOU OWE

Sep 10, 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	756.50
Balance before new charges	\$756.50
New Charges	
Rate: GSD-1 GENERAL SERVICE DEMAND /per Contract	
Base charge:	\$30.21
Non-fuel: (\$0.027320 per kWh)	\$182.11
Fuel: (\$0.029780 per kWh)	\$198.51
Demand: (\$13.02 per KW)	\$325.50
Electric service amount	736.33
Gross receipts tax (State tax)	18.90
Franchise fee (Reqd local fee)	34.91
Taxes and charges	53.81
Regulatory fee (State fee)	0.67
Total new charges	\$790.81
Total amount you owe	\$1,547.31

METER SUMMARY

Meter reading - Meter KCJ5863. Next meter reading Sep 19, 2024.

Usage Type	Current	-	Previous	=	Usage
kWh used	31088		24422		6666
	18.21				
Actual demand					18
Contract demand					25

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Aug 20, 2024	Jul 22, 2024	Aug 21, 2023
kWh Used	6666	6022	2673
Service days	29	32	32
kWh/day	229	188	83
Amount	\$790.81	\$756.50	\$561.75

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.

ADA Site Compliance
6400 Boynton Beach Blvd 742721
Boynton Beach, FL 33474
accounting@adasitecompliance.com



Invoice

BILL TO
River Hall CDD

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
INV-11306	07/31/2024	\$210.00	08/14/2024	14	

DESCRIPTION	QTY/HRS	RATE	AMOUNT
Compliance Shield, Accessibility Policy, Technological Audit	1	210.00	210.00

BALANCE DUE

\$210.00

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
Traffic w/vehicle - Jonathon Miller from 8/12/2024 07:00:00 to 8/12/2024 11:00:00	4.00	\$65.00	EACH	\$260.00	\$0.00	\$0.00	\$260.00
Traffic w/vehicle - Johnathan Norwood from 8/15/2024 14:00:00 to 8/15/2024 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:

\$550.00

PLEASE RETURN BOTTOM PORTION WITH PAYMENT

Mail your remittance to:



Office of the Sheriff, Lee County

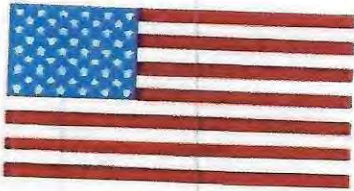
14750 Six Mile Cypress Parkway
Fort Myers, FL 33912
(239) 477-1351
AR@Sheriffleefl.org
TIN 59-6000705

Invoice Date	Invoice No.
08/19/2024	34522
Customer Number	
8991	
Invoice Total Due	
\$550.00	
Amount Paid	

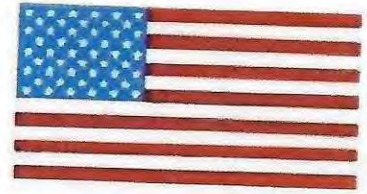
8991

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

Due Upon Receipt



M.R.I. Underwater Specialists, Inc.
5570 Zip Dr.
Fort Myers, FL. 33905
239-984-5241 Office
239-707-5034 cell
239-236-1234 fax



Bill To:

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

Invoice

Job Name

Storm water system
Cleaning

Date

8/2/2024

Invoice #

4638

Due Date 9/1/2024

P.O. No.

Terms

Net 30

Quantity	Description	Rate	Amount
1	Total cost per our proposal # 4750 for Dive Services to clean and remove sand & debris as per our inspection That Were 50% and up . This price includes all labor, material & equipment needed to complete this job. Storm water Control Storm water System Maint	50,600.00	50,600.00 OK OK

All Invoices are due within 30 days.
Payments recieved after 30 days will have a
10% late fee.

Total \$50,600.00

Payments/Credits \$0.00

Balance Due \$50600.00

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



M.R.I. Underwater Specialists, LLC.



5570 Zip Dr.
Fort Myers, Fl. 33905
239-984-5241 Office
239-707-5034 cell

August 2, 2024

Re: River Hall 2024
Storm Water System Cleaning

Please know at this time we have completed all cleaning as per our proposal #4750
For Structures 50% and up.
This did not include Vac Truck Service or the Removal of bricks from structure #
S2-396-S2-331—S2-333 – S2-355

Thank You
MRI Inspection LLC



STATE OF FLORIDA
LEE COUNTY PROPERTY APPRAISER
MATTHEW H. CALDWELL



Mailing Address:
P.O. Box 1546
Fort Myers, Florida 33902-1546

Physical Address:
2480 Thompson Street
Fort Myers, Florida 33901-3074

Telephone: (239) 533-6100 - (866)673-2868 (From anywhere in Continental US except 239 area code)
Facsimile: (239) 533-6160 Website: www.leepa.org

INVOICE

BILL TO:

UNIVERSITY SQUARE CDD
Wrathell , Hart, Hunt & Assoc.
2300 Glades Road Ste 410W
Boca Raton, FL 33431

Date: 11/7/2023
Invoice Number: 011500
Customer ID: 000155
Terms: Due Upon Receipt
Tax Roll Mgr:

District Authority: UNIVERSITY SQUARE CDD
Pursuant to Resolution:
Dated:

DESCRIPTION	QUANTITY	UNIT DESC	RATE	EXT. PRICE
2023 Non Ad Valorem Roll	14.00		1.00	14.00

Please make check payable to Lee County Property Appraiser

Remit To:
Lee County Property Appraisers Office
Attn: Accounts Receivable - 4th Floor
P.O. Box 1546
Fort Myers, FL 33902

TOTAL: 14.00



STATE OF FLORIDA
LEE COUNTY PROPERTY APPRAISER
MATTHEW H. CALDWELL



Mailing Address:
P.O. Box 1546
Fort Myers, Florida 33902-1546

Physical Address:
2480 Thompson Street
Fort Myers, Florida 33901-3074

Telephone: (239) 533-6100 - (866)673-2868 (From anywhere in Continental US except 239 area code)
Facsimile: (239) 533-6160 Website: www.leepa.org

INVOICE

BILL TO	
PARKLANDS WEST CDD Wrathell, Hart, Hunt & Assoc. 2300 Glades Road Ste 410W Boca Raton, FL 33431	Date: 11/7/2023 Invoice Number: 011502 Customer ID: 000186 Terms: Due Upon Receipt Tax Roll Mgr:

District Authority: PARKLANDS WEST CDD
Pursuant to Resolution:
Dated:

DESCRIPTION	QUANTITY	UNIT DESC	RATE	EXT PRICE
2023 Non Ad Valorem Roll	481.00		1.00	481.00

Please make check payable to Lee County Property Appraiser

Remit To:
Lee County Property Appraisers Office
Attn: Accounts Receivable - 4th Floor
P.O. Box 1546
Fort Myers, FL 33902

TOTAL: 481.00



STATE OF FLORIDA
LEE COUNTY PROPERTY APPRAISER
MATTHEW H. CALDWELL



Mailing Address:
P.O. Box 1546
Fort Myers, Florida 33902-1546

Physical Address:
2480 Thompson Street
Fort Myers, Florida 33901-3074

Telephone: (239) 533-6100 - (866)673-2868 (From anywhere in Continental US except 239 area code)
Facsimile: (239) 533-6160 Website: www.leepa.org

INVOICE

BILL TO

PARKLANDS LEE CDD
Wrathell, Hart, Hunt & Assoc.
2300 Glades Road Ste 410W
Boca Raton, FL 33431

Date: 11/7/2023
Invoice Number: 011523
Customer ID: 000252
Terms: Due Upon Receipt
Tax Roll Mgr:

District Authority: PARKLANDS LEE CDD
Pursuant to Resolution:
Dated:

DESCRIPTION	QUANTITY	UNIT DESC	RATE	EXT PRICE
2023 Non Ad Valorem Roll	484.00		1.00	484.00

Please make check payable to Lee County Property Appraiser

Remit To:
Lee County Property Appraisers Office
Attn: Accounts Receivable - 4th Floor
P.O. Box 1546
Fort Myers, FL 33902

TOTAL: 484.00



STATE OF FLORIDA
LEE COUNTY PROPERTY APPRAISER
MATTHEW H. CALDWELL

Mailing Address:
P.O. Box 1546
Fort Myers, Florida 33902-1546

Physical Address:
2480 Thompson Street
Fort Myers, Florida 33901-3074



Telephone: (239) 533-6100 - (866)673-2868 (From anywhere in Continental US except 239 area code)
Facsimile: (239) 533-6160 Website: www.leepa.org

INVOICE

BILL TO	
WATERFORD LANDING CDD Wrathell, Hart, Hunt & Assoc. 2300 Glades Road Ste 410W Boca Raton, FL 33431	Date: 11/7/2023 Invoice Number: 011529 Customer ID: 000262 Terms: Due Upon Receipt Tax Roll Mgr:

District Authority: WATERFORD LANDING CDD

Pursuant to Resolution:

Dated:

DESCRIPTION	QUANTITY	UNIT DESC	RATE	EXT. PRICE
2023 Non Ad Valorem Roll	953.00		1.00	953.00

Please make check payable to Lee County Property Appraiser

Remit To:

Lee County Property Appraisers Office
Attn: Accounts Receivable - 4th Floor
P.O. Box 1546
Fort Myers, FL 33902

TOTAL: 953.00



STATE OF FLORIDA
LEE COUNTY PROPERTY APPRAISER
MATTHEW H. CALDWELL

Mailing Address:
P.O. Box 1546
Fort Myers, Florida 33902-1546

Physical Address:
2480 Thompson Street
Fort Myers, Florida 33901-3074



Telephone: (239) 533-6100 - (866)673-2868 (From anywhere in Continental US except 239 area code)
Facsimile: (239) 533-6160 Website: www.leepa.org

INVOICE

BILL TO

RIVER HALL CDD
Wrathell, Hart, Hunt & Assoc.
2300 Glades Road, Ste 410W
Boca Raton, FL 33431

Date: 11/7/2023
Invoice Number: 011531
Customer ID: 000265
Terms: Due Upon Receipt
Tax Roll Mgr:

District Authority: RIVER HALL CDD
Pursuant to Resolution:
Dated:

DESCRIPTION	QUANTITY	UNIT DESC	RATE	EXT PRICE
2023 Non Ad Valorem Roll	2,241.00		1.00	2,241.00

Please make check payable to Lee County Property Appraiser

Remit To:
Lee County Property Appraisers Office
Attn: Accounts Receivable - 4th Floor
P.O. Box 1546
Fort Myers, FL 33902

TOTAL: 2,241.00



STATE OF FLORIDA
LEE COUNTY PROPERTY APPRAISER
MATTHEW H. CALDWELL



Mailing Address:
P.O. Box 1546
Fort Myers, Florida 33902-1546

Physical Address:
2480 Thompson Street
Fort Myers, Florida 33901-3074

Telephone: (239) 533-6100 - (866)673-2868 (From anywhere in Continental US except 239 area code)
Facsimile: (239) 533-6160 Website: www.leepa.org

INVOICE

BILL TO

BEACH ROAD GOLF ESTATES CDD
Wrathell, Hart, Hunt & Assoc.
2300 Glades Road Ste 410W
Boca Raton, FL 33431

Date: 11/7/2023
Invoice Number: 011557
Customer ID: 000347
Terms: Due Upon Receipt
Tax Roll Mgr:

District Authority: BEACH ROAD GOLF ESTATES CDD
Pursuant to Resolution:
Dated:

DESCRIPTION	QUANTITY	UNIT DESC	RATE	EXT PRICE
2023 Non Ad Valorem Roll	1,459.00		1.00	1,459.00

Please make check payable to Lee County Property Appraiser

Remit To:
Lee County Property Appraisers Office
Attn: Accounts Receivable - 4th Floor
P.O. Box 1546
Fort Myers, FL 33902

TOTAL: 1,459.00



STATE OF FLORIDA
LEE COUNTY PROPERTY APPRAISER
MATTHEW H. CALDWELL



Mailing Address:
P.O. Box 1546
Fort Myers, Florida 33902-1546

Physical Address:
2480 Thompson Street
Fort Myers, Florida 33901-3074

Telephone: (239) 533-6100 - (866)673-2868 (From anywhere in Continental US except 239 area code)
Facsimile: (239) 533-6160 Website: www.leepa.org

INVOICE

BILL TO:

EAST BONITA BEACH ROAD CDD
Wrathell, Hart, Hunt & Assoc
2300 Glades Road STE 410W
Boca Raton, FL 33431

Date: 11/7/2023
Invoice Number: 011558
Customer ID: 000349
Terms: Due Upon Receipt
Tax Roll Mgr:

District Authority: EAST BONITA BEACH ROAD CDD

Pursuant to Resolution:

Dated:

DESCRIPTION	QUANTITY	UNIT DESC	RATE	EXT PRICE
2023 Non Ad Valorem Roll	548.00		1.00	548.00

Please make check payable to Lee County Property Appraiser

Remit To:

Lee County Property Appraisers Office
Attn: Accounts Receivable - 4th Floor
P.O. Box 1546
Fort Myers, FL 33902

TOTAL: 548.00



STATE OF FLORIDA
LEE COUNTY PROPERTY APPRAISER
MATTHEW H. CALDWELL



Mailing Address:
P.O. Box 1546
Fort Myers, Florida 33902-1546

Physical Address:
2480 Thompson Street
Fort Myers, Florida 33901-3074

Telephone: (239) 533-6100 - (866)673-2868 (From anywhere in Continental US except 239 area code)
Facsimile: (239) 533-6160 Website: www.leepa.org

INVOICE

BILL TO

WILDBLUE CDD
Wrathell, Hart, Hunt & Assoc.
2300 Glades Road STE 410 W
Boca Raton, FL 33431

Date: 11/7/2023
Invoice Number: 011565
Customer ID: 000357
Terms: Due Upon Receipt
Tax Roll Mgr:

District Authority: WILDBLUE CDD
Pursuant to Resolution:
Dated:

DESCRIPTION	QUANTITY	UNIT DESC	RATE	EXT PRICE
2023 Non Ad Valorem Roll	673.00		1.00	673.00

Please make check payable to Lee County Property Appraiser

Remit To:
Lee County Property Appraisers Office
Attn: Accounts Receivable - 4th Floor
P.O. Box 1546
Fort Myers, FL 33902

TOTAL: 673.00



STATE OF FLORIDA
LEE COUNTY PROPERTY APPRAISER
MATTHEW H. CALDWELL



Mailing Address:
P.O. Box 1546
Fort Myers, Florida 33902-1546

Physical Address:
2480 Thompson Street
Fort Myers, Florida 33901-3074

Telephone: (239) 533-6100 - (866)673-2868 (From anywhere in Continental US except 239 area code)
Facsimile: (239) 533-6160 Website: www.leepa.org

INVOICE

BILL TO:

MEDITERRA CDD
Wrathell, Hart, Hunt & Assoc.
2300 Glades Road STE 410W
Boca Raton, FL 33431

Date: 11/7/2023
Invoice Number: 011568
Customer ID: 000374
Terms: Due Upon Receipt
Tax Roll Mgr:

District Authority: MEDITERRA CDD
Pursuant to Resolution:
Dated:

DESCRIPTION	QUANTITY	UNIT DESC	RATE	EXT PRICE
2023 Non Ad Valorem Roll	333.00		1.00	333.00

Please make check payable to Lee County Property Appraiser

Remit To:
Lee County Property Appraisers Office
Attn: Accounts Receivable - 4th Floor
P.O. Box 1546
Fort Myers, FL 33902

TOTAL: 333.00

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
August 15, 2024
File No: 16581-001M
Statement No: 51

Attn: Debbie Tudor

Gen Rep

Previous Balance \$2,803.67

Fees

			Hours	
07/03/2024	GLU	Review and respond to email correspondence from Manager on agenda	0.10	38.50
07/11/2024	GLU	Review agenda for Board of Supervisors meeting; Participation in Board of Supervisors meeting	1.00	385.00
07/12/2024	GLU	Review and respond to email correspondence from Cleo Adams regarding letter to HOA	0.10	38.50
07/16/2024	GLU	Review and update letter to HOA regarding wildlife	0.20	77.00
	MEM	Draft letter to HOA regarding wildlife	1.10	275.00
07/17/2024	GLU	Draft email correspondence to Jennifer Nichols and finalize transmittal (HOA attorney)	0.25	96.25
	MEM	Finalize letter to HOA regarding wildlife	0.20	50.00
07/18/2024	GLU	Review email correspondence from Shane Willis regarding resolution of HOA maintenance issue	0.10	38.50
07/24/2024	GLU	Telephone conference with Daphne Gillyard on agenda	0.20	77.00
07/25/2024	GLU	Exchange multiple email correspondence with Manager regarding agenda	0.20	77.00
	GLU	Review and respond to email correspondence from auditor on audit response request; review files	0.20	77.00
07/31/2024	GLU	Review and respond to email correspondence from Daphne Gillyard on document request from land purchaser	0.10	38.50
		Professional Fees through 08/15/2024	3.75	1,268.25

Recapitulation

<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
Gregory L. Urbancic	2.45	\$385.00	\$943.25
Meagan E. Magaldi	1.30	250.00	325.00

Total Current Work	1,268.25
--------------------	----------

Balance Due (includes previous balance, if any)	<u>\$4,071.92</u>
---	-------------------

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

Date	Invoice #
8/1/2024	2023-4140

River Hall CDD
PO Box 810036
Boca Raton, FL 334811

[illegible]



Florida
GANNETT

ACCOUNT NAME		ACCOUNT #	PAGE #
River Hall Cdd		1127021	1 of 1
INVOICE #	BILLING PERIOD	PAYMENT DUE DATE	
0006583390	Jul 1- Jul 31, 2024	August 20, 2024	
PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	\$198.04	

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
7/1/24	Balance Forward	\$160.86
7/4/24	PAYMENT - THANK YOU	-\$160.86

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
7/27/24	10412891	FNP Fort Myers News-Press	10412891	aug. 1 meeting	\$198.04

AUG 21 2024

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	\$198.04
Service Fee 3.99%	\$7.90
*Cash/Check/ACH Discount	-\$7.90
*Payment Amount by Cash/Check/ACH	\$198.04
Payment Amount by Credit Card	\$205.94

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
River Hall Cdd		1127021		0006583390		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$198.04	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$198.04
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		\$205.94
				To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com		

0001127021000000000000065833900001980467171

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 Public Hearing and Regular Meeting on September 5, 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
Tim Bramwell (via telephone)	Bond Counsel
Robert Rewis	Fire Chief
Bob Glandorf	Resident/HOA Turnover Committee
Cheryl Brill	Resident/HOA Turnover Committee
Sally Shown	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 3:30 p.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments (3 minutes per speaker)

Resident Bob Glandorf stated that he and resident Cheryl Brill are representing the HOA Steering Committee related to turnover of the HOA and the golf course. They understand there is land owned by the CDD to be landscaped and maintained by the HOA but they have not been doing it for many years. It appears now that they are maintaining the land and will continue to do so. The Steering Committee would like to know what the arrangements are and if there is

anything they need to do, if the HOA is required to maintain all of it, if pieces are being taken care of by someone else and who might eventually be required to take care of it.

Ms. Brill stated the Steering Committee wants to know the terms of the arrangement between the CDD and the HOA and how long it will apply.

Mr. Asfour stated the Agreement is in perpetuity, as stated in the governing documents. It was noted that the HOA stopped maintaining the areas.

Discussion ensued regarding the HOA resuming maintaining the areas "next year" because of running at a deficit and not having the funds.

It was noted that communications are documented in emails.

Mr. Willis stated the governing documents read, "These plots that may or may not be owned by the CDD are to be maintained by the HOA in perpetuity." He will send this information for future reference. Mr. Robert Nelson, of GreenPointe, had advised that he was trying to rectify these matters and, last month, he advised that the HOA Board will maintain these areas going forward. Mr. Nelson is currently working on the Hampton Lakes portion of it.

Mr. Glandorf stated some previously neglected trees near his home were finally trimmed, and numerous plants were installed on the strip of CDD land on Windsor Way. He asked if there are any other arrangements that they should be aware of.

It was noted that there are no informal arrangements. District Counsel has confirmed that the HOA is aware of its responsibilities.

Mr. Block asked if the HOA should be taking care of stormwater drainage. Mrs. Adams replied affirmatively; if they are not CDD-owned pipes, the HOA is responsible for maintaining them. Mr. Willis will email the drainage map and additional information.

Mr. Stark noted that the Covenants also state that the HOA will maintain all grassed properties. There are some large swaths of preserve with grassed areas at the edge, such as on River Gulf; these scattered grassed lands on preserve plats are maintained by the HOA.

THIRD ORDER OF BUSINESS

Presentation of Audited Annual Financial Report for Fiscal Year Ended September 30, 2023, Prepared by Berger, Toombs, Elam, Gaines & Frank

Mr. Adams recalled that Ms. Stonebraker presented the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2023 and accompanying disclosures in detail at

the last meeting. Board Members elected to defer acceptance in order to further review the Audit. The Audit was already submitted timely to meet statutory requirements. Any material changes can be submitted to the State.

A. Consideration of Resolution 2024-10, Hereby Accepting the Annual Financial Report for the Fiscal Year Ended September 30, 2023

On MOTION by Mr. Asfour and seconded by Mr. Morash, with all in favor, Resolution 2024-10, Hereby Accepting the Annual Financial Report for the Fiscal Year Ended September 30, 2023, was adopted.

FOURTH ORDER OF BUSINESS

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

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

- The lakes were inspected and several were treated twice for Chara and algae.
- Treatments were applied for weeds and grasses. Algae is normal and frequently treated.

A. Discussion/Consideration of Service Agreement Palm Tree Removal

Mrs. Adams confirmed that unassigned fund balance will be used for this expense.

On MOTION by Mr. Asfour and seconded by Mr. Block, with all in favor, the Service Agreement for Palm Tree Removal, in a not-to-exceed amount of \$9,800, was approved.

Mr. Nott stated crews might wait until October in the hopes that the waters recede.

FIFTH ORDER OF BUSINESS

Developer Update

Mr. Adams stated that there is no update.

SIXTH ORDER OF BUSINESS

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

Mr. Krebs stated that Mr. Barraco emailed himself and Mr. Adams regarding the median modifications discussed at the last meeting. The median near the proposed entrance would be

closed and a new median across from one of the proposed entrances would be opened. The Developer authorized the District Engineer to file an Amendment to the approved plans, subject to Board approval.

Discussion ensued regarding the existing median, the proposed change and traffic flow.

A Board Member noted that the significant changes accomplish the desired results.

Referring to an exhibit, Mr. Adams identified the locations of three proposed entrances and the existing median. It was noted that the revision eliminates the need for U-turns.

The consensus was to proceed with the Amendment.

On MOTION by Mr. Morash and seconded by Mr. Asfour, with all in favor, proceeding with the proposed project and authorizing the District Engineer to file an Amendment, were approved.

SEVENTH ORDER OF BUSINESS

Update: Lee County's Sunshine Extension Project

There was no update. This item will remain on the agenda.

EIGHTH ORDER OF BUSINESS

Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements

A. Proof/Affidavit of Publication

B. Mailed Notice to Property Owner(s)

These items were included for informational purposes.

C. 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)

D. Fifth Supplemental Special Assessment Methodology Report for Assessment Area 5

Mr. Adams stated that Items 8C and 8D were presented at the last meeting.

E. Consideration of Resolution 2024-11, Making Certain Findings; Authorizing a Capital Improvement Plan; Adopting an Engineer's Report; Providing an Estimated Cost of

Improvements; Adopting an Assessment Report; Equalizing, Approving, Confirming and Levying Special Assessments; Addressing the Finalization of Special Assessments; Addressing the Payment of Special Assessments and the Method of Collection; Providing for the Allocation of Special Assessments and True-Up Payments; Addressing Government Property, and Making Provisions Relating to the Transfer of Real Property to Units of Local, State and Federal Government; Authorizing the Recording of an Assessment Notice; and Providing for Severability, Conflicts and an Effective Date

Mr. Adams presented Resolution 2024-11.

The Public Hearing was opened.

- Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.

No affected property owners or members of the public spoke.

- Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.

The Board, sitting as the Equalizing Board, had no questions and made no changes.

The Public Hearing was closed.

On MOTION by Mr. Morash and seconded by Mr. Block, with all in favor, Resolution 2024-11, Making Certain Findings; Authorizing a Capital Improvement Plan; Adopting an Engineer's Report; Providing an Estimated Cost of Improvements; Adopting an Assessment Report; Equalizing, Approving, Confirming and Levying Special Assessments; Addressing the Finalization of Special Assessments; Addressing the Payment of Special Assessments and the Method of Collection; Providing for the Allocation of Special Assessments and True-Up Payments; Addressing Government Property, and Making Provisions Relating to the Transfer of Real Property to Units of Local, State and Federal Government; Authorizing the Recording of an Assessment Notice; and Providing for Severability, Conflicts and an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2024-12, Supplementing Its Resolution 2005-18 by Authorizing the Issuance of its River Hall Community Development District Capital

Improvement Revenue Bonds, Series 2024 (Assessment Area 5) in an Aggregate Principal Amount Not Exceeding \$8,000,000 for the Purpose Acquiring And Constructing Assessable Improvements; Delegating to the Chair or Vice Chair of the Board of Supervisors of the District, Subject to Compliance With the Applicable Provisions Hereof, the Authority to Award The Sale of Such Bonds to FMSbonds, Inc. by Executing and Delivering to Such Underwriter a Bond Purchase Contract and Approving the Form Thereof; Approving the Form of and Authorizing the Execution Of a Sixth Supplemental Trust Indenture; Approving U.S. Bank Trust Company, National Association as the Trustee, Bond Registrar and Paying Agent for Such 2024 Bonds; Making Certain Findings; Approving the Form of Such Bonds; Approving the Form of the Preliminary Limited Offering Memorandum and Authorizing the Use by the Underwriter of the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum and The Execution of the Limited Offering Memorandum; Approving the Form of the Continuing Disclosure Agreement and Authorizing the Execution Thereof; Authorizing Certain Officials Of The District And Others to Take All Actions Required In Connection with the Issuance, Sale And Delivery of Said Bonds; Providing Certain Other Details with Respect to Said Bonds; and Providing an Effective Date

Mr. Bramwell presented Resolution 2024-12, known as the Delegation Resolution, which accomplishes the following:

- Authorizes the 2024 principal amount of bonds not exceeding \$10,000,000.
- Approves, in substantial form, certain documents needed to market, price and sell the bonds, including the Sixth Supplemental Indenture, Bond Purchase Contract, Preliminary Limited Offering Memorandum and the Continuing Disclosure Agreement.

225 ➤ Authorizes the Board to engage FMS Bonds, Inc., as Underwriter and authorizes the
226 Underwriter to market the Bonds using the Preliminary Limited Offering Memorandum.

227 ➤ Sets forth the parameters within which the Chair or Vice Chair can enter into the Bond
228 Purchase Contract, as follows:

229 Maximum Principal Amount: Not to Exceed \$10,000,000

230 Maximum Interest Rate: Maximum Statutory Rate

231 Underwriter's Discount: Maximum 2.0%

232 Redemption Provisions: the 2024 Bonds shall be subject to redemption as agreed by the
233 District and the Underwriter in the Bond Purchase Contract.

234 Final Maturity Date: Maximum Permitted by Law

235 The following change was made to Resolution 2024-12:

236 Title, Section 2 and where appropriate: Change "8,000,000" to "\$10,000,000"

237 Mr. Asfour asked if the Developer intends to pay off any previous debt prior to issuance
238 of this bond. Mr. Adams replied affirmatively; as described at the last meeting, an outstanding
239 note will be paid off prior to or concurrently with issuance of this bond.

240 Mr. Asfour asked if there were assessments on land related to the previous debt. Mr.
241 Adams replied affirmatively and stated that those assessments will be paid and new
242 assessments applied; no subordination will occur.

243 Mr. Urbancic stated the Resolution will be updated to correct Section 2, as noted.

244 Mr. Bramwell stated that no bond proceeds will be utilized in conjunction with the
245 Developer's payment of any previous debt prior to the issuance of this bond.

246 Mr. Asfour asked what "any other entity listed above" refers to, in the italicized text at
247 the bottom of Page 42, which reads, "Neither the Builders nor any other entity listed above is
248 guaranteeing payment of the 2024 Bonds or the 2024 Assessments. None of the entities listed
249 herein, other than the Landowners, has entered into any agreements in connection with the
250 issuance of the 2024 Bonds."

251 Mr. Urbancic stated that he interprets the language to include the Landowners because
252 they are not guaranteeing the bonds and voiced his opinion that the language needs further
253 clarification. He noted that Landowners are obligated to pay assessments but not to guarantee
254 that all Landowners will pay their assessments. He noted that the CDD's typical Agreements
255 include a Collateral Assignment Agreement, Completion Agreement, Acquisition Agreement

and True-Up Agreement. The comment above will be marked and reviewed to ensure that it conveys the meaning intended.

Mr. Asfour stated he will continue voting against new bond issuances, especially because, in his opinion, the Developer has the money to subsidize improvements themselves.

On MOTION by Mr. Stark and seconded by Mr. Morash, with Mr. Stark, Mr. Morash, Mr. Mitchell and Mr. Block in favor and Mr. Asfour dissenting, Resolution 2024-12, as amended, Supplementing Its Resolution 2005-18 by Authorizing the Issuance of its River Hall Community Development District Capital Improvement Revenue Bonds, Series 2024 (Assessment Area 5) in an Aggregate Principal Amount Not Exceeding \$10,000,000 for the Purpose Acquiring And Constructing Assessable Improvements; Delegating to the Chair or Vice Chair of the Board of Supervisors of the District, Subject to Compliance With the Applicable Provisions Hereof, the Authority to Award The Sale of Such Bonds to FMSbonds, Inc. by Executing and Delivering to Such Underwriter a Bond Purchase Contract and Approving the Form Thereof; Approving the Form of and Authorizing the Execution Of a Sixth Supplemental Trust Indenture; Approving U.S. Bank Trust Company, National Association as the Trustee, Bond Registrar and Paying Agent for Such 2024 Bonds; Making Certain Findings; Approving the Form of Such Bonds; Approving the Form of the Preliminary Limited Offering Memorandum and Authorizing the Use by the Underwriter of the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum and The Execution of the Limited Offering Memorandum; Approving the Form of the Continuing Disclosure Agreement and Authorizing the Execution Thereof; Authorizing Certain Officials Of The District And Others to Take All Actions Required In Connection with the Issuance, Sale And Delivery of Said Bonds; Providing Certain Other Details with Respect to Said Bonds; and Providing an Effective Date, was adopted. (Motion passed 4-1)

TENTH ORDER OF BUSINESS

Consideration of FMSbonds Inc. Rule G-17
Disclosure Letter

On MOTION by Mr. Morash and seconded by Mr. Block, with Mr. Morash, Mr. Block, Mr. Mitchell and Mr. Stark in favor and Mr. Asfour dissenting, the FMSbonds Inc. Rule G-17 Disclosure Letter, was approved. (Motion passed 4-1)

ELEVENTH ORDER OF BUSINESS

Consideration of Resolution 2024-13,
Ratifying the Action of the District
Manager in Re-Setting the Date of the
Public Hearing on the Proposed Budget for
Fiscal Year 2024/2025; Amending

**Resolution 2024-06 to Reset the Hearing
Thereon; Providing a Severability Clause;
and Providing an Effective Date**

Mr. Adams presented Resolution 2024-13. He noted that the Budget Public Hearing must be rescheduled because it was not properly advertised. He suggested canceling the October meeting and scheduling the Public Hearing on Monday September 30, 2024.

Mr. Urbancic stated, if documentation is complete, the pre-closing on the bonds can occur on the same day.

On MOTION by Mr. Asfour and seconded by Mr. Morash, with all in favor, Resolution 2024-13, Ratifying the Action of the District Manager in Re-Setting the Date of the Public Hearing on the Proposed Budget for Fiscal Year 2024/2025; Amending Resolution 2024-06 to Reset the Hearing Thereon for September 30, 2024, at 3:30 p.m., at the River Hall Town Hall Center, located at 3089 River Hall Parkway, Alva, Florida 33920; Providing a Severability Clause; and Providing an Effective Date, was adopted.

TWELFTH ORDER OF BUSINESS

**Consideration of Resolution 2024-14,
Accepting the Certification of the District
Engineer that the 2020A Project is
Complete; Declaring the 2020A Project
Complete; Finalizing the Special
Assessments Securing the District's Series
2020A Special Assessment Bonds;
Providing for the Update of the District's
Assessment Records; Providing for
Severability, Conflicts and an Effective
Date**

Mr. Mitchell presented Resolution 2024-14. Mr. Krebs stated that he has one more Requisition to close out the Construction Account.

This item was deferred to the next meeting.

THIRTEENTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of July 31, 2024**

Mr. Adams presented the Unaudited Financial Statements as of July 31, 2024.

It was noted that Revenues are at 101% of budget due to the \$10,200 in interest earnings from the Bank United Surplus Investment Account.

The financials were accepted.

FOURTEENTH ORDER OF BUSINESS

Approval of August 1, 2024 Regular Meeting Minutes

The following changes were made:

Line 111: Change "100" to "95"

Line 112: Change "one" to "202"

Line 359: Add "maintenance" after "landscaping"

On MOTION by Mr. Asfour and seconded by Mr. Block, with all in favor, the August 1, 2024 Regular Meeting Minutes, as amended, were approved.

FIFTEENTH ORDER OF BUSINESS

Staff Reports

A. District Engineer: Hole Montes

Mr. Krebs stated that the requirement related to gopher tortoise monitoring and relocation ended last week; no turtles were trapped for the last mound and the CDD has no further obligations. Mr. Willis stated the fence installation is confirmed; installation will take four days and will begin on September 10, 2024. It was noted that the black silt fence was utilized in trapping efforts.

B. District Counsel: Coleman, Yovanovich & Koester

There was no report.

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

Mrs. Adams stated that a letter was sent to Ashton Oaks regarding the pipe blockage noted on the Structure Inspection Report. While speaking with the Property Manager Sherry Summers and Elaine, the HOA President, Ms. Summers was instructed to take the steps necessary to complete the project.

• UPCOMING MEETING DATES

➤ **September 30, 2024 at 3:30 PM [Budget Adoption Hearing]**

➤ **November 7, 2024 at 3:30 PM [Regular Meeting]**

372 ○ **QUORUM CHECK**

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

374 Mr. Willis reported the following:

375 ➤ Pictures from GulfScapes regarding Mr. Asfour's concerns about the portable fence and
376 the hedge are pending. The resident expressed concern about the appearance but the fence
377 was installed according to specifications.

378 Discussion ensued regarding the resident's complaint.

379 Mrs. Adams stated the Bougainvillea will take time to grow; the CDD will not maintain it.
380 It was noted that the CDD was not required to install the fence; however, the purpose of the
381 fence is to deter trespassing, not to provide privacy.

382 Mr. Asfour stated that he will follow up with the resident.

383 Mr. Willis stated the CDD spent \$120,000 on the hedge and the fence.

384

385 **SIXTEENTH ORDER OF BUSINESS**

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

386

387

388 Resident Sally Shown asked if the back gate will be operational soon. Mr. Stark stated
389 that is a Hampton Lakes HOA matter. He thinks the HOA has electric and that RAMCO has been
390 working there.

391 Discussion ensued regarding access to the area, permits, etc.

392 Ms. Shown asked if River Hall will be turned over in December 2025. Mr. Mitchell
393 replied affirmatively. Mr. Asfour believes that Hampton Lakes will be turned over on the same
394 day, December 6, 2025, and that the Amenity Center will be turned over on November 8, 2025.

395

396 **SEVENTEENTH ORDER OF BUSINESS**

Supervisors' Comments/Requests

397

398 There were no Supervisors' comments or requests.

399

400 **EIGHTEENTH ORDER OF BUSINESS**

Adjournment

401

402 **On MOTION by Mr. Asfour and seconded by Mr. Stark with all in favor, the**
403 **meeting adjourned at 4:20 p.m.**

404

405

406

407

408

409 _____
Secretary/Assistant Secretary

Chair/Vice Chair

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS

RIVER HALL COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION		
<i>River Hall Town Hall Center, located at 3089 River Hall Parkway, Alva, Florida 33920</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 3, 2024 <i>Rescheduled to September 30, 2024</i>	Regular Meeting	3:30 PM
November 7, 2024	Regular Meeting	3:30 PM
December 5, 2024	Regular Meeting	3:30 PM
January 9, 2025*	Regular Meeting	3:30 PM
February 6, 2025	Regular Meeting	3:30 PM
March 6, 2025	Regular Meeting	3:30 PM
April 3, 2025	Regular Meeting	3:30 PM
May 1, 2025	Regular Meeting	3:30 PM
June 5, 2025	Regular Meeting	3:30 PM
July 3, 2025	Regular Meeting	3:30 PM
August 7, 2025	Regular Meeting	3:30 PM
September 4, 2025	Regular Meeting	3:30 PM

Exception(s)

**The January meeting date is held one (1) week later to accommodate the New Year's Day holiday.*



Wrathell, Hunt and Associates, LLC

TO: River Hall CDD Board of Supervisors

FROM: Shane Willis – Operations Manager

DATE: September 30, 2024

SUBJECT: Status Report – Field Operations

Fountains:

Service schedule set to 9am -10pm daily.

FPL Easement Mowing: Current contract with P&T Lawn & Tractor Service is \$11,650.00. Bush hogging of the East and West side of River Hall Parkway is twice per year (November & May) during the drought season.

Lake & Wetland Contract: Superior Waterways is maintaining the District's stormwater system and is providing weekly service reports and monthly waterways reports.

Landscape Maintenance Contract: Gulfscapes landscape agreement signed 10/01/23 for \$190,387.00. Waiting for Change Order for Portico Fence maintenance, one year renewal begins October 1, 2024.

Street Sweeping: Scheduled annually in December. For 2023/24 budget purposes - \$750.00. Completed during the month of December 2023. 2024 Contract Fully Executed

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

Lighting Program: Current contract with Trimmers Holiday Décor is \$11K and is set to expire January 2024. 2024/25 Proposals: Oak Lighting: Contract Fully Executed.

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

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

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

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

Notes: Contract executed with Environmentalist on 7/2/24, waiting for work schedule.

Note: 8/27/24 Received clearance to begin installation from Engineer's Office, currently scheduled for first week of September.

Note: 9/25/24 Fence line staked, final bushhog complete, fence to begin install 9/26/24.