

RIVER HALL

COMMUNITY DEVELOPMENT DISTRICT

April 7, 2022

BOARD OF SUPERVISORS

REGULAR MEETING

AGENDA

River Hall Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 570-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

March 31, 2022

Board of Supervisors
River Hall Community Development District

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

Dear Board Members:

The Board of Supervisors of the River Hall Community Development District will hold a Regular Meeting on April 7, 2022, at 3:30 p.m., at River Hall Town Hall Center, located at 3089 River Hall Parkway, Alva, Florida 33920. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments (3 minutes per speaker)
3. Presentation of Audited Annual Financial Report for Fiscal Year Ended September 30, 2021, Prepared by Berger, Toombs, Elam, Gaines & Frank
4. Consideration of Resolution 2022-02, Hereby Accepting the Annual Financial Report for the Fiscal Year Ended September 30, 2021
5. Developer Update
6. Consideration of Carter Fence, Inc., Estimates for Boundary Fence
 - A. #39532 – Aluminum [\$80,950.00]
 - B. #39534 – Chain Link [\$40,950.00]
7. Discussion/Consideration: Florida Painters Gate Project 220207
8. Consideration of Agreement/Estimate for Brazilian Pepper Removal
 - A. SOLitude Lake Management, LLC Services Contract
 - B. P&T Lawn & Tractor Service, Inc. Estimate #12736
9. Consideration of FL GIS Solutions, LLC, Professional Services Agreement to Provide Geospatial Services
10. Consideration of Stormwater Needs Analysis

- 11. Acceptance of Unaudited Financial Statements as of February 28, 2022
- 12. Approval of March 3, 2022 Regular Meeting Minutes
- 13. Staff Reports
 - A. District Engineer: *Hole Montes*
 - B. District Counsel: *Coleman, Yovanovich & Koester*
 - Update: Legislative Bills – Florida Legislative Session
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: May 5, 2022 at 3:30 P.M.
 - QUORUM CHECK
 - D. Operations Manager: *Wrathell, Hunt and Associates, LLC*
- 14. Public Comments: Non-Agenda Items (*3 minutes per speaker*)
- 15. Supervisors' Comments/Requests
- 16. Adjournment

Paul Asfour	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Michael Morash	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Kenneth Mitchell	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Michael Hagan	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Robert Stark	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

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

Sincerely,



Chesley E. Adams, Jr.
 District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE:

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

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

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River Hall Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2021

River Hall Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2021

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Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
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REPORT OF INDEPENDENT AUDITORS

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

Report on the Financial Statements

We have audited the accompanying financial statements of River Hall Community Development District as of and for the year ended September 30, 2021, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Fort Pierce / Stuart

To the Board of Supervisors
River Hall Community Development District

Opinion

In our opinion, the basic financial statements referred to above present fairly, in all material respects, the financial position of the governmental activities and each major fund of River Hall Community Development District as of September 30, 2021, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Other Matters

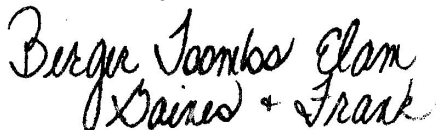
Required Supplementary Information

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

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated March 22, 2022 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

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



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

March 22, 2022

**River Hall Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2021**

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

OVERVIEW OF THE FINANCIAL STATEMENTS

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

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

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

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

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

**River Hall Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2021**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

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

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

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

Financial Highlights

The following are the highlights of financial activity for the year ended September 30, 2021.

- ◆ The District's total assets and deferred outflows of resources exceeded total liabilities by \$6,259,814 (net position). Unrestricted net position for Governmental Activities was \$317,502. Net position restricted was \$408,244. Net investment in capital assets was \$5,534,068.
- ◆ Governmental activities revenues totaled \$2,593,471 while governmental activities expenses totaled \$2,419,885.

**River Hall Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2021**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

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

	Governmental Activities	
	2021	2020
Current assets	\$ 831,074	\$ 799,613
Restricted assets	3,431,101	10,306,208
Capital assets	<u>28,612,950</u>	<u>23,869,290</u>
 Total Assets	 <u>32,875,125</u>	 <u>34,975,111</u>
 Deferred Outflows of Resources	 <u>389,130</u>	 <u>-</u>
Current liabilities	1,418,347	1,375,369
Non-current liabilities	<u>25,586,094</u>	<u>27,513,514</u>
 Total Liabilities	 <u>27,004,441</u>	 <u>28,888,883</u>
 Net position - net investment in capital assets	 5,534,068	 7,301,088
Net position - restricted for debt service	408,244	2,008,252
Net position - unrestricted	<u>317,502</u>	<u>(3,223,112)</u>
 Total Net Position	 <u><u>\$ 6,259,814</u></u>	 <u><u>\$ 6,086,228</u></u>

The decrease in restricted assets is related to the capital projects activity in the current year.

The increase in capital assets is mainly the result of the construction in progress additions in the current year.

The increase in unrestricted net position and the decreases in net investment in capital assets and restricted net position for debt service is related to the bond refinancing in the current year.

**River Hall Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2021**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

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

Change in Net Position

	Governmental Activities	
	<u>2021</u>	<u>2020</u>
Program Revenues		
Charges for services	\$ 2,564,457	\$ 3,901,234
Capital grants and contributions	28,356	-
General Revenues		
Investment earnings	658	20,315
Total Revenues	<u>2,593,471</u>	<u>3,921,549</u>
Expenses		
General government	142,008	136,776
Physical environment	919,319	453,711
Interest and other charges	1,358,558	1,472,574
Total Expenses	<u>2,419,885</u>	<u>2,063,061</u>
Conveyance to other government	<u>-</u>	<u>(8,015,036)</u>
Change in Net Position	173,586	(6,156,548)
Net Position - Beginning of Year	<u>6,086,228</u>	<u>12,242,776</u>
Net Position - End of Year	<u><u>\$ 6,259,814</u></u>	<u><u>\$ 6,086,228</u></u>

The increase in physical environment is mainly related to the increase in depreciation in the current year.

The decrease in interest and other charges is related to a bond refunding in the current year that reduced the outstanding long-term debt.

**River Hall Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2021**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets activity as of September 30, 2021 and 2020:

<u>Description</u>	<u>Governmental Activities</u>	
	<u>2021</u>	<u>2020</u>
Capital assets not being depreciated:		
Land	\$ 9,299,800	\$ 9,299,800
Construction in progress	5,717,044	466,065
Capital assets being depreciated:		
Infrastructure	13,836,783	13,836,783
Improvements other than buildings	646,872	646,872
Less: Accumulated depreciation	<u>(887,549)</u>	<u>(380,230)</u>
Total Capital Assets	<u>\$ 28,612,950</u>	<u>\$ 23,869,290</u>

Capital asset activity during the year was additions to construction in progress of \$5,250,979, and depreciation of \$507,319.

Debt Management

Governmental Activities debt includes the following:

- In May 2011, the District issued Capital Improvements Revenue Bonds, Series 2011 A-1 and Series 2011 A-2 to restructure and retire the remaining balance on its Series 2005 bonds. These bonds were issued to fund certain infrastructure and facilities benefitting the lands of the District. The Series 2011 Bonds were fully redeemed and refunded in the current year.
- In September 2020, the District issued \$7,410,000 Series 2020A Capital Improvement Revenue Bonds. These bonds were issued to finance a portion of the cost of acquisition, construction, installation and equipping of a portion of the 2020A Project. As of September 30, 2021, the balance outstanding was \$7,410,000.
- In September 2021, the District issued Capital Improvements Refunding Revenue Bonds, Series 2021A-1, \$9,065,000, and Series 2021A-2, \$9,930,000, to refund the remaining balance of the Series 2011A-1 and 2011A-2 Bonds. As of September 30, 2021, the outstanding balance was \$18,995,000.

**River Hall Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2021**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

General Fund Budgetary Highlights

Actual expenditures for the current fiscal year were less than budgeted amounts primarily because stormwater system maintenance and landscape replacement costs were less than expected.

The September 30, 2021 budget was not amended.

Economic Factors and Next Year's Budget

River Hall Community Development District does not expect any economic factors to have any significant effect on the financial position or results of operations of the District in fiscal year ended September 30, 2022.

Request for Information

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

River Hall Community Development District
STATEMENT OF NET POSITION
September 30, 2021

	Governmental Activities
ASSETS	
Current Assets:	
Cash and cash equivalents	\$ 692,340
Investments	5,276
Assessments receivable	110,607
Prepaid expenses	21,229
Deposits	1,622
Total Current Assets	831,074
Non-current Assets:	
Restricted assets:	
Investments	3,431,101
Capital assets not being depreciated:	
Land improvements	9,299,800
Construction in progress	5,717,044
Capital assets being depreciated:	
Infrastructure	13,836,783
Improvements other than buildings	646,872
Less: accumulated depreciation	(887,549)
Total Non-current Assets	32,044,051
Total Assets	32,875,125
 Deferred Outflows of Resources	
Deferred amount on refunding	389,130
 LIABILITIES	
Current Liabilities:	
Accounts payable and accrued expenses	28,102
Retainage payable	94,590
Bonds payable	1,160,000
Accrued interest payable	135,655
Total Current Liabilities	1,418,347
Non-current liabilities:	
Bonds payable, net	25,586,094
Total Liabilities	27,004,441
 NET POSITION	
Net investment in capital assets	5,534,068
Restricted for:	
Debt service	408,244
Unrestricted	317,502
Total Net Position	\$ 6,259,814

See accompanying notes.

**River Hall Community Development District
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2021**

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues</u>		<u>Net (Expense) Revenues and Changes in Net Position</u>
		<u>Charges for Services</u>	<u>Capital Grants and Contributions</u>	<u>Governmental Activities</u>
Governmental Activities				
General government	\$ (142,008)	\$ 145,669	\$ -	\$ 3,661
Physical environment	(919,319)	422,623	28,356	(468,340)
Interest and other charges	(1,358,558)	1,996,165	-	637,607
Total Governmental Activities	<u>\$ (2,419,885)</u>	<u>\$ 2,564,457</u>	<u>\$ 28,356</u>	<u>172,928</u>
General revenues:				
				658
				<u>173,586</u>
				6,086,228
				<u>\$ 6,259,814</u>

See accompanying notes.

River Hall Community Development District
BALANCE SHEET –
GOVERNMENTAL FUNDS
September 30, 2021

ASSETS	General	Debt Service	Capital Projects	Total Governmental Funds
Cash and cash equivalents	\$ 692,340	\$ -	\$ -	\$ 692,340
Due from other funds	-	8	-	8
Investments	5,276	-	-	5,276
Assessment receivables	883	109,724	-	110,607
Prepaid expenses	21,229	-	-	21,229
Deposits	1,622	-	-	1,622
Restricted assets:				
Restricted investments	-	877,253	2,553,848	3,431,101
Total Assets	\$ 721,350	\$ 986,985	\$2,553,848	\$ 4,262,183
LIABILITIES AND FUND BALANCES				
LIABILITIES				
Accounts payable and accrued expenses	\$ 28,102	\$ -	\$ -	\$ 28,102
Due to other funds	-	-	8	8
Retainage payable	-	-	94,590	94,590
Total Liabilities	28,102	-	94,598	122,700
FUND BALANCES				
Nonspendable prepaids/deposits	22,851	-	-	22,851
Restricted for:				
Debt service	-	986,985	-	986,985
Capital projects	-	-	2,459,250	2,459,250
Assigned for:				
Operating capital	145,000	-	-	145,000
Disaster recovery	250,000	-	-	250,000
Unassigned	275,397	-	-	275,397
Total Fund Balances	693,248	986,985	2,459,250	4,139,483
Total Liabilities and Fund Balances	\$ 721,350	\$ 986,985	\$2,553,848	\$ 4,262,183

See accompanying notes.

**River Hall Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2021**

Total Governmental Fund Balances	\$ 4,139,483
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets not being depreciated, land improvements, \$9,299,800, and construction in progress, \$5,717,044, used in governmental activities are not current financial resources and; therefore, are not reported at the fund level.	15,016,844
Capital assets being depreciated, infrastructure, \$13,836,783, and improvements other than buildings, \$646,872, net of accumulated depreciation \$(887,549), used in governmental activities are not current financial resources and; therefore, are not reported at the fund level.	13,596,106
Deferred outflows of resources, deferred amount on refunding net, are not current financial resources and therefore, are not reported at the fund level.	389,130
Long-term liabilities, bonds payable, \$(26,405,000), net of bond discount, \$21,486, and bond premium, \$(361,864), are not due and payable in the current period and; therefore, are not reported at the fund level.	(26,746,094)
Accrued interest expense for long-term debt is not a current financial use and; therefore, is not reported at the fund level.	<u>(135,655)</u>
Net Position of Governmental Activities	<u><u>\$ 6,259,814</u></u>

See accompanying notes.

**River Hall Community Development District
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES –
GOVERNMENTAL FUNDS
For the Year Ended September 30, 2021**

	General	Debt Service	Capital Projects	Total Governmental Funds
Revenues				
Special assessments	\$ 568,292	\$ 1,996,165	\$ -	\$ 2,564,457
Developer contributions	-	-	28,356	28,356
Investment earnings	7	288	363	658
Total Revenues	<u>568,299</u>	<u>1,996,453</u>	<u>28,719</u>	<u>2,593,471</u>
Expenditures				
Current				
General government	142,008	-	-	142,008
Physical environment	412,000	-	-	412,000
Capital outlay	-	-	5,250,979	5,250,979
Debt service				
Principal	-	20,970,000	-	20,970,000
Interest	-	1,275,106	-	1,275,106
Other debt service costs	-	812,405	-	812,405
Total Expenditures	<u>554,008</u>	<u>23,057,511</u>	<u>5,250,979</u>	<u>28,862,498</u>
Revenues over/(under) expenditures	14,291	(21,061,058)	(5,222,260)	(26,269,027)
Other Financing Sources/(Uses)				
Transfer in	-	8	200	208
Transfer out	-	(200)	(8)	(208)
Issuance of new debt	-	18,995,000	-	18,995,000
Bond premium	-	361,864	-	361,864
Total Other Financing Sources/(Uses)	<u>-</u>	<u>19,356,672</u>	<u>192</u>	<u>19,356,864</u>
Net change in fund balances	14,291	(1,704,386)	(5,222,068)	(6,912,163)
Fund Balances - October 1, 2020	<u>678,957</u>	<u>2,691,371</u>	<u>7,681,318</u>	<u>11,051,646</u>
Fund Balances - September 30, 2021	<u>\$ 693,248</u>	<u>\$ 986,985</u>	<u>\$ 2,459,250</u>	<u>\$ 4,139,483</u>

See accompanying notes.

River Hall Community Development District
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2021

Net Changes in Fund Balances - Total Governmental Funds \$ (6,912,163)

Amounts reported for governmental activities in the Statement of Activities are different because:

Government funds reported capital outlays as expenditures; however, in the Statement of Activities, the cost of those assets is eliminated and capitalized in the Statement of Net Position. This is the amount that capital outlay, \$5,250,979, exceeded depreciation, \$(507,319). 4,743,660

The issuance of long-term debt, \$(18,995,000), net of bond premium, \$(361,864), is recorded as an other financing source at the fund level, however at the government-wide level it increases non-current liabilities. (19,356,864)

Repayment of long-term liabilities are reported as expenditures in the governmental funds statement but such repayments reduce liabilities in the Statement of Net Position. 20,970,000

The deferred amount on refunding of debt is recognized as an other financing source at the fund level, but at the government-wide level it increases liabilities. This is the amount of the current year deferred amount on refunding. 389,130

Bond discount is recognized as an other financing use in the year the debt was issued at the fund level, however at the government-wide level it is recognized as a contra liability and amortized over the life of the bond as interest. This is the amount of current year interest (716)

In the Statement of Activities, interest is accrued on outstanding bonds; whereas in governmental funds, interest expenditures are reported when due. This is the change in accrued interest from the prior year. 340,539

Change in Net Position of Governmental Activities \$ 173,586

See accompanying notes.

**River Hall Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES – BUDGET AND ACTUAL –
GENERAL FUND
For the Year Ended September 30, 2021**

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance with Final Budget Positive (Negative)</u>
Revenues				
Special assessments	\$ 544,589	\$ 544,589	\$568,292	\$ 23,703
Miscellaneous revenues	500	500	-	(500)
Investment earnings	-	-	7	7
Total Revenues	<u>545,089</u>	<u>545,089</u>	<u>568,299</u>	<u>23,210</u>
Expenditures				
Current				
General government	119,090	119,090	142,008	(22,918)
Physical environment	453,550	453,550	412,000	41,550
Total Expenditures	<u>572,640</u>	<u>572,640</u>	<u>554,008</u>	<u>18,632</u>
Net change in fund balances	(27,551)	(27,551)	14,291	41,842
Fund Balances - October 1, 2020	<u>660,248</u>	<u>660,248</u>	<u>678,957</u>	<u>18,709</u>
Fund Balances - September 30, 2021	<u>\$ 632,697</u>	<u>\$ 632,697</u>	<u>\$693,248</u>	<u>\$ 60,551</u>

See accompanying notes.

River Hall Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

1. Reporting Entity

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

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

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

2. Measurement Focus and Basis of Accounting

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

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

River Hall Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

a. Government-wide Financial Statements

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

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

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

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

b. Fund Financial Statements

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

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

River Hall Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds

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

The District has various policies governing the fund balance classifications.

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

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

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

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

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

River Hall Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

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

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

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

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

Debt service expenditures are recorded only when payment is due.

River Hall Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation

a. Governmental Major Funds

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

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

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

b. Non-current Governmental Assets/Liabilities

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

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

a. Cash and Investments

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

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

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

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

River Hall Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

b. Restricted Assets

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

c. Capital Assets

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

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

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

Depreciation of capital assets is computed and recorded by utilizing the straight-line method over the assets' estimated useful lives. Useful life for assets is estimated at 15 years.

d. Budgets

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

e. Deferred Outflows of Resources

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

f. Unamortized Bond Discounts/Premiums

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

**River Hall Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

g. Net Position

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

NOTE B – CASH AND INVESTMENTS

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

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk; however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2021, the District's bank balance was \$752,391 and the carrying value was \$692,340. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

As of September 30, 2021, the District had the following investments and maturities:

<u>Investment</u>	<u>Maturities</u>	<u>Fair Value</u>
First American Treasury Obligation Fund	13 days*	\$ 33,713
First American Govt Obligation Fund	14 days*	3,397,388
Florida PRIME	49 days*	5,276
Total		<u>\$ 3,436,377</u>

* Weighted average maturity

River Hall Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE B – CASH AND INVESTMENTS (CONTINUED)

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

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

Based on the criteria in the preceding paragraph, the investments in First American Treasury Obligation Fund and the first American Govt Obligation Fund are Level 1 assets.

Investments

The District's investment policy allows management to invest funds in investments permitted under Section 218.415, Florida Statutes. The investment in Florida PRIME is measured at amortized cost. Florida PRIME has established policies and guidelines regarding participant transactions and the authority to limit or restrict withdrawals or impose a penalty for an early withdrawal. As of September 30, 2021, there were no redemption fees, maximum transaction amounts, or any other requirements that would limit daily access to 100 percent of the account value.

Interest Rate Risk

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

Credit Risk

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

River Hall Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE B – CASH AND INVESTMENTS (CONTINUED)

Credit Risk (Continued)

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

As of September 30, 2021, the District's investments in the First American Treasury Obligation Fund, First American Govt Obligation Fund and Florida PRIME were rated AAAM by Standard & Poor's.

Concentration of Credit Risk

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

The types of deposits and investments and their level of risk exposure as of September 30, 2021 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary.

NOTE C – SPECIAL ASSESSMENT REVENUES

Special assessment revenues recognized for the 2020-2021 fiscal year were levied in October 2020. All assessments are due and payable on November 1 or as soon as the assessment roll is certified and delivered to the Tax Collector. Per Section 197.162, Florida Statutes, discounts are allowed for early payment at the rate of 4% in November, 3% in December, 2% in January, and 1% in February. Assessments paid in March are without discount.

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

River Hall Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE D – CAPITAL ASSETS

Capital Asset activity for the year ended September 30, 2021 was as follows:

	Balance 10/1/2020	Additions	Disposals	Balance 09/30/21
<u>Governmental Activities:</u>				
Capital assets, not depreciated:				
Land improvements	\$ 9,299,800	\$ -	\$ -	\$ 9,299,800
Construction in progress	466,065	5,250,979	-	5,717,044
Total Capital Assets, Not Depreciated	<u>9,765,865</u>	<u>5,250,979</u>	<u>-</u>	<u>15,016,844</u>
Capital assets, being depreciated:				
Infrastructure	13,836,783	-	-	13,836,783
Improvements other than buildings	646,872	-	-	646,872
Less accumulated depreciation:	(380,230)	(507,319)	-	(887,549)
Total Capital Assets Being Depreciated, Net	<u>14,103,425</u>	<u>(507,319)</u>	<u>-</u>	<u>13,596,106</u>
Governmental Activities Capital Assets	<u>\$ 23,869,290</u>	<u>\$ 4,743,660</u>	<u>\$ -</u>	<u>\$ 28,612,950</u>

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

NOTE E – LONG-TERM DEBT

The following is a summary of debt activity for the District for the year ended September 30, 2021:

	Balance 10/1/2020	Additions	Reductions	Balance 9/30/2021
<u>Governmental Activities:</u>				
Bonds payable:				
Series 2011A-1	\$ 9,685,000	\$ -	\$ (9,685,000)	\$ -
Series 2011A-2	11,285,000	-	(11,285,000)	-
Series 2020A	7,410,000	-	-	7,410,000
Series 2020A Bond Discount	(21,486)	-	716	(20,770)
Series 2021A-1	-	9,065,000	-	9,065,000
Series 2021A-2	-	9,930,000	-	9,930,000
Series 2021 Bond Premium	-	361,864	-	361,864
Bonds Payable, Net	<u>\$ 28,358,514</u>	<u>\$ 19,356,864</u>	<u>\$ (20,969,284)</u>	<u>\$ 26,746,094</u>

**River Hall Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021**

NOTE E – LONG-TERM DEBT (CONTINUED)

District debt is comprised of the following at September 30, 2021:

\$7,410,000 Series 2020A Capital Improvement Revenue Bonds maturing through 2051, at various interest rates between 2.75 and 3.875%, payable May 1 and November 1. Current portion is \$145,000.	\$ 7,410,000
\$9,065,000 Series 2021A-1 and \$9,930,000 Series 2021A-2 Capital Improvement Refunding Revenue Bonds maturing through 2036, interest of 3%, payable May 1 and November 1. Current portions are \$485,000 and \$530,000, respectively.	<u>18,995,000</u>
Bonds Payable at September 30, 2021	<u>\$ 26,405,000</u>

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2021 are as follows:

Year Ending September 30,	Principal	Interest	Total
2022	\$ 1,160,000	\$ 624,744	\$ 1,784,744
2023	1,200,000	804,000	2,004,000
2024	1,240,000	768,375	2,008,375
2025	1,270,000	731,563	2,001,563
2026	1,305,000	693,850	1,998,850
2027-2031	7,180,000	2,849,725	10,029,725
2032-2036	8,360,000	1,684,594	10,044,594
2037-2041	1,275,000	807,375	2,082,375
2042-2046	1,540,000	546,763	2,086,763
2047-2051	<u>1,875,000</u>	<u>223,781</u>	<u>2,098,781</u>
Totals	<u>\$ 26,405,000</u>	<u>\$ 9,734,770</u>	<u>\$ 36,139,770</u>

In September 2021, the District issued \$9,065,000 Series 2021A-1 and \$9,930,000 Series 2021A-2 Capital Improvement Refunding Revenue Bonds which retire the Series 2011A-1 and Series 2011A-2 Capital Improvement Revenue Bonds. The current refunding of the Series 2011A-1 Bonds resulted in a deferred amount on refunding of \$191,374. As a result of this transaction, the District decreases its aggregate debt payment by \$2,013,829 over the next 14 years and realized an economic gain of approximately \$1,545,224. The current refunding of the Series 2011A-2 Bonds resulted in a deferred amount on refunding of \$197,756. As a result of this transaction, the District decreases its aggregate debt payment by \$1,539,802 over the next 14 years and realized an economic gain of approximately \$1,194,266.

**River Hall Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021**

NOTE E – LONG-TERM DEBT (CONTINUED)

Summary of Significant Bonds Resolution Terms and Covenants

Capital Improvement Revenue Bonds, Series 2020A

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

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

Depository Funds

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

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

The following is a schedule of required reserve balances as of September 30, 2021:

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

**River Hall Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021**

NOTE E – LONG-TERM DEBT (CONTINUED)

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

Significant Bond Provisions

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

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

Depository Funds

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

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

The following is a schedule of required reserve balances as of September 30, 2021:

	<u>Reserve Balance</u>	<u>Reserve Requirement</u>
Capital Improvement Refunding Revenue Bonds, Series 2021A-1	\$ 75,460	\$ 75,460
Capital Improvement Refunding Revenue Bonds, Series 2021A-2	\$ 412,550	\$ 412,550

River Hall Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE F – ECONOMIC DEPENDENCY

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

NOTE G – RISK MANAGEMENT

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



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

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of River Hall Community Development District, as of and for the year ended September 30, 2021, and the related notes to the financial statements, and have issued our report thereon dated March 22, 2022.

Internal Control Over Financial Reporting

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

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

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

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

Compliance and Other Matters

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

Purpose of this Report

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



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

March 22, 2022



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

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MANAGEMENT LETTER

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

Report on the Financial Statements

We have audited the financial statements of the River Hall Community Development District as of and for the year ended September 30, 2021, and have issued our report thereon dated March 22, 2022.

Auditor's Responsibility

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

Other Reports and Schedule

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with AICPA Professionals Standards, AT-C Section 315 regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in that report, which is dated March 22, 2022, should be considered in conjunction with this management letter.

Prior Audit Findings

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

Financial Condition

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

To the Board of Supervisors
River Hall Community Development District

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial conditions assessment procedures as of September 30, 2021 for the River Hall Community Development District. It is management's responsibility to monitor the River Hall Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

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

Specific Information

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

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

- 1) The total number of district employees compensated in the last pay period of the District's fiscal year: N/A.
- 2) The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District's fiscal year: N/A.
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: N/A.
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: The District paid \$5,222,623 to nonemployee independent contractors.
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2020, together with the total expenditures for such project: The District has no construction projects at this time.
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The District did not amend the original budget.

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

- 7) The rate or rates of non-ad valorem special assessments imposed by the District. The General Fund assessment was \$182.18 - \$535.83 and the Debt Service assessment was \$283.89 - \$2,188.34.
- 8) Total Special Assessments collected was \$2,564,457.
- 9) The total amount of outstanding bonds issued by the District and the terms of such bonds. The District had outstanding bonds at September 30, 2021 of \$7,410,000 Series 2020A Bonds, maturing in 2051 and \$18,995,000 of Series 20121A-1 and A-2 Bonds maturing in 2036.

To the Board of Supervisors
River Hall Community Development District

Additional Matters

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

Purpose of this Letter

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

*Berger Toombs Elam
Gaines & Frank*

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

March 22, 2022



**Berger, Toombs, Elam,
Gaines & Frank**

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

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

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

We have examined River Hall Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2021. Management is responsible for River Hall Community Development District's compliance with those requirements. Our responsibility is to express an opinion on River Hall Community Development District's compliance based on our examination.

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

In our opinion, River Hall Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2021.

*Berger Toombs Elam
Gaines & Frank*

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

March 22, 2022

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

4

RESOLUTION 2022-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT HEREBY ACCEPTING THE
ANNUAL FINANCIAL REPORT FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2021**

WHEREAS, the District’s Auditor, Berger, Toombs, Elam, Gaines & Frank, has heretofore prepared and submitted to the Board, for accepting, the District’s Annual Financial Report for Fiscal Year 2021;

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

1. The Annual Financial Report for Fiscal Year 2021, heretofore submitted to the Board, is hereby accepted for Fiscal Year 2021, for the period ending September 30, 2021; and
2. A verified copy of said Annual Financial Report for Fiscal Year 2021 shall be attached hereto as an exhibit to this Resolution, in the District’s “Official Record of Proceedings”.

PASSED AND ADOPTED this 7th day of April, 2022.

**RIVER HALL COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

6A

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



Estimate #39532
 Date Created: Sun Mar 20, 2022

For **ALL** Your Fencing Needs

Customer	Point of Contact
River Hall CDD c/o Wrathell, Hart, Hunt And Assoc. LLC: Hampton Lakes At River Hall 18177 Wildblue Blvd Fort Myers, FL 33913 (239) 989-2939 (M)	Cleo Adams crismond@whhassociates.com (239) 989-2939 (M)

Service Location	Billing Address
3260 Hampton Blvd Alva, FL 33920-4621	Billing Address:

Item(s)		
Qty	Name	Description
1	Budget Price	This is a budget price, estimate can not be accepted as is and will need further review before approval. This estimate was copied from estimate #39350, billing name had to be changed.
1	Scope Of Work	Scope of work is to provide a budget cost for 2,000 lineal feet of chain link or aluminum fence. Price may change if layout has difficult access.
1	Mobilization: Lee County	Job is in Alva
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 \$650.00. (any remaining unused funds will be refunded)
2000	Aluminum Fence: 5'H	Manufacturer: Alumi-Guard Grade: Commercial Style: Ascot Rails: 3-Rail Color: Black Picket Size: 3/4" Post Size: 2" X .093 Wall including cement Panel Width: 6' Wide Bottom: Standard
1	Option 1	Option 1 is to install 6' high black aluminum commercial grade aluminum fence, same spec as the 5' high black aluminum fence. If 6' high is installed Add \$9,740.00 to the estimate total price.
1	General Clauses	Thank you for choosing Carter Fence! Please mind the following clauses about your future fencing. Not all clauses may apply to this project: *Estimate and Layout Approval*: Please review attached layout. By signing

this proposal you are agreeing to the layout provided, thus agreeing to all terms and conditions.

Industry Issues: Due to COVID-19, industry pricing is fluctuating rapidly. Therefore, this estimate is only good for (2) weeks after it has been issued to customer. Please allow time for estimator to review pricing again if the estimate is older than (2) weeks. Thank you for your patience.

Clear Path for Installation: Please have at minimum a 2' wide space cleared on the installation side of the fence. All brush/foilage/refuse/debris must be cleared or we will not be able to install.

--IF ASKED TO CUT BACK OR TRIM ANY PLANTS/HEDGES, CARTER FENCE ASSUMES NO LIABILITY FOR DAMAGE--

Spoils (dirt from digging): The dirt is normally dispersed along the fence line. If Carter Fence is to take the dirt back with them, there will be additional charges. Please ask your estimator if you have any questions on this.

Cap Rock: If cap rock is present, an additional \$25.00 PER HOLE will be charged for hard digging.

Public Locates: Carter Fence will call for all public utilities to be located (Power, Water, Sewage, Phone, Internet, etc.). HOWEVER, we are NOT responsible for any private utilities such as pool equipment, pool equipment piping, sprinkler heads or lines, or anything that doesn't fall under "Public Utilities".

Pets/Dogs: While a fence is a great way to give pets a free run in your yard, the fence will still be level as can be, which sometimes allows gaps on the bottom where pets could get out. The final grading will need to be done by landscapers or the customer after the fence installation to close all gaps. Carter Fence is not responsible for pets getting in or out.

Removal: Any removal of fencing not included in proposal will be at \$5/LF

IF THERE IS AN OPTION LISTED ON THE PROPOSAL, PLEASE SIGN YOUR INITIALS NEXT TO THE LINE ITEM TO CONFIRM YOU WOULD LIKE TO PROCEED WITH THIS OPTION

Total \$80,950.00

Estimate Notes

Install black aluminum fence

Signature

Date

Print Name:

For all customers we require a 50% deposit from you before any installation date can be given. If a Contract or Purchase Order is provided then a 50% deposit is not required. 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/> (Please note: A 3% convenience fee will apply)

Introducing to you our new FIVE YEAR WARRANTY! We stand behind our workmanship by offering this to you.





Thank you for your business. We look forward to working with you!

TERMS AND CONDITIONS

BY SIGNING OR GIVING WRITTEN CONSENT TO MOVE FORWARD WITH THIS CONTRACT, WE (I) AGREE TO PAY FOR THE SERVICES NOTED ABOVE AND ALL THE SERVICES HERETOFORE OR HEREAFTER PURCHASED OR ORDERED FROM YOU TOGETHER. CARTER FENCE CO. INC. WARRANTS THE FENCE AGAINST DEFECTS IN MATERIALS FOR A PERIOD OF ONE YEAR AND WORKMANSHIP FOR A PERIOD OF FIVE YEARS FROM THE DATE OF COMPLETED INSTALLATION. IF ANY DEFECT EXISTS AND IS REPORTED TO CARTER FENCE CO. INC. WITHIN ONE YEAR, CARTER FENCE WILL REPAIR OR REPLACE ANY DEFECT WITHOUT CHARGE DURING NORMAL WORKING HOURS. IF ANY DEFECT EXISTS AND IS REPORTED ON POOR WORKMANSHIP, CARTER FENCE WILL REPAIR AND REPLACE ANY DEFECT WITHOUT CHARGE DURING NORMAL WORKING HOURS. BUYER AUTHORIZES WORK TO COMMENCE AND AGREES TO PAY PRICE DESCRIBED. IF ADDITIONAL MATERIALS OR LABOR IS PERFORMED THERE WILL BE ADDITIONAL CHARGES ON FINAL INVOICE. IF WE QUOTED YOU MORE MATERIAL THAN NEEDED, WE WILL DEDUCT THIS ON YOUR FINAL INVOICE. PAYMENT IS DUE UPON COMPLETION OF WORK. IF PAYMENT IS DELINQUENT AFTER 10 DAYS, A 1.5% MONTHLY FINANCE CHARGE WILL BE BILLED ON THE BALANCE DUE. ALL COSTS INCURRED TO COLLECT A DELINQUENT ACCOUNT WILL BE ADDED TO THE BALANCE DUE AND ARE THE RESPONSIBILITY OF THE OWNER. CUSTOMER HEREBY ASSUMES FULL RESPONSIBILITY FOR LOCATING FENCES LINES AND ALL UNDERGROUND CABLES, LINES, AND PIPES. CARTER FENCE CO. INC. IS NOT RESPONSIBLE FOR DAMAGES TO UNDERGROUND UTILITIES NOT IDENTIFIED BY OWNER. ESTIMATES ARE ONLY VALID FOR 10 DAYS AFTER THE DATE THEY ARE CREATED. CARTER FENCE CO. INC. REQUIRES 48 HOURS FOR ANY CANCELLATION OR RESCHEDULING PRIOR TO THE INSTALLATION DATE THAT IS GIVEN VIA EMAIL. PLEASE NOTE A \$500 FEE WILL BE ADDED TO THE FINAL INVOICE IF THESE TERMS ARE NOT MET.

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

6B

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



Estimate #39534
 Date Created: Sun Mar 20, 2022

For ALL Your Fencing Needs

Customer	Point of Contact
River Hall CDD c/o Wrathell, Hart, Hunt And Assoc. LLC: Hampton Lakes At River Hall 18177 Wildblue Blvd Fort Myers, FL 33913 (239) 989-2939 (M)	Cleo Adams crismond@whhassociates.com (239) 989-2939 (M)

Service Location	Billing Address
3260 Hampton Blvd Alva, FL 33920-4621	Billing Address:

Item(s)		
Qty	Name	Description
1	Budget Price	This is a budget price, estimate can not be accepted as is and will need further review before approval. This estimate was copied from estimate #39349, billing name had to be changed.
1	Scope Of Work	Scope of work is to provide a budget cost for 2,000 lineal feet of chain link or aluminum fence. Price may change if layout has difficult access.
1	Mobilization: Lee County	Job is in Alva
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 \$650.00. (any remaining unused funds will be refunded)
2000	Chain Link Fence: 5'H	Type: Black Vinyl Coated 2" PP 40 Line Post set 10' O.C. including cement 2-1/2" PP 40 Terminal Post including cement 1-5/8" X .065 wall Top Rail 9 Gauge black vinyl Wire; K/K, with 2" mesh Bottom Tension Wire
1	Option 1	Option 1 is to install 6' high black vinyl chain link fence, same spec as the 5' high black chain link fence. If 6' high is installed Add \$6,000.00 to to estimate total price.
1	General Clauses	Thank you for choosing Carter Fence! Please mind the following clauses about your future fencing. Not all clauses may apply to this project: *Estimate and Layout Approval*: Please review attached layout. By signing this proposal you are agreeing to the layout provided, thus agreeing to all terms and conditions. *Industry Issues*: Due to COVID-19, industry pricing is fluctuating rapidly.

Therefore, this estimate is only good for (2) weeks after it has been issued to customer. Please allow time for estimator to review pricing again if the estimate is older than (2) weeks. Thank you for your patience.

***Clear Path for Installation*:** Please have at minimum a 2' wide space cleared on the installation side of the fence. All brush/foliage/refuse/debris must be cleared or we will not be able to install.

--IF ASKED TO CUT BACK OR TRIM ANY PLANTS/HEDGES, CARTER FENCE ASSUMES NO LIABILITY FOR DAMAGE--

***Spoils (dirt from digging)*:** The dirt is normally dispersed along the fence line. If Carter Fence is to take the dirt back with them, there will be additional charges. Please ask your estimator if you have any questions on this.

***Cap Rock*:** If cap rock is present, an additional \$25.00 PER HOLE will be charged for hard digging.

***Public Locates*:** Carter Fence will call for all public utilities to be located (Power, Water, Sewage, Phone, Internet, etc.). HOWEVER, we are NOT responsible for any private utilities such as pool equipment, pool equipment piping, sprinkler heads or lines, or anything that doesn't fall under "Public Utilities".

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***Removal*:** Any removal of fencing not included in proposal will be at \$5/LF

IF THERE IS AN OPTION LISTED ON THE PROPOSAL, PLEASE SIGN YOUR INITIALS NEXT TO THE LINE ITEM TO CONFIRM YOU WOULD LIKE TO PROCEED WITH THIS OPTION

Total \$40,950.00

Estimate Notes

Install black chain link fence

Signature

Date

Print Name:

For all customers we require a 50% deposit from you before any installation date can be given. If a Contract or Purchase Order is provided then a 50% deposit is not required. 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/> (Please note: A 3% convenience fee will apply)

Introducing to you our new FIVE YEAR WARRANTY! We stand behind our workmanship by offering this to you.





Thank you for your business. We look forward to working with you!

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RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

7

240 Rose Street
N. Fort Myers, FL 33903-3721
(239) 997-2133 Fax (239) 997-2259
Naples (239) 775-2133



Proposal Date: 03/09/2022

Submitted By: Kimberly Alkema

Kim@floridapainters.com

Client:

River Hall CDD
9220 Bonita Beach Rd. #214
Bonita Springs FL 33917

Contact: Shane Willis

Phone: 239-259-4299

Fax:

Email: shane willis <williss@whhassociates.com>

Project:

220207
River Hall Gate
3720 E Hampton Circle(End of Road)
Alva FL 33920

One Gate	900.00
	Total Bid: 900.00

To provide exterior painting at the end of E. Hampton Circle.

Areas of Work to Include:

- 1) One metal gate.

Scope of Work to Include:

- 1) Pressure wash.
- 2) Treat rust.
- 3) Prime with Amerlock 2 part Epoxy.
- 4) Finish with PSX One Gloss. (Color to be an off White)
- 5) Apply 3" Exterior high reflective yellow tape to both sides of gate.

Clarifications:

- 1) Hampton to provide Florida Painters with water for pressure washing.
- 2) This project will take one to two days to complete (weather permitting)

If the person signing does not have the owners authority, the signing person becomes personally responsible.

Customer Sign: _____ FL Painters Rep. Sign: _____

Date: _____

Title: _____

TERMS: Interest at 1.5% (18% ann.) will be added from the due date until paid. If litigation occurs; collection, attorney fees and court costs will be added.

WE DO ACCEPT VISA & MASTER CARD - HOWEVER THERE IS A 3% CHARGE TO COVER FEES ON ALL TRANSACTIONS

Outdoor Reflective Tape - 3" x 50', Yellow



7 times brighter than standard reflective tape.

- For rugged outdoor use on equipment, loading docks and barricades.
- Weather, impact, abrasion and solvent resistant.
- Lasts up to 5 years.
- High-tack pressure sensitive acrylic adhesive.

[More Images](#)

SPECIFY COLOR:

MODEL NO.	SIZE	MIL	ROLLS/CASE	PRICE PER ROLL			COLOR	IN STOCK SHIPS TODAY
				1	6	10+		
S-23631Y	3" x 50'	6.5	7	\$87	\$81	\$75	<input checked="" type="checkbox"/> Yellow ▾	<input type="text" value="1"/> <input type="button" value="ADD"/>

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

8A

SERVICES CONTRACT

CUSTOMER NAME: Cleo Adams #239-989-2939 crismond@whhassociates.com
SUBMITTED TO: River Hall CDD
CONTRACT DATE: February 16, 2022
SUBMITTED BY: Jeff Moding
SERVICES: Brazilian Pepper Removal (Map Attached)

This agreement (the "Agreement") is made as of the date indicated above, and is by and between SOLitude Lake Management, LLC ("Solitude" or the "Company") and the customer identified above (the "Customer") on the terms and conditions set forth in this Agreement.

1. **The Services.** SOLitude will provide services at the Customer's property as described in Schedule A attached hereto:
2. **PAYMENT TERMS.** The fee for the Services is **\$14,650.00**. The service fee will be invoiced to Customer by SOLitude following completion of the Services.

For any work completed or materials in storage on the customer's behalf at the end of each month, the company will invoice and the customer will be responsible for paying the percent of the total work completed as of that date, less any previous deposit paid. Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, customer will be invoiced and responsible for paying said additional taxes in addition to the fee above. Customer agrees to pay all invoices within thirty (30) days of invoice date. The Customer will be liable for any returned check fees and any collection costs, including reasonable attorney fees and court costs, for any invoices not otherwise timely paid, and interest at the rate of 1% per month may be added to all unpaid invoices. Company shall be reimbursed by the Customer for any non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on the Company by the Customer that are not covered specifically by the written specifications of this contract.

3. **TERM AND EXPIRATION.** This Agreement is for a one-time service as described in the attached Schedule A. Any additional services will be provided only upon additional terms as agreed to by the parties in writing.

Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SOLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



4. DISCLAIMER. SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude.

Customer understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The customer is responsible for notifying SOLitude in advance of the contract signing and the start of the contract if they utilize any of the water in their lakes or ponds for irrigation purposes. The customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the customer for irrigation without the consent or knowledge of SOLitude.

Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The customer also understands and accepts that similar risks would remain even if no work was performed. The customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of the SOLitude, unless there is willful negligence on the part of SOLitude.

While SOLitude Lake Management LLC makes every effort to thoroughly inspect the site before providing this contract proposal or beginning any work, it is possible, without fault or negligence, that unforeseen circumstances may arise, or that hidden conditions on the site might be found in the course of the performance of the contract work, which would result in additional time or material costs that exceed this contract pricing. Should this occur, the customer will be notified of these unforeseen circumstances or conditions and be responsible for the costs associated with remedying. By signing this agreement, the customer acknowledges that they have informed SOLitude Lake Management® of all known and relevant current site conditions that would be reasonable to expect could affect our ability to successfully complete the contract work.

5. INSURANCE AND LIMITATION OF LIABILITY. Solitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. The Company will be responsible for those damages, claims, causes of action, injuries or legal costs to the extent of its own direct negligence or misconduct, and then only to an amount not to exceed the annual value of this Agreement. In no event will any party to this Agreement be liable to the other for incidental, consequential or purely economic damages.

Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SOLitude Lake Management. Recipients may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



6. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.

7. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.

8. GOVERNING LAW. This Agreement shall be governed and construed in accordance with the laws of the state in which the Services are performed.

9. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.

10. NOTICE. Any written notice provided under this Agreement may be sent via overnight mail, certified mail, hand delivery or electronic mail with delivery confirmation, to the individuals and addresses listed below.

11. BINDING. This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.

12. FUEL/TRANSPORTATION SURCHARGE. Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.

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

Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SÖLitude Lake Management. Recipients may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SÖLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

River Hall CDD

Signature: _____

Signature: _____

Printed Name: _____

Printed Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Please Remit All Payments to:

Customer's Address for Notice Purposes:

**1320 Brookwood Drive Suite H
Little Rock AR 72202**

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

Please Mail All Contracts to:

**2844 Crusader Circle, Suite 450
Virginia Beach, VA 23453**

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SCHEDULE A - SERVICES

Brazilian Pepper removal:

1. Solitude Staff will cut, treat, and chip all Brazilian pepper and Carrotwood on the berm as well as trim all shrubs and low branches on the berm between River Hall CDD and the FPL easement indicated in red on the attached map.
2. All Brazilian pepper and carrotwood will be cut just above the ground, their stumps will be treated with an approved herbicide, and the cut branches will be chipped.
3. All shrubs will be trimmed back to the top of the berm and low hanging beneficial tree branches will be trimmed up and all cut material will be chipped.
4. Chipped material will be dispersed along the berm that the peppers were removed from,
5. This proposal does not include disposal to an off-site facility.

Permitting (when applicable):

1. SOLitude staff will NOT be responsible for the following:
 - a. Obtaining any Federal, state, or local permits required to perform any work specified in this contract where applicable.
 - b. Attending any public hearings or meetings with regulators as required in support of the permitting process.
 - c. Filing of any notices or year-end reports with the appropriate agency as required by any related permit.
 - d. Notifying the Customer of any restrictions or special conditions put on the site with respect to any permit received, where applicable.

Customer Responsibilities (when applicable):

1. Customer will be responsible for the following:
 - a. Providing information required for the permit application process upon request.
 - b. Providing Certified Abutters List for abutter notification where required.
 - c. Perform any public filings or recordings with any agency or commission associated with the permitting process, if required.
 - d. Compliance with any other special requirements or conditions required by the local municipality.

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- e. Compliance and enforcement of temporary water-use restrictions where applicable.

General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this contract will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense.

Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SOLitude Lake Management. Recipients may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

8B



P & T Lawn & Tractor Service, Inc.

15980 Old Olga Road
Alva, FL 33920

Estimate

Date	Estimate No.
3/12/2022	12736

Name/Address
Wrathell, Hunt & Associates 9220 Bonita Beach Road Suite #214 Bonita Springs, FL 34135

Project
River Hall

Description	Qty	U/M	Rate	Total
Labor to remove invasive sand trim hedge back to berm in the buffer located near the FPL Station in River Hall. (per map provided by Shane)	1	LS	16,000.00	16,000.00

Total	\$16,000.00
--------------	--------------------

Signature _____

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

9



Mr. Chuck Adams
River Hall Community Development District
c/o Wrathell, Hunt, and Associates, LLC
9220 Bonita Beach Road, Suite 214
Bonita Springs, Florida 34135

RE: Professional Services Agreement between FL GIS Solutions, LLC and River Hall Community Development District

Dear Chuck:

We at FL GIS Solutions, LLC are excited to work with River Hall Community Development District. Pursuant to our conversations, I am providing this professional services agreement.

General Agreements:

- I. **Services** – FL GIS Solutions, LLC will provide Geospatial services which include the following. Services performed by consultant include gathering and manipulating spatial data, inputting data into GIS geodatabase, and maintaining the CDD GIS Web application system.
 - A. For project maintenance River Hall Community Development District “(RHCDD)” will be billed at a rate of \$110.00 per hour. Updates include revising ownership information, adding/revising website hyperlinks and incorporating any master plan changes.
- II. **Compensation** – “RHCDD” will pay FL GIS Solutions, LCC on a time and materials (T&M) basis for GIS services. FL GIS Solutions, LLC will provide monthly invoices to River Hall Community Development District “(RHCDD)” per the hourly rate of \$110.00 per hour. FL GIS Solutions, LLC will invoice “RHCDD”, on the 1st of every month with payment expected within 15 days.
- III. **Termination** - This agreement may be terminated by either party with 30 days written notice. FL GIS Solutions, LLC will not assume liability for obligations to other parties caused by termination of this agreement.
- IV. **Data** - All data created for the project described in this agreement is the property of “RHCDD” and will be turned over to “RHCDD” at the completion or termination of this agreement.
- V. **Other** - This agreement is only between FL GIS Solutions, LCC and River Hall Community Development District “(RHCDD)”. No obligations to third parties are created by this agreement unless mutually agreed upon and amended in writing by both parties.
- VI. **Reimbursables** - Should “RHCDD” request paper prints and or paper plots, the standard rate will be \$4.50 per square foot.



RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

10

Background Information

Please provide your contact and location information, then proceed to the template on the next sheet.

Name of Local Government:	River Hall Community Development District
Name of stormwater utility, if applicable:	N/A
Contact Person	
Name:	Chuck Adams
Position/Title:	District Manager
Email Address:	adamsc@whhassociates.com
Phone Number:	239-464-7114

Indicate the Water Management District(s) in which your service area is located.

- Northwest Florida Water Management District (NFWFMD)
- Suwannee River Water Management District (SRWMD)
- St. Johns River Water Management District (SJRWMD)
- Southwest Florida Water Management District (SWFWMD)
- South Florida Water Management District (SFWMMD)

Indicate the type of local government:

- Municipality
- County
- Independent Special District

Part 1.0 Detailed description of the stormwater management program (Section 403.9302(3)(a), F.S.)

The stormwater management program, as defined in the Introduction, includes those activities associated with the management, operation and maintenance, and control of stormwater and stormwater management systems, including activities required by state and federal law. The detailed program description is divided into multiple subparts consisting of narrative and data fields.

Part 1.1 Narrative Description:

Please provide a brief description of the current institutional strategy for managing stormwater in your jurisdiction. Please include any mission statement, divisions or departments dedicated solely or partly to managing stormwater, dedicated funding sources, and other information that best describes your approach to stormwater:

It is the goal of the River Hall Community Development District (RHCCD) to operate and maintain the water management system for the River Hall Community (RCH) in accordance with the existing South Florida Water Management District Environmental Resource Permit (36-04006-P).

On a scale of 1 to 5, with 5 being the highest, please indicate the importance of each of the following goals for your program:

0	1	2	3	4	5	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Drainage & flood abatement (such as flooding events associated with rainfall and hurricanes)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water quality improvement (TMDL Process/BMAPs/other)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Reduce vulnerability to adverse impacts from flooding related to increases in frequency and duration of rainfall events, storm surge and sea level rise
						Other:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Part 1.2 Current Stormwater Program Activities:

Please provide answers to the following questions regarding your stormwater management program.

• Does your jurisdiction have an NPDES Municipal Separate Storm Sewer System (MS4) Permit?

If yes, is your jurisdiction regulated under Phase I or Phase II of the NPDES Program:

• Does your jurisdiction have a dedicated stormwater utility?

If no, do you have another funding mechanism?

If yes, please describe your funding mechanism.

General Fund Budget non-advalorem assessments

• Does your jurisdiction have a Stormwater Master Plan or Plans?

If Yes:

How many years does the plan(s) cover?

Are there any unique features or limitations that are necessary to understand what the plan does or does not address?

See SFWMD Pemrit 36-04006-P

Please provide a link to the most recently adopted version of the document (if it is published online):

N/A

• Does your jurisdiction have an asset management (AM) system for stormwater infrastructure?

If Yes, does it include 100% of your facilities?

If your AM includes less than 100% of your facilities, approximately what percent of your facilities are included?

- Does your stormwater management program implement the following (answer Yes/No):

A construction sediment and erosion control program for new construction (plans review and/or inspection)?	No
An illicit discharge inspection and elimination program?	Yes
A public education program?	Yes
A program to involve the public regarding stormwater issues?	Yes
A "housekeeping" program for managing stormwater associated with vehicle maintenance yards, chemical storage, fertilizer management, etc. ?	No
A stormwater ordinance compliance program (i.e., for low phosphorus fertilizer)?	No
Water quality or stream gage monitoring?	No
A geospatial data or other mapping system to locate stormwater infrastructure (GIS, etc.)?	Yes
A system for managing stormwater complaints?	
Other specific activities?	

As a special district of the State of Florida, the River Hall CDD has limited powers that have been granted by the State. The RHCDD utilizes an inter-local agreement with Lee County to provide inspection, erosion control water monitoring programs.

Notes or Comments on any of the above:

Part 1.3 Current Stormwater Program Operation and Maintenance Activities

Please provide answers to the following questions regarding the operation and maintenance activities undertaken by your stormwater management program.

- Does your jurisdiction typically assume maintenance responsibility for stormwater systems associated with new private development (i.e., systems that are dedicated to public ownership and/or operation upon completion)? Yes

Notes or Comments on the above:

Completed water management improvements that provide a public benefit within the boundary of the RHCDD, can be transferred to the RHCDD for ongoing operation and maintenance.

- Does your stormwater operation and maintenance program implement any of the following (answer Yes/No):

Routine mowing of turf associated with stormwater ponds, swales, canal/lake banks, etc. ?	Yes
Debris and trash removal from pond skimmers, inlet grates, ditches, etc. ?	Yes
Invasive plant management associated with stormwater infrastructure?	Yes
Ditch cleaning?	Yes
Sediment removal from the stormwater system (vacator trucks, other)?	Yes
Muck removal (dredging legacy pollutants from water bodies, canal, etc.)?	No
Street sweeping?	Yes
Pump and mechanical maintenance for trash pumps, flood pumps, alum injection, etc. ?	No
Non-structural programs like public outreach and education?	Yes
Other specific routine activities?	

Part 2. Detailed description of the stormwater management system and its facilities and projects (continued Section 403.9302(3)(a), F.S.)

A stormwater management system, as defined in the Introduction, includes the entire set of site design features and structural infrastructure for collection, conveyance, storage, infiltration, treatment, and disposal of stormwater. It may include drainage improvements and measures to prevent streambank channel erosion and habitat degradation. This section asks for a summary description of your stormwater management system. It is not necessary to provide geospatial asset data or a detailed inventory. For some, it may be possible to gather the required data from your Asset Management (AM) system. For others, data may be gathered from sources such as an MS4 permit application, aerial photos, past or ongoing budget investments, water quality projects, or any other system of data storage/management that is employed by the jurisdiction.

Please provide answers to the following questions regarding your stormwater system inventory. Enter zero (0) if your system does not include the component.

	Number	Unit of Measurement
Estimated feet or miles of buried culvert:	9.86	Miles
Estimated feet or miles of open ditches/conveyances (lined and unlined) that are maintained by the stormwater program:	2,100.00	Feet
Estimated number of storage or treatment basins (i.e., wet or dry ponds):	67	
Estimated number of gross pollutant separators including engineered sediment traps such as baffle boxes, hydrodynamic separators, etc. :	0	
Number of chemical treatment systems (e.g., alum or polymer injection):	0	
Number of stormwater pump stations:	0	
Number of dynamic water level control structures (e.g., operable gates and weirs that control canal water levels):	0	
Number of stormwater treatment wetland systems:	2	
Other:		

Notes or Comments on any of the above:

Which of the following green infrastructure best management practices do you use to manage water flow and/or improve water quality (answer Yes/No):

Best Management Practice	Current	Planned
Tree boxes	No	No
Rain gardens	No	No
Green roofs	No	No
Pervious pavement/pavers	No	No
Littoral zone plantings	Yes	Yes
Living shorelines		

Other Best Management Practices:

Please indicate which resources or documents you used when answering these questions (check all that apply).

- Asset management system
- GIS program
- MS4 permit application
- Aerial photos
- Past or ongoing budget investments
- Water quality projects

Other(s):

Part 3. The number of current and projected residents served calculated in 5-year increments (Section 403.9302(3)(b), F.S.)

Counties and municipalities: Instead of requiring separate population projections, EDR will calculate the appropriate population estimates for each municipality or the unincorporated area of the county. If your service area is less than or more than your local government's population, please describe in the first text box provided below for part 4.0.

Independent Special Districts:

If an independent special district's boundaries are completely aligned with a county or a municipality, identify that jurisdiction here:

River Hall Community Development District

Any independent special district whose boundaries do not coincide with a county or municipality must submit a GIS shapefile with the current and projected service area. EDR will calculate the appropriate population estimates based on that map. Submission of this shapefile also serves to complete Part 4.0 of this template.

Part 4.0 The current and projected service area for the stormwater management program or stormwater management system (Section 403.9302(3)(c), F.S.)

Rather than providing detailed legal descriptions or maps, this part of the template is exception-based. In this regard, if the stormwater service area is less than or extends beyond the geographic limits of your jurisdiction, please explain.

N/A

Similarly, if your service area is expected to change within the 20-year horizon, please describe the changes (e.g., the expiration of an interlocal agreement, introduction of an independent special district, etc.).

N/A

[Proceed to Part 5](#)

Part 5.0 The current and projected cost of providing services calculated in 5-year increments (Section 403.9302(3)(d), F.S.)

Given the volume of services, jurisdictions should use the template’s service groupings rather than reporting the current and projected cost of each individual service. Therefore, for the purposes of this document, “services” means:

1. Routine operation and maintenance (inclusive of the items listed in Part 1.3 of this document, ongoing administration, and non-structural programs)
2. Expansion (that is, improvement) of a stormwater management system.

Expansion means new work, new projects, retrofitting, and significant upgrades. Within the template, there are four categories of expansion projects.

1. Flood protection, addressed in parts 5.2 and 5.3... this includes capital projects intended for flood protection/flood abatement
2. Water quality, addressed in part 5.2 and 5.3... this includes stormwater projects related to water quality improvement, such as BMAPs; projects to benefit natural systems through restoration or enhancement; and stormwater initiatives that are part of aquifer recharge projects
3. Resiliency, addressed in part 5.4... this includes all major stormwater initiatives that are developed specifically to address the effects of climate change, such as sea level rise and increased flood events
4. End of useful life replacement projects, addressed in part 6.0... this includes major expenses associated with the replacement of aging infrastructure

While numbers 3 and 4 have components that would otherwise fit into the first two categories, they are separately treated given their overall importance to the Legislature and other policymakers.

Expansion projects are further characterized as currently having either a committed funding source or no identified funding source. Examples of a committed funding source include the capacity to absorb the project’s capital cost within current budget levels or forecasted revenue growth; financing that is underway or anticipated (bond or loan); known state or federal funding (appropriation or grant); special assessment; or dedicated cash reserves for future expenditure.

All answers should be based on local fiscal years (LFY, beginning October 1 and running through September 30). Please use nominal dollars for each year, but include any expected cost increases for inflation or population growth. Please check the EDR website for optional growth rate schedules that may be helpful.

If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.

Part 5.1 Routine Operation and Maintenance

Please complete the table below, indicating the cost of operation and maintenance activities for the current year and subsequent five-year increments throughout the 20-year horizon. Your response to this part should exclude future initiatives associated with resiliency or major expenses associated with the replacement of aging infrastructure; these activities are addressed in subparts 5.4 and 6.0. However, do include non-structural programs like public outreach and education in this category.

If specific cost data is not yet available for the current year, the most recent (2020-21) O&M value can be input into the optional growth rate schedules (available on EDR’s website as an Excel workbook). The most recent O&M value can be grown using the provided options for inflation, population growth, or some other metric of your choosing. If the growth in your projected total O&M costs is more than 15% over any five-year increment, please provide a brief explanation of the major drivers.

Routine Operation and Maintenance

Expenditures (in \$thousands)

	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Operation and Maintenance Costs	211	1,213	1,395	1,605	1,845
Brief description of growth greater than 15% over any 5-year period:					



Part 5.2 Future Expansion (Committed Funding Source)

Please list expansion projects and their associated costs for the current year and subsequent five-year increments throughout the 20-year planning horizon. In this section, include stormwater system expansion projects or portions of projects with a committed funding source. If you include a portion of a project that is not fully funded, the project's remaining cost must be included in part 5.3, Expansion Projects with No Identified Funding Source.

Though many, if not most, stormwater projects benefit both flood protection and water quality, please use your best judgment to either allocate costs or simply select the primary purpose from the two categories below.

5.2.1 Flood Protection (Committed Funding Source): Provide a list of all scheduled new work, retrofitting and upgrades related to flood protection/flood abatement. Include infrastructure such as storage basins, piping and other conveyances, land purchases for stormwater projects, etc. Also include major hardware purchases such as vector/jet trucks.

5.2.2 Water Quality Projects (Committed Funding Source): Please provide a list of scheduled water quality projects in your jurisdiction, such as treatment basins, alum injection systems, green infrastructure, water quality retrofits, etc., that have a direct stormwater component. The projected expenditures should reflect only those costs.

- If you are party to an adopted BMAP, please include the capital projects associated with stormwater in this table. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred. For reference, DEP publishes a complete list of adopted BMAP projects as an appendix in their Annual STAR Report.

Expansion Projects with a Committed Funding Source

5.2.1 Flood Protection

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
N/A					

5.2.2 Water Quality

Expenditures (in \$thousands)

Project Name (or, if applicable, BMAP Project Number or ProjID)	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
N/A					

Part 5.3 Future Expansion with No Identified Funding Source

Please provide a list of known expansion projects or anticipated need(s) without formal funding commitments(s), formal pledges, or obligations. If you included a portion of a project that was partially covered by a committed source in part 5.2 above, list the projects and their remaining costs below.

5.3.1 Future Flood Protection with No Identified Funding Source: Please provide a list of future flood protection/flood abatement projects, associated land purchases, or major hardware purchases that are needed in your jurisdiction over the next 20 years. Future needs may be based on Master Plans, Comprehensive Plan Elements, Water Control Plans, areas of frequent flooding, hydrologic and hydraulic modeling, public safety, increased frequency of maintenance, desired level of service, flooding complaints, etc.

5.3.2 Future Water Quality Projects with no Identified Funding Source: Please provide a list of future stormwater projects needed in your jurisdiction over the next 20 years that are primarily related to water quality issues. Future needs may be based on proximity to impaired waters or waters with total maximum daily loads (TMDLs), BMAPs, state adopted Restoration Plans, Alternative Restoration Plans, or other local water quality needs.

- If you are party to an adopted BMAP, please list capital projects associated with stormwater. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred.
- List other future water quality projects, including those in support of local water quality goals as well as those identified in proposed (but not yet adopted) BMAPs.

Expansion Projects with No Identified Funding Source

5.3.1 Flood Protection

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
N/A					

5.3.2 Water Quality

Expenditures (in \$thousands)

Project Name (or, if applicable, BMAP Project Number or ProjID)	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
N/A					

Please indicate which resources or documents you used to complete table 5.3 (check all that apply).

- Stormwater Master Plan
- Basin Studies or Engineering Reports
- Adopted BMAP
- Adopted Total Maximum Daily Load
- Regional or Basin-specific Water Quality Improvement Plan or Restoration Plan
- Other(s):

Part 5.4 Stormwater projects that are part of resiliency initiatives related to climate change

Please list any stormwater infrastructure relocation or modification projects and new capital investments specifically needed due to sea level rise, increased flood events, or other adverse effects of climate change. When aggregating, include O&M costs for these future resiliency projects and investments in this table (not in part 5.1). If your jurisdiction participates in a Local Mitigation Strategy (LMS), also include the expenditures associated with your stormwater management system in this category (for example, costs identified on an LMS project list).

Project Name	Expenditures (in \$thousands)				
	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
N/A					

Project Name	Expenditures (in \$thousands)				
	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
N/A					

- Has a vulnerability assessment been completed for your jurisdiction's storm water system?
 - If no, how many facilities have been assessed?
- Does your jurisdiction have a long-range resiliency plan of 20 years or more?
 - If yes, please provide a link if available:
 - If no, is a planning effort currently underway?

Part 6.0 The estimated remaining useful life of each facility or its major components (Section 403.9302(3)(e), F.S.)

Rather than reporting the exact number of useful years remaining for individual components, this section is constructed to focus on infrastructure components that are targeted for replacement and will be major expenses within the 20-year time horizon. Major replacements include culverts and pipe networks, control structures, pump stations, physical/biological filter media, etc. Further, the costs of retrofitting when used in lieu of replacement (such as slip lining) should be included in this part. Finally, for the purposes of this document, it is assumed that open storage and conveyance systems are maintained (as opposed to replaced) and have an unlimited service life.

In order to distinguish between routine maintenance projects and the replacement projects to be included in this part, only major expenses are included here. A major expense is defined as any single replacement project greater than 5% of the jurisdiction's total O&M expenditures over the most recent five-year period (such as a project in late 2021 costing more than 5% of the O&M expenditures for fiscal years 2016-2017 to 2020-2021).

If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.

End of Useful Life Replacement Projects with a Committed Funding Source

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Estimated Annual Pipe Repair/Replacement					
All pipe is RCP w/useful life of 75+ years.					
No replace project anticipated for next 20 years.					

End of Useful Life Replacement Projects with No Identified Funding Source

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Estimated Annual Pipe Repair/Replacement					
All pipe is RCP w/useful life of 75+ years.					
No replace project anticipated for next 20 years.					

Part 7.0 The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components. (Section 403.9302(3)(f), F.S.)

This part of the template also addresses a portion of s. 403.9302(3)(g), F.S., by including historical expenditures. Many local governments refer to these as “actual” expenditures.

Consistent with expenditure projections, the jurisdiction’s actual expenditures are categorized into routine O&M, expansion, resiliency projects, and replacement of aging infrastructure. Additionally, the table includes space for reserve accounts. EDR’s interpretation of subparagraph 403.9302(3)(f), F.S., is that “capital account” refers to any reserve account developed specifically to cover future expenditures.

Note that for this table:

- Expenditures for local fiscal year 2020-21 can be estimated based on the most current information if final data is not yet available.
- Current Year Revenues include tax and fee collections budgeted for that fiscal year as well as unexpended balances from the prior year (balance forward or carry-over) unless they are earmarked for the rainy day or a dedicated reserve as explained in the following bullets.
- Bond proceeds should reflect only the amount expended in the given year.
- A reserve is a dedicated account to accumulate funds for a specific future expenditure.
- An all-purpose rainy day fund is a type of working capital fund typically used to address costs associated with emergencies or unplanned events.

The sum of the values reported in the "Funding Sources for Actual Expenditures" columns should equal the total "Actual Expenditures" amount. The cells in the "Funding Sources for Actual Expenditures" section will be highlighted red if their sum does not equal the "Actual Expenditures" total.

If you do not have a formal reserve dedicated to your stormwater system, please enter zero for the final two reserve columns.

Routine O&M

	Total	Funding Sources for Actual Expenditures				Contributions to Reserve Account	Balance of Reserve Account
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund		
2016-17	129,568	129,568	0	0	0	0	0
2017-18	150,198	150,198	0	0	0	0	0
2018-19	172,482	172,482	0	0	0	0	0
2019-20	133,022	133,022	0	0	0	0	0
2020-21	173,514	173,514	0	0	0	0	0

Expansion

	Total	Funding Sources for Actual Expenditures				Contributions to Reserve Account	Balance of Reserve Account
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund		
2016-17	N/A						
2017-18							
2018-19							
2019-20							
2020-21							

Resiliency

	Total	Funding Sources for Actual Expenditures				Contributions to Reserve Account	Balance of Reserve Account
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund		
2016-17	N/A						
2017-18							
2018-19							
2019-20							
2020-21							

Replacement of Aging Infrastructure

	Total	Funding Sources for Actual Expenditures				Contributions to Reserve Account	Balance of Reserve Account
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund		
2016-17	N/A						
2017-18							
2018-19							
2019-20							
2020-21							

Part 8.0 The local government's plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap (Section 403.9302(3)(g), F.S.)

In this template, the historical data deemed necessary to comply with s. 403.9302(3)(g), F.S., was included in part 7.0. This part is forward looking and includes a funding gap calculation. The first two tables will be auto-filled from the data you reported in prior tables. To do this, EDR will rely on this template's working definition of projects with committed funding sources, *i.e.*, EDR assumes that all committed projects have committed revenues. Those projects with no identified funding source are considered to be unfunded. EDR has automated the calculation of projected funding gaps based on these assumptions.

Committed Funding Source	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Maintenance	1,213	1,395	1,605	1,845
Expansion	0	0	0	0
Resiliency	0	0	0	0
Replacement/Aging Infrastructure	0	0	0	0
Total Committed Revenues (=Total Committed Projects)	1,213	1,395	1,605	1,845

No Identified Funding Source	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Maintenance	0	0	0	0
Expansion	0	0	0	0
Resiliency	0	0	0	0
Replacement/Aging Infrastructure	0	0	0	0
Projected Funding Gap (=Total Non-Committed Needs)	0	0	0	0

For any specific strategies that will close or lessen a projected funding gap, please list them in the table below. For each strategy, also include the expected new revenue within the five-year increments.

Strategies for New Funding Sources	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
N/A				
Total	0	0	0	0
Remaining Unfunded Needs	0	0	0	0

Project & Type Information			Expenditures (in \$thousands)				
Project Type (Choose from dropdown list)	Funding Source Type (Choose from dropdown list)	Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Project & Type Information			Expenditures				
Project Type	Funding Source Type		LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Expansion Projects, Flood Protection	Committed Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Water Quality	Committed Funding Source	Aggregated Total	0	0	0	0	0
Resiliency Projects	Committed Funding Source	Aggregated Total	0	0	0	0	0
End of Useful Life Replacement Projects	Committed Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Flood Protection	No Identified Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Water Quality	No Identified Funding Source	Aggregated Total	0	0	0	0	0
Resiliency Projects	No Identified Funding Source	Aggregated Total	0	0	0	0	0
End of Useful Life Replacement Projects	No Identified Funding Source	Aggregated Total	0	0	0	0	0
Total of Projects without Project Type and/or Funding Source Type			0	0	0	0	0

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

11

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
FEBRUARY 28, 2022**

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
FEBRUARY 28, 2022**

	General Fund	Debt Service Fund Series 2011	Debt Service Fund Series 2020A	Debt Service Fund Series 2021	Capital Projects Fund Series 2011	Capital Projects Fund Series 2020A	Total Governmental Funds
ASSETS							
SunTrust	\$ 915,855	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 915,855
Investments							
SBA	5,278	-	-	-	-	-	5,278
Reserve A-1	-	1	206,928	75,462	-	-	282,391
Reserve A-2	-	-	-	412,561	-	-	412,561
Capitalized interest	-	-	6	-	-	-	6
Interest A-1	-	1	-	-	-	-	1
Revenue A-1	-	2,638	305,502	547,489	-	-	855,629
Revenue A-2	-	4,747	-	512,543	-	-	517,290
Prepayment A-2	-	26,323	-	-	-	-	26,323
Construction	-	-	-	-	8	625,097	625,105
Cost of issuance	-	-	-	3,216	-	-	3,216
Due from general fund	-	-	6,851	24,137	-	-	30,988
Due from capital projects fund	-	8	-	-	-	-	8
Deposits	1,622	-	-	-	-	-	1,622
Accounts receivable - RH Venture II	27,668	-	-	-	-	-	27,668
Accounts receivable - RH Venture III	5,051	-	-	-	-	-	5,051
Total assets	<u>\$ 955,474</u>	<u>\$ 33,718</u>	<u>\$ 519,287</u>	<u>\$ 1,575,408</u>	<u>\$ 8</u>	<u>\$ 625,097</u>	<u>\$ 3,708,992</u>
LIABILITIES AND FUND BALANCES							
Liabilities:							
Due to debt service fund 2020A	6,851	-	-	-	-	-	6,851
Due to debt service fund - 2021A1	12,466	-	-	-	8	-	12,474
Due to debt service fund - 2021A2	11,671	-	-	-	-	-	11,671
Total liabilities	<u>30,988</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>8</u>	<u>-</u>	<u>30,996</u>
DEFERRED INFLOWS OF RESOURCES							
Deferred receipts	32,719	-	-	-	-	-	32,719
Total deferred inflows of resources	<u>32,719</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>32,719</u>
Fund balances:							
Nonspendable							
Prepaid and deposits	1,622	-	-	-	-	-	1,622
Restricted for:							
Debt service	-	33,718	519,287	1,575,408	-	-	2,128,413
Capital projects	-	-	-	-	-	625,097	625,097
Assigned to:							
Operating capital	145,000	-	-	-	-	-	145,000
Disaster recovery	250,000	-	-	-	-	-	250,000
Unassigned	495,145	-	-	-	-	-	495,145
Total fund balances	<u>891,767</u>	<u>33,718</u>	<u>519,287</u>	<u>1,575,408</u>	<u>-</u>	<u>625,097</u>	<u>3,645,277</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 955,474</u>	<u>\$ 33,718</u>	<u>\$ 519,287</u>	<u>\$ 1,575,408</u>	<u>\$ 8</u>	<u>\$ 625,097</u>	<u>\$ 3,708,992</u>

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED FEBRUARY 28, 2022**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll: net	\$ 9,655	\$ 436,822	\$ 584,451	75%
Assessment levy: off-roll	-	-	130,870	0%
Interest and miscellaneous	1	3	500	1%
Total revenues	<u>9,656</u>	<u>436,825</u>	<u>715,821</u>	61%
EXPENDITURES				
<i>Legislative</i>				
Supervisor	1,000	5,000	12,000	42%
<i>Financial & administrative</i>				
District management	3,750	18,750	45,000	42%
District engineer	2,166	14,026	25,000	56%
Trustee	-	-	7,100	0%
Tax collector/property appraiser	-	5,437	5,653	96%
Assessment roll prep	375	1,875	4,500	42%
Auditing services	-	-	3,300	0%
Arbitrage rebate calculation	-	-	650	0%
Public officials liability insurance	-	3,303	3,600	92%
Legal advertising	-	594	1,100	54%
Bank fees	-	-	350	0%
Dues, licenses & fees	-	175	175	100%
Postage	139	699	1,300	54%
ADA website compliance	-	-	210	0%
Website maintenance	705	705	705	100%
<i>Legal counsel</i>				
District counsel	1,085	5,138	12,000	43%
<i>Electric utility services</i>				
Utility services	1,078	4,574	9,000	51%
Street lights	83	624	2,000	31%
<i>Stormwater control</i>				
Fountain service repairs & maintenance	-	-	6,000	0%
Aquatic maintenance	11,870	59,350	160,000	37%
Lake/pond bank maintenance	-	-	5,000	0%
Stormwater system maintenance	4,060	6,460	40,000	16%

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED FEBRUARY 28, 2022**

	Current Month	Year to Date	Budget	% of Budget
<i>Other physical environment</i>				
General liability insurance	-	4,247	4,400	97%
Property insurance	-	8,179	8,500	96%
Entry & walls maintenance	-	3,610	5,000	72%
Landscape maintenance	12,636	73,383	195,000	38%
Irrigation repairs & maintenance	-	-	2,500	0%
Landscape replacement plants, shrubs, trees	-	-	20,000	0%
Annual mulching	9,077	9,077	9,000	101%
Holiday decorations	-	11,000	12,000	92%
Clock tower maintenance	-	-	1,750	0%
Ornamental lighting & maintenance	-	-	1,000	0%
<i>Road & street facilities</i>				
Street/parking lot sweeping	-	650	750	87%
Street light/decorative light maintenance	-	-	4,000	0%
Roadway repair & maintenance	-	-	2,500	0%
Sidewalk repair & maintenance	-	1,450	1,500	97%
Street sign repair & replacement	-	-	1,500	0%
<i>Contingency</i>				
Miscellaneous contingency	-	-	50	0%
Total expenditures	<u>48,024</u>	<u>238,306</u>	<u>614,093</u>	39%
Excess/(deficiency) of revenues over/(under) expenditures	(38,368)	198,519	101,728	
Fund balances - beginning	930,135	693,248	673,643	
Assigned				
Operating capital	145,000	145,000	145,000	
Disaster recovery	250,000	250,000	250,000	
Unassigned	496,767	496,767	380,371	
Fund balances - ending	<u>\$ 891,767</u>	<u>\$ 891,767</u>	<u>\$ 775,371</u>	

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2011
FOR THE PERIOD ENDED FEBRUARY 28, 2022**

	Current Month	Year To Date
REVENUES		
Interest	\$ -	\$ 5
Total revenues	-	5
EXPENDITURES		
Debt service		
Total debt service	-	-
Excess/(deficiency) of revenues over/(under) expenditures	-	5
Fund balances - beginning	33,718	33,713
Fund balances - ending	\$ 33,718	\$ 33,718

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2020A
FOR THE PERIOD ENDED FEBRUARY 28, 2022**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment: on-roll	\$ 6,851	\$ 307,704	\$ 414,720	74%
Lot closings	-	4,631	-	N/A
Interest	2	8	-	N/A
Total revenues	<u>6,853</u>	<u>312,343</u>	<u>414,720</u>	75%
EXPENDITURES				
Debt service				
Principal	-	-	145,000	0%
Interest	-	134,293	268,588	50%
Total debt service	<u>-</u>	<u>134,293</u>	<u>413,588</u>	32%
Excess/(deficiency) of revenues over/(under) expenditures	6,853	178,050	1,132	
Fund balances - beginning	512,434	341,237	341,030	
Fund balances - ending	<u>\$ 519,287</u>	<u>\$ 519,287</u>	<u>\$ 342,162</u>	

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2021
FOR THE PERIOD ENDED FEBRUARY 28, 2022**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment: on-roll	\$ 24,137	\$ 1,084,033	\$ 1,461,048	74%
Special assessment: off-roll	-	-	118,652	0%
Interest	7	22	-	N/A
Total revenues	<u>24,144</u>	<u>1,084,055</u>	<u>1,579,700</u>	69%
EXPENDITURES				
Debt service				
Principal (A-1)	-	-	485,000	0%
Principal (A-2)	-	-	530,000	0%
Interest (A-1)	-	33,994	169,969	20%
Interest (A-2)	-	37,238	186,188	20%
Total debt service	<u>-</u>	<u>71,232</u>	<u>1,371,157</u>	5%
Other fees & charges				
Cost of issuance	-	49,450	-	N/A
Total other fees and charges	<u>-</u>	<u>49,450</u>	<u>-</u>	N/A
Total expenditures	<u>-</u>	<u>120,682</u>	<u>1,371,157</u>	9%
Excess/(deficiency) of revenues over/(under) expenditures	24,144	963,373	208,543	
Fund balances - beginning	<u>1,551,264</u>	<u>612,035</u>	<u>559,241</u>	
Fund balances - ending	<u><u>\$ 1,575,408</u></u>	<u><u>\$ 1,575,408</u></u>	<u><u>\$ 767,784</u></u>	

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2011
FOR THE PERIOD ENDED FEBRUARY 28, 2022**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 EXPENDITURES	 <u>-</u>	 <u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 - -	 - -
 Fund balances - beginning	 <u>-</u>	 <u>-</u>
Fund balances - ending	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2020A
FOR THE PERIOD ENDED FEBRUARY 28, 2022**

	Current Month	Year To Date
REVENUES		
Interest	\$ 3	\$ 32
Total revenues	3	32
EXPENDITURES		
Construction in progress	-	1,834,185
Total expenditures	-	1,834,185
Excess/(deficiency) of revenues over/(under) expenditures	3	(1,834,153)
Fund balances - beginning	625,094	2,459,250
Fund balances - ending	\$ 625,097	\$ 625,097

River Hall Community Development District Check Detail February 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	CBI	02/22/2022	FPL	101.001 · Suntrust-...		-1,161.13
Bill	02979-06091 021822	02/21/2022		531.437 · Street Lig...	-82.77	82.77
Bill	82155-24268 021822	02/21/2022		531.431 · Utility Ser...	-1,078.36	1,078.36
TOTAL					-1,161.13	1,161.13
Check	2420	02/22/2022	RIVER HALL CDD	101.001 · Suntrust-...		-4,598.58
				207.203 · Due to D...	-4,598.58	4,598.58
TOTAL					-4,598.58	4,598.58
Check	2421	02/22/2022	RIVER HALL CDD	101.001 · Suntrust-...		-8,367.30
				207.204 · Due to Se...	-8,367.30	8,367.30
TOTAL					-8,367.30	8,367.30
Check	2422	02/22/2022	RIVER HALL CDD	101.001 · Suntrust-...		-7,833.37
				207.205 · Due to Se...	-7,833.37	7,833.37
TOTAL					-7,833.37	7,833.37
Check	2423	02/22/2022	PAUL ASFOUR	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	2424	02/22/2022	MICHAEL MORASH	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	2425	02/22/2022	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 February 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	2426	02/22/2022	MICHAEL F HAGEN	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	2427	02/22/2022	ROBERT STARK	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Bill Pmt -Check	2428	02/22/2022	COLEMAN, YOVA...	101.001 · Suntrust-...		-1,085.00
Bill	16581-001M 21	02/21/2022		514.100 · Legal Fee...	-1,085.00	1,085.00
TOTAL					-1,085.00	1,085.00
Bill Pmt -Check	2429	02/22/2022	FEDEX	101.001 · Suntrust-...		-138.51
Bill	7-654-31726	02/21/2022		519.410 · Postage	-128.37	128.37
Bill	7-661-79322	02/21/2022		519.410 · Postage	-10.14	10.14
TOTAL					-138.51	138.51
Bill Pmt -Check	2430	02/22/2022	GULFSCAPES LA...	101.001 · Suntrust-...		-12,636.00
Bill	29081	02/21/2022		539.464 · Landscap...	-12,636.00	12,636.00
TOTAL					-12,636.00	12,636.00
Bill Pmt -Check	2431	02/22/2022	HOLE MONTES	101.001 · Suntrust-...		-2,166.25
Bill	87542	02/21/2022		519.320 · Engineeri...	-2,166.25	2,166.25
TOTAL					-2,166.25	2,166.25
Bill Pmt -Check	2432	02/22/2022	LEE COUNTY CO...	101.001 · Suntrust-...		-560.00
Bill	2307	02/21/2022		538.463 · Stormwat...	-560.00	560.00
TOTAL					-560.00	560.00

River Hall Community Development District
Check Detail
 February 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	2433	02/22/2022	M.R.I. UNDERWAT...	101.001 · Suntrust-...		-3,500.00
Bill	3584	02/21/2022		538.463 · Stormwat...	-3,500.00	3,500.00
TOTAL					-3,500.00	3,500.00
Bill Pmt -Check	2434	02/22/2022	PREFERRED PINE...	101.001 · Suntrust-...		-9,076.56
Bill	87857	02/21/2022		539.469 · Annual M...	-4,737.78	4,737.78
Bill	87869	02/21/2022		539.469 · Annual M...	-4,338.78	4,338.78
TOTAL					-9,076.56	9,076.56
Bill Pmt -Check	2435	02/22/2022	SOLITUDE LAKE ...	101.001 · Suntrust-...		-11,870.00
Bill	PI-A00755469	02/21/2022		538.461 · Aquatic M...	-11,870.00	11,870.00
TOTAL					-11,870.00	11,870.00
Bill Pmt -Check	2436	02/22/2022	STRANGE ZONE, I...	101.001 · Suntrust-...		-704.99
Bill	2022-0012	02/21/2022		519.413 · Website ...	-704.99	704.99
TOTAL					-704.99	704.99
Bill Pmt -Check	2437	02/22/2022	WRATHELL, HUNT...	101.001 · Suntrust-...		-4,125.00
Bill	2021-0686	02/21/2022		512.311 · Managem...	-3,750.00	3,750.00
				513.310 · Assessm...	-375.00	375.00
TOTAL					-4,125.00	4,125.00



Electric Bill Statement

For: Jan 20, 2022 to Feb 18, 2022 (29 days)

Statement Date: Feb 18, 2022

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

\$82.77

TOTAL AMOUNT YOU OWE

Mar 11, 2022

NEW CHARGES DUE BY

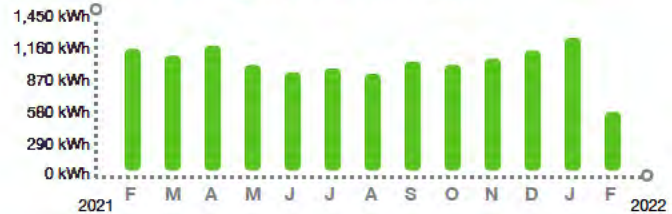
BILL SUMMARY

Amount of your last bill	171.28
Payments received	-171.28
Balance before new charges	0.00

Total new charges	82.77
Total amount you owe	\$82.77

(See page 2 for bill details.)

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after May 11, 2022 is considered LATE; a late payment charge of 1% will apply.

531.437
001

We're here to help

Many factors can affect your bill, including cold weather. If you're experiencing hardship and need help with your bill, resources are available. FPL.com/Help

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

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



/ 27

5314029790609127728000000

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

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

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit FPL.com/PayBill for ways to pay.

02979-06091	\$82.77	Mar 11, 2022	\$
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED



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

BILL DETAILS

Amount of your last bill	171.28
Payment received - Thank you	-171.28
Balance before new charges	\$0.00
New Charges	
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$11.91
Non-fuel: (\$0.074820 per kWh)	\$43.24
Fuel: (\$0.038060 per kWh)	\$22.00
Electric service amount	77.15
Gross rec. tax/Regulatory fee	2.04
Franchise charge	3.58
Taxes and charges	5.62
Total new charges	\$82.77
Total amount you owe	\$82.77

METER SUMMARY

Meter reading - Meter KG85078. Next meter reading Mar 21, 2022.

Usage Type	Current	-	Previous	=	Usage
kWh used	03711		03133		578

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Feb 18, 2022	Jan 20, 2022	Feb 18, 2021
kWh Used	578	1309	1200
Service days	29	33	29
kWh/day	19	39	41
Amount	\$82.77	\$171.28	\$127.35

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Beware of scammers

FPL will never demand immediate payment with a prepaid card such as a MoneyPak.

[Learn more >](#)

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



Electric Bill Statement

For: Jan 20, 2022 to Feb 18, 2022 (29 days)

Statement Date: Feb 18, 2022

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

\$1,078.36

TOTAL AMOUNT YOU OWE

Mar 11, 2022

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	1,114.33
Payments received	-1,114.33
Balance before new charges	0.00

Total new charges	1,078.36
Total amount you owe	\$1,078.36

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after May 11, 2022 is considered LATE; a late payment charge of 1% will apply.

531.431
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We're here to help

Many factors can affect your bill, including cold weather. If you're experiencing hardship and need help with your bill, resources are available. FPL.com/Help

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

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



/ 27

53148215524268 6387010000

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

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

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit FPL.com/PayBill for ways to pay.

82155-24268	\$1,078.36	Mar 11, 2022	\$
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED



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

BILL DETAILS

Amount of your last bill	1,114.33
Payment received - Thank you	-1,114.33
<hr/>	
Balance before new charges	\$0.00
New Charges	
Rate: GSD-1 GENERAL SERVICE DEMAND /per Contract	
Base charge:	\$28.17
Non-fuel: (\$0.026290 per kWh)	\$277.30
Fuel: (\$0.038060 per kWh)	\$401.46
Demand: (\$11.93 per KW)	\$298.25
<hr/>	
Electric service amount	1,005.18
Gross rec. tax/Regulatory fee	26.52
Franchise charge	46.66
<hr/>	
Taxes and charges	73.18
<hr/>	
Total new charges	\$1,078.36
<hr/>	
Total amount you owe	\$1,078.36

METER SUMMARY

Meter reading - Meter KCJ5863. Next meter reading Mar 21, 2022.

Usage Type	Current	-	Previous	=	Usage
kWh used	05051		94503		10548
	20.53				
Actual demand					21
Contract demand					25

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Feb 18, 2022	Jan 20, 2022	Feb 18, 2021
kWh Used	10548	11069	9388
Service days	29	33	29
kWh/day	363	335	323
Amount	\$1,078.36	\$1,114.33	\$766.91

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Beware of scammers

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[Learn more >](#)

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

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
 January 26, 2022
 File No: 16581-001M
 Statement No: 21

Attn: Debbie Tudor

514.100
 001

Gen Rep

Previous Balance \$2,163.50

Fees

12/09/2021	GLU	Exchange email correspondence with Chuck Adams and Daphne Gillyard regarding meeting agenda matters; Review agenda for Board of Supervisors meeting; Participation in the Board of Supervisors meeting; Follow-up with Grady Miars	665.00
12/12/2021	GLU	Review and respond to email correspondence from Supervisors Stark on CDD involvement on zoning petition issues	175.00
12/13/2021	GLU	Telephone conference with Supervisor Stark on Board matters; Review email correspondence from Supervisors Stark; Initial review of back-up	175.00
12/20/2021	GLU	Telephone conference with Charlie Krebs on ownership matter; Review and respond to email correspondence from Grady Miars	70.00
		Professional Fees through 01/26/2022	1,085.00
		Total Current Work	1,085.00

Payments

Total Payments Through 01/26/2022	-2,163.50
Balance Due (includes previous balance, if any)	<u>\$1,085.00</u>



Invoice Number	Invoice Date	Account Number	Page
7-654-31726	Feb 07, 2022		3 of 5

Ship Date: Jan 28, 2022 **Cust. Ref.:** RHCDD 2/3/2022 Agenda **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 10.50% to this shipment.
Distance Based Pricing, Zone 2
Package Delivered to Recipient Address Release Authorized

Automation	INET	Sender	Recipient	
Tracking ID	775898873657	Chuck Adams	Robert Stark	
Service Type	FedEx Standard Overnight	WHA	River Hall CDD	
Package Type	FedEx Pak	2300 Glades Rd	17275 Walnut Run Drive	
Zone	02	BOCA RATON FL 33431 US	ALVA FL 33920 US	
Packages	1			
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge		7.19
Delivered	Jan 31, 2022 14:43	Fuel Surcharge		1.14
Svc Area	A5	Residential Delivery		4.65
Signed by	see above	DAS Resi		4.40
FedEx Use	00000000/150889/02	Total Charge	USD	\$17.38

Ship Date: Jan 28, 2022 **Cust. Ref.:** RHCDD 2/3/2022 Agenda **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 10.50% to this shipment.
Distance Based Pricing, Zone 2

Automation	INET	Sender	Recipient	
Tracking ID	775898873852	Chuck Adams	Charlie Krebs	
Service Type	FedEx Standard Overnight	WHA	Hole Montes & Associates, Inc.	
Package Type	FedEx Pak	2300 Glades Rd	6200 WHISKEY CREEK DR	
Zone	02	BOCA RATON FL 33431 US	FORT MYERS FL 33919 US	
Packages	1			
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge		7.19
Delivered	Jan 31, 2022 13:52	Fuel Surcharge		0.50
Svc Area	A1			
Signed by	C.KREBS	Total Charge	USD	\$7.69
FedEx Use	00000000/150889/			

Ship Date: Jan 28, 2022 **Cust. Ref.:** RHCDD 2/3/2022 Agenda **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 10.50% to this shipment.
Distance Based Pricing, Zone 2

Automation	INET	Sender	Recipient	
Tracking ID	775898874080	Chuck Adams	Gregory Urbancic, Esq.	
Service Type	FedEx Standard Overnight	WHA	Goodlette, Coleman & Johnson	
Package Type	FedEx Pak	2300 Glades Rd	4001 TAMiami TRL N STE 300	
Zone	02	BOCA RATON FL 33431 US	NAPLES FL 34103 US	
Packages	1			
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge		7.19
Delivered	Jan 31, 2022 09:02	Fuel Surcharge		0.50
Svc Area	A4			
Signed by	K.STEPHENSON	Total Charge	USD	\$7.69
FedEx Use	00000000/150889/			

Ship Date: Jan 28, 2022 **Cust. Ref.:** RHCDD 2/3/2022 Agenda **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 10.50% to this shipment.
Distance Based Pricing, Zone 2
Package Delivered to Recipient Address Release Authorized

Automation	INET	Sender	Recipient	
Tracking ID	775898874090	Chuck Adams	Shane Willis	
Service Type	FedEx Standard Overnight	WHA	744 Fairlawn Ct	
Package Type	FedEx Pak	2300 Glades Rd	MARCO ISLAND FL 34145 US	
Zone	02	BOCA RATON FL 33431 US		
Packages	1			
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge		7.19
Delivered	Jan 31, 2022 09:11	Fuel Surcharge		0.83
Svc Area	A5	Residential Delivery		4.65
Signed by	see above	Total Charge	USD	\$12.67
FedEx Use	00000000/150889/02			



Invoice Number	Invoice Date	Account Number	Page
7-654-31726	Feb 07, 2022		4 of 5

Ship Date: Jan 28, 2022 **Cust. Ref.:** RHCDD 2/3/2022 Agenda **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 10.50% to this shipment.
Distance Based Pricing, Zone 2
Package Delivered to Recipient Address Release Authorized

Automation	INET	Sender	Recipient	
Tracking ID	775898874860	Chuck Adams	Paul D. Asfour	
Service Type	FedEx Standard Overnight	WHA	River Hall CDD	
Package Type	FedEx Pak	2300 Glades Rd	17131 Easy Stream Court	
Zone	02	BOCA RATON FL 33431 US	ALVA FL 33920 US	
Packages	1			
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge		7.19
Delivered	Jan 31, 2022 14:39	Fuel Surcharge		1.14
Svc Area	A5	Residential Delivery		4.65
Signed by	see above	DAS Resi		4.40
FedEx Use	00000000/150889/02	Total Charge	USD	\$17.38

Ship Date: Jan 28, 2022 **Cust. Ref.:** RHCDD 2/3/2022 Agenda **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 10.50% to this shipment.
Distance Based Pricing, Zone 2
Package Delivered to Recipient Address Release Authorized

Automation	INET	Sender	Recipient	
Tracking ID	775898875226	Chuck Adams	Michael G. Morash	
Service Type	FedEx Standard Overnight	WHA	River Hall CDD	
Package Type	FedEx Pak	2300 Glades Rd	16044 Herons View Drive	
Zone	02	BOCA RATON FL 33431 US	ALVA FL 33920 US	
Packages	1			
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge		7.19
Delivered	Jan 31, 2022 14:28	Fuel Surcharge		1.14
Svc Area	A5	Residential Delivery		4.65
Signed by	see above	DAS Resi		4.40
FedEx Use	00000000/150889/02	Total Charge	USD	\$17.38

Ship Date: Jan 28, 2022 **Cust. Ref.:** RHCDD 2/3/2022 Agenda **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 10.50% to this shipment.
Distance Based Pricing, Zone 2
Package Delivered to Recipient Address Release Authorized

Automation	INET	Sender	Recipient	
Tracking ID	775898875340	Chuck Adams	KENNETH MITCHELL	
Service Type	FedEx Standard Overnight	WHA	3380 CHESTNUT GROVE DR	
Package Type	FedEx Pak	2300 Glades Rd	ALVA FL 33920 US	
Zone	02	BOCA RATON FL 33431 US		
Packages	1			
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge		7.19
Delivered	Jan 31, 2022 14:35	Fuel Surcharge		1.14
Svc Area	A5	Residential Delivery		4.65
Signed by	see above	DAS Resi		4.40
FedEx Use	00000000/150889/02	Total Charge	USD	\$17.38

Ship Date: Jan 28, 2022 **Cust. Ref.:** RHCDD 2/3/2022 Agenda **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 10.50% to this shipment.
Distance Based Pricing, Zone 2
Package Delivered to Recipient Address Release Authorized

Automation	INET	Sender	Recipient	
Tracking ID	775898893199	Daphne Gillyard	Chuck Adams-Cleo Adams	
Service Type	FedEx Standard Overnight	WHA	1400 HARBOR VIEW DR	
Package Type	FedEx Box	2300 Glades Rd	NORTH FORT MYERS FL 33917 US	
Zone	02	BOCA RATON FL 33431 US		
Packages	1			
Rated Weight	5.0 lbs, 2.3 kgs	Transportation Charge		7.89
Delivered	Jan 31, 2022 13:50			

Continued on next page



Invoice Number	Invoice Date	Account Number	Page
7-654-31726	Feb 07, 2022	[REDACTED]	5 of 5

Tracking ID: 775898893199 continued

Svc Area	A3	Fuel Surcharge		0.88
Signed by	see above	Residential Delivery		4.65
FedEx Use	000000000/150913/02	Total Charge	USD	\$13.42
Third Party Subtotal			USD	\$128.37
Total FedEx Express			USD	\$128.37

GulfScapes Landscape
Management Svcs.
PO Box 8122
Naples, FL 34101 US
239-455-4911

Invoice 29081



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

DATE 01/31/2022	PLEASE PAY \$12,636.00	DUE DATE 03/02/2022
---------------------------	----------------------------------	-------------------------------

539.464
001

DESCRIPTION	AMOUNT
Monthly Landscape Maintenance for January 2022	12,636.00

TOTAL DUE

\$12,636.00

THANK YOU.

*General Fund
Landscape Maint*

[Handwritten signature]



January 31, 2022
Invoice No. 87542
 Project No. 2015012

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

River Hall CDD

For Services Rendered From January 1, 2022 to January 31, 2022

Attend board meetings, review Lee County sufficiency letter on developer's map amendment application, prepare requisition, attend meeting on site for sub station, cor with Lee County on pet waste products for NPDES requirements, notification from SFWMD of River Hall Fire Station application,

	Hours	Rate	Amount
Z-General Services			
Engineer VI	13.75	155.00	\$2,131.25
Technician IV	.50	70.00	\$35.00
Subtotal	14.25		\$2,166.25
	14.25		\$2,166.25

Total Amount Due This Invoice

\$2,166.25

1.5% Late Fee will be applied to balances remaining after 60 days.

519.320
 001

**Attachment A
NPDES Fees and Charges
Current versus Single Invoice**

Municipal Population Percentages	Bonita Springs	Cape Coral	Fort Myers Beach	Fort Myers	Sanibel	City Sub-Total	Unincorp Lee County	Total Lee County
Population	58,206	204,549	7,118	96,851	7,387	374,111	392,352	766,463
%Population	8%	27%	1%	13%	1%	49%	51%	100%
% Base Fee	\$ 1,392	\$ 4,893	\$ 170	\$ 2,317	\$ 177	\$ 8,950	\$ 9,386	\$ 18,336
Adjusted Base Fee	\$ 755	\$ 2,652	\$ 92	\$ 1,256	\$ 96	\$ 4,850	\$ 5,086	\$ 9,936
Distributed Pop Fee	\$ 638	\$ 2,242	\$ 78	\$ 1,061	\$ 81	\$ 4,100	\$ 4,300	\$ 8,400
Adjusted Totals	\$ 1,392	\$ 4,893	\$ 170	\$ 2,317	\$ 177	\$ 8,950	\$ 9,386	\$ 18,336

Annual Base Fee	\$ 18,336
Pop Fee	\$ 0.025
Adjusted Base Fee*	\$ 9,936

\$ 8,400 Base population fee

\$ 13,000

Municipal Fees

Municipal Co-permittees	Proposed	Individual By 62-4***	Potential Difference	62-4 Permit Fee
Bonita Springs	\$ 1,392	\$ 2,030	\$ (638)	\$ 26,736
Cape Coral	\$ 4,893	\$ 7,135	\$ (2,242)	
Fort Myers	\$ 2,317	\$ 3,378	\$ (1,061)	
Fort Myers Beach	\$ 170	\$ 248	\$ (78)	
Sanibel	\$ 177	\$ 258	\$ (81)	
Lee County	\$ 9,386	\$ 13,686	\$ (4,300)	
Municipal Total	\$ 18,336	\$ 26,736	\$ (8,400)	

\$ 0.025 per capita Permit fee

\$ 4,600 Fee assessment for Districts

*Base less \$ paid by districts (B35)

District Fees

Districts	Proposed	Individual By 62-4	Difference
San Carlos Estates	\$ 560	\$ 1,875	\$ (1,315)
Bay Creek/Bayside	\$ 560	\$ 1,875	\$ (1,315)
Brooks	\$ 560	\$ 1,875	\$ (1,315)
Gateway	\$ 560	\$ 1,875	\$ (1,315)
East Mulloch	\$ 560	\$ 1,875	\$ (1,315)
LAMSID	\$ 560	\$ 1,875	\$ (1,315)
FDOT	\$ 560	\$ 1,875	\$ (1,315)
River Ridge	\$ 560	\$ 1,875	\$ (1,315)
Heritage Palms	\$ 560	\$ 1,875	\$ (1,315)
Lucaya	\$ 560	\$ 1,875	\$ (1,315)
Miromar Lakes	\$ 560	\$ 1,875	\$ (1,315)
River Hall	\$ 560	\$ 1,875	\$ (1,315)
Catalina at Winkler Preserve	\$ 560	\$ 1,875	\$ (1,315)
CFM CDD	\$ 560	\$ 1,875	\$ (1,315)
Colonial Country Club	\$ 560	\$ 1,875	\$ (1,315)
Districts Total	\$ 8,400	\$ 28,125	\$ (10,520)
Permit Total	\$ 26,736	\$ 54,861	\$ (18,920)

Population figures are 2021 estimates from the US Census Bureau

Kevin Ruane
District One

February 1, 2022

Cecil L. Pendergrass
District Two

Ray Sandelli
District Three

Brian Hamman
District Four

RIVERHALL CDD

Chuck Adams

Frank Mann
District Five

9220 Bonita Beach Rd Suite 214

Roger Desjarlais
County Manager

Bonita Springs, FL 34135

Richard Wesch
County Attorney

SUBJECT: NPDES Permit Fee Allocation

Donna Marie Collins
County Hearing Examiner

Dear Mr. Adams:

Please find the enclosed Invoice No. 2307 in the amount of \$560.00 representing Riverhall Community District's cost share for the 2021 NPDES co-permittee fee. The fees are delineated in the attached "Cycle 4 Year 4 NPDES MS4 Permit Fees Chapter 62-4 versus proposed ILA" spreadsheet. The fee remains unchanged from prior years and relevant back-up is provided for your information.

Should you require any further information, do not hesitate to contact this office at (239) 533-8109.

Sincerely,

DEPARTMENT OF PUBLIC WORKS
Division of Natural Resources



Leigh Simmons
Environmental Specialist

Enclosures



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



Date Invoice #
 2/10/2022 3584

Bill To:

Invoice

Due Date: 3/12/2022

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

Job Name
 Cascades 2022
 Inspection

P.O. No.
 538.463
 001

Terms
 Net 30

Quantity	Description	Rate	Amount
1	<p>Total cost to physically inspect specified storm structures. We utilized a diver to enter each structure to inspect the condition and determine the amount of sand, debris, and blockage within the system. We have provided a detailed inspection report of our findings and a proposal to clean all structures that contain 25% or more sand, debris, and blockage. This price includes all labor, material and equipment needed to complete this job. As per proposal # 3246</p> <p><i>Storm Water Control Storm Water System Maintenance.</i></p>	3,500.00	<p>3,500.00</p> <p><i>GA</i></p>

Total \$3,500.00

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

Payments/Credits \$0.00

Balance Due \$3,500.00

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.

Preferred Pine Straw, Inc.
 26644 State Road 247
 Branford, FL 32008
 Ph. (386) 935-2773
 Fax (386) 935-0061
 ppsdispatch@windstream.net

Invoice

Date	Invoice #
2/18/2022	87857

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

Ship To
River Hall CDD 3500 River Hall Pkwy Alva, FL 33920 Shane (239)227-5520

P.O. Number	Terms	Ship	Via	Rep	Vendor
CDD	Net 29	2/18/2022	Jim Willis	LZ	

Quantity	Item Code	Description	Price Each	Amount
1,610	Pine Straw-	Baled Pine Straw-	2.85	4,588.50
311	Fuel Charge	Fuel Surcharge	0.48	149.28
		Delivered 2/18 Trailer # 5308 Tic RHCDD1		
		539.469		
		001		

Unless specified otherwise in introductory letter, past due invoices are subject to a 1.5% monthly FC (APR 18%) In the event of collection, all attorney fees and court costs will be the responsibility of the delinquent customer. Jurisdiction will be the State of Florida and venue shall be Suwannee County	Total	\$4,737.78
	Payments/Credits	\$0.00
	Balance Due	\$4,737.78

Invoice

Remit Payment to:
 Capital City Bank
 PO Box 24123
 Tampa, FL 33623-4123
 RE: Preferred Pine Straw, Inc.

Date	Invoice #
2/21/2022	87869

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

Ship To
River Hall CDD 3500 River Hall Pkwy Alva, FL 33920 Shane (239)227-5520

P.O. No.	Terms	Rep	Delivery Date	Ship Via
CDD	Net 29		2/21/2022	Bill Howell

Qty	Description	Rate	Amount
1,470	Baled Pine Straw-	2.85	4,189.50
311	Fuel Surcharge	0.48	149.28
	Delivered 2/21 Trailer # 1253 Tic RHCDD2		
	539.469		
	001		

Subtotal		\$4,338.78
Sales Tax ()		\$0.00
Total		\$4,338.78
Payments/Credits		\$0.00
Balance Due		\$4,338.78



INVOICE

Invoice Number: PI-A00755469
Invoice Date: 02/01/22

Voice: (888) 480-5253 Fax: (888) 358-0088

PROPERTY: River Hall CDD

SOLD TO: River Hall CDD
 c/o Wrathell, Hunt & Associates, LLC
 9220 Bonita Beach Road Suite #214
 Bonita Springs, FL 34135

538.461
 001

CUSTOMER ID	CUSTOMER PO	Payment Terms	
R0194		Net 30	
Sales Rep ID	Shipment Method	Ship Date	Due Date
Jeff Moding			03/03/22

Qty	Item / Description	UOM	Unit Price	Extension
1	Lake & Pond Management Services SVR11734 02/01/22 - 02/28/22 Wetlands Management Services		4,854.00	4,854.00
1	Lake & Pond Management Services SVR11792 02/01/22 - 02/28/22 Lake & Pond Management Services		6,966.00	6,966.00
1	Lake & Pond Management Services SVR11793 02/01/22 - 02/28/22 Fountain Maintenance Services		50.00	50.00

PLEASE REMIT PAYMENT TO:

1320 Brookwood Drive, Suite H
 Little Rock, AR 72202

Subtotal	11,870.00
Sales Tax	0.00
Total Invoice	11,870.00
Payment Received	0.00
TOTAL	11,870.00

Wrathell, Hunt & Associates, LLC

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

Invoice

Date	Invoice #
2/1/2022	2021-0686

Bill To:
River Hall CDD 2300 Glades Rd. Suite 410W Boca Raton, FL 33431

Description		Amount
Management	512.311 001	3,750.00
Assessment Methodology	513.310 001	375.00
<i>Building client relationships one step at a time ...</i>		Total \$4,125.00

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

12

DRAFT

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

The Board of Supervisors of the River Hall Community Development District held a Regular Meeting on March 3, 2022, at 3:30 p.m., at River Hall Town Hall Center, located at 3089 River Hall Parkway, Alva, Florida 33920.

Present were:

Ken Mitchell	Chair
Robert Stark	Vice Chair
Paul D. Asfour	Assistant Secretary
Michael Morash	Assistant Secretary
Michael Hagan	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Cleo Adams (via telephone)	Assistant District Manager
Shane Willis	Operations Manager
Greg Urbancic (via telephone)	District Counsel
Charlie Krebs	District Engineer
Grady Miars	Developer GreenPointe
Karen Asfour	Resident
Tom Ricker	Resident
Sally Shown	Hampton Lakes Resident
Michele Kasl	Hampton Lakes Resident
Andy Kasl	Hampton Lakes Resident
George Ware	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 Tom Ricker stated he would like the CDD to use its surplus funds to hire an attorney to assist the Country Club and HOA residents with turnover issues.

Mr. Urbancic stated that public funds can only be used for public purposes. The CDD's uses of funds are limited to expenses such as those listed under Florida Statute Chapter 190; Subsection .012 specifically addresses the powers of a CDD.

43 Mr. Ricker stated he disagreed with Mr. Urbancic because CDD funds are being utilized
44 for hog removal. A Board Member stated that the hogs are destroying CDD property.

45 Mr. Urbancic stated that expenditures must be used for a public purpose of the CDD.
46 Turnover issues related to a 720 association or matters thereto are not CDD fundable items.

47 Mr. Ricker believed there is a question about who owns the property where the pond by
48 the pool was just built. Mr. Adams stated all property is situated within the CDD. Mr. Ricker
49 expressed his opinion that a lawyer should be dedicated to the turnover due to areas in which
50 property overlaps.

51 Regarding his experience with turnovers, Mr. Adams stated he generally does not get
52 involved in turnovers; many communities experience some level of tension with turnovers and
53 the CDD cannot become involved.

54 Mr. Asfour stated that the documentation he read regarding turnover did not address
55 the value of assets at turnover. He stated that he previously advised Mr. Ricker that this issue is
56 not within the bailiwick of the CDD and encouraged him to express his opinion at a meeting and
57 discuss it with the HOA.

58 Resident Sally Shown stated the pool needs handicapped access and asked who would
59 address the matter. The consensus was that this is an HOA matter. Mr. Adams discussed the
60 Americans with Disabilities Act (ADA) compliance laws and what one community in which he
61 manages did to address the ADA requirements. Mr. Hagen recommended Ms. Shown refer to
62 the Hampton Lakes Herald and email the Pool Committee contact. The consensus was that Mr.
63 Harry Olsen is the point of contact for the Pool Committee.

64

65 **THIRD ORDER OF BUSINESS**

Developer Update

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67 This item was addressed following the Sixth Order of Business.

68

69 **FOURTH ORDER OF BUSINESS**

**Update: Cost Sharing Agreement with
HOA's and Hampton Golf for Hog Removal
Services**

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73 Mr. Willis stated, thanks to Supervisor Hagan, all six entities are on board and agreed to
74 split this expense six ways. He would work with Mrs. Adams and Accounting to split the bill six
75 ways. Since the beginning of the program six weeks ago, seven hogs were removed with traps

76 and two were removed with dogs. Traps are currently deployed and an issue just reported at
77 Walnut Run would be addressed.

78

79 **FIFTH ORDER OF BUSINESS**

**Update: River Hall Elementary Traffic
Stacking Issues**

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82 Mr. Asfour stated he composed a motion regarding this issue, based on last month's
83 discussion, and read his statement and motion into the record as follows:

84 "Due to lack of progress with the Lee County School District in resolving the River
85 Hall Elementary School traffic problem caused by parents parking on the River
86 Hall Parkway prior to afternoon dismissal, I move to notify the Superintendent of
87 the Lee County School District, with copies to all School Board Members and the
88 Principal of River Hall Elementary School that the River Hall CDD will place "No
89 Parking" signs on River Hall Parkway and effective September 1, 2022 will
90 employ an off-duty Lee County Sheriff's Deputy to monitor the area in front of
91 River Hall Elementary School and issue parking tickets to anybody illegally
92 parking on River Hall Parkway."

93 Mr. Urbancic stated the motion is acceptable, conceptually, and suggested going
94 through the formal rulemaking process to allow enforcement of such a rule. A Board Member
95 asked if an agreement with Lee County Sheriff would be required. Mr. Urbancic replied
96 affirmatively and stated that the CDD cannot enforce the rule directly but could engage officers
97 with state law enforcement authority to enforce the rule, on the CDD's behalf.

98 Mr. Urbancic stated the motion could be adopted today, subject to the rulemaking
99 process. Mr. Asfour stated he would like to provide the school with sufficient advance notice.

100 A Board Member suggested amending the motion to prohibit parking or standing
101 because, if the driver is in the car it is standing, not parked.

102 Resident Karen Asfour stated that cars in line stop and start. She discussed traffic flow
103 on Gunnery and suggested the prohibition should prevent parking an hour ahead of time and
104 differentiate between traffic that is moving.

105 Mr. Asfour amended his motion as follows:

106 Change "Parking" to "Illegally Parking or Standing"

107 Discussion ensued regarding suggestions for the school to utilize the bus loop, direct
108 traffic with three lanes and utilize additional parking, lanes or road markings. Mr. Asfour stated,
109 after several years of discussion and solutions presented, the school has not taken action but, in
110 his opinion, the CDD's action may lead to a favorable response from the school board.

111 Ms. Asfour described the traffic in the turn lane and two lanes of traffic entering and
112 driving through school grounds. She did not believe vehicles are restricted from lining up early
113 and stated that, although vehicles back up to Gunnery, traffic is moving.

114 Mr. Adams stated the road in question is a public road owned by the CDD but the
115 County considers it a private road.

116

117 **On MOTION by Mr. Asfour and seconded by Mr. Hagan, with all in favor,**
118 **notifying the Superintendent of the Lee County School District, with copies to**
119 **all School Board Members and the Principal of River Hall Elementary School,**
120 **that the River Hall CDD will place "No Parking or Standing" signs on River Hall**
121 **Parkway and, effective September 1, 2022, the CDD will employ an off-duty Lee**
122 **County Sheriff's Deputy to monitor the area in front of River Hall Elementary**
123 **School and issue parking tickets to anybody illegally parking or standing on**
124 **River Hall Parkway, was approved.**

125

126

127 Mr. Willis reminded those in attendance to speak one at a time to facilitate accurate
128 transcription of the minutes.

129

130 **SIXTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial
Statements as of December 31, 2021**

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132

133 Mr. Adams presented the Unaudited Financial Statements as of December 31, 2021. A
134 Board Member noted that monthly electric bills are increasing by a very large percentage due
135 to inflation and noted the wisdom of adding to general funds.

136 The financials were accepted.

137 **Developer Update**

138 **This item, previously the Third Order of Business, was presented out of order.**

139 Mr. Miars reported the following:

140 ➤ Road work would begin in Phase II Hampton Lakes, which is one of the last phases of
141 lots to be constructed. Work would be completed by April.

142 ➤ The LAMSID Permit for the crossing was received and turned in to the County. Most of
143 the structures have been delivered and construction is on hold pending the permit. Updates
144 would be provided to Mr. Stark as construction dates are determined.

145 ➤ To address speeding in Hampton Lakes, the Sheriff's Office would install trailered speed
146 limit signs. After a time officers would begin issuing tickets. The program would be advertised
147 to residents prior to implementation and the program might also be implemented at the
148 Country Club to address similar issues.

149 ➤ The Tiki Bar at the Country Club was completed. Patience with staff was requested. The
150 Tiki Bar would be fully open on Saturday and all Club members are encouraged to experience it.

151 ➤ An informational community meeting was held regarding the Comp Plan Amendment. A
152 lot of good feedback was received and the meeting was one step in the process. There would
153 be a series of other public meetings held where residents can comment. The Developer has not
154 received sufficiency and delays are expected while experts do their work. All are encouraged to
155 go to the source for good and accurate information so correct information can be disseminated,
156 versus hearsay.

157 ➤ Some residential irrigation work is being redone. Permitting is underway and
158 improvements are being made to augment existing infrastructure with additional pumps.

159 ➤ Sales are strong and prices continue to increase; sales volume is limited by supply issues.
160 The yearly numbers would show big totals due to higher prices, versus the number of units
161 sold. He expected 130 to 140 sales in the Country Club and Hampton Lakes. The Cascades
162 would be nearly complete this year.

163 ➤ More information would come in the coming months and updates would be provided as
164 they become available. All were encouraged to contact him with questions.

165 Mr. Asfour stated his belief that better communication between HOA management and
166 the CDD Board is needed. He recalled that the irrigation system was shut down without notice
167 and the CDD had just spent a lot of money.

168 Mrs. Adams stated she spoke with the contractor regarding brown areas. She noted
169 that the CDD just spent \$6,000 replacing landscaping. LandCare has reported ongoing issues
170 with the irrigation technician at Vision Landscape (VL) shutting off pumps when doing repairs
171 and not turning them back on. Mr. Miars stated he would call the owner of VL.

172 Mr. Asfour suggested proactive e-blasts to share information about what is happening,
173 to correct misinformation and dispel rumors.

174 Mr. Asfour stated he reviewed language from the meeting two months prior regarding
175 the last density increase, which stated a not-to-exceed maximum of 2,695 units. He took issue
176 that 489 more units are now being requested and asked if the language means anything to the
177 County or GreenPointe. He asked Mr. Miars to point out where in the Declaration it gives the
178 Landowner the right to do that. Mr. Asfour thought that, if the Declaration did give that
179 authority, the Landowner would not be required to go to the County to get permission.

180 Mr. Miars and Mr. Asfour debated about whether Mr. Miars referenced the Declaration.

181 Mr. Miars stated the State of Florida from a Federal, State and local level, delegates
182 authority to the County, which provides for a process whereby Landowners can pursue certain
183 land use changes at any time, no matter what is in place; therefore, the maximum cap in there
184 was a process that was followed at that time. In 2022, the Landowner is pursuing the process
185 provided by Lee County, which includes public involvement. He stated that Mr. Asfour could
186 speak with local officials if he is unhappy with the process.

187 Mr. Asfour felt that a promise was made to build 2,695 units. He recalled a previous
188 discussion in which he asked if the Landowner considered that residents moved in with the
189 expectation that the community would have a certain number of units.

190 Mr. Miars stated he could cite examples throughout the County where the numbers
191 represent the best information at the time. He stated that the Lee County document is a living
192 document that is changed and altered over time. Mr. Asfour expressed his opinion that a
193 promise was breached and, while he understood the Landowner is within their rights, he
194 believes they should abide by what was originally stated.

195 Mr. Asfour stated a resident observed drivers speeding when exiting the school and
196 asked if a letter could be sent to advise the schools about speeding on River Hall Parkway. Mr.
197 Adams stated he would contact the school.

198 A Board Member stated he discussed an e-blast with Mr. Miars and Mr. Cunningham
199 and it was well-received. He stated the HOA Board has never voted on having a radar sign in
200 River Hall and he disagreed with having an officer in the Country Club.

201 A Board Member stated several families in Hampton Lakes asked for speed control due
202 to safety concerns.

203 **SEVENTH ORDER OF BUSINESS** **Approval of February 3, 2022 Regular**
204 **Meeting Minutes**

205
206 Mr. Mitchell presented the February 3, 2022 Regular Meeting Minutes.

207 The following change was were made during discussion of the minutes:

208 Line 127: Delete "from"

209 Later in the meeting, resident Michele Kasl spelled her last name, resulting in the
210 following change to the minutes:

211 Line 25 and throughout: Change "Castle" to "Kasl"

212

213 **On MOTION by Mr. Stark and seconded by Mr. Asfour, with all in favor, the**
214 **February 3, 2022 Regular Meeting Minutes, as amended, were approved.**

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216

217 **EIGHTH ORDER OF BUSINESS**

Staff Reports

218

219 **A. District Engineer: *Hole Montes***

220 Mr. Krebs and Mr. Adams discussed suggested off-site improvements to address traffic
221 flow and control traffic exiting the school. Mr. Krebs stated the approach is to move cars out as
222 quickly as possible using signage to make cars turn right during school hours and prevent delays
223 crossing the median and redirecting traffic wishing to turn. His suggestions would presumably
224 be done at the school's expense.

225 Discussion ensued regarding installation of a turn lane, traffic signage prohibiting left
226 turn exiting the school, gates at the school, lack of enforcement, traffic flow and safety.

227 Resident George Royal expressed his opinion that the area in question was the only way
228 in and out and traffic cannot be stopped. Mr. Krebs clarified how the traffic flow would be
229 managed. Discussion ensued regarding use of medians to direct traffic flow.

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

231 **I. Update: Fence Installation in Portico**

232 Discussion ensued regarding a gap in a gate.

233 **II. Update: Legislative Bills – Florida Legislative Session**

234 Mr. Urbancic discussed proposed legislation related to the sovereign immunity cap,
235 advertising and virtual meetings during the declaration of a state of emergency. He would likely
236 have an update at the next meeting, after the legislative session ends.

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

238 There was no report.

- 239 • **NEXT MEETING DATE: April 7, 2022 at 3:30 P.M.**

240 ○ **QUORUM CHECK**

241 All Supervisors confirmed their attendance at the April 7, 2022 meeting.

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

243 Mr. Willis reported the following:

- 244 ➤ Florida Power & Light (FPL) Easement Bushhogging Program: The buffer maintenance
245 contract was received and executed last week.
- 246 ➤ Fertilizer was applied to trees, palms and ground cover in February. Pine straw is
247 becoming difficult to obtain.
- 248 ➤ The MRI pipe cleaning project started at the Cascades today.
- 249 ➤ Proposals were requested for the metal gate near Hampton and Portico.

250

251 **NINTH ORDER OF BUSINESS**

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

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254 Ms. Shown asked if the gate between Portico and Hampton Lakes is the one off of
255 Papayas Court. Mr. Stark stated one gate closes off the side of the canal to prevent entry of
256 unwanted visitors and a second gate is the Portico gate into Hampton Lakes, which is locked
257 and used for emergency purposes.

258 Hampton Lakes resident Michele Kasl discussed the lack of a fence on Hampton
259 Boulevard behind her home. She stated that white fencing was installed on the southern end
260 and on East Hampton Circle but Hampton Boulevard is wide open and ATVs frequently race
261 through Portico and come across the land bridge.

262 Hampton Lakes resident Andy Kasl stated he addressed this with Mr. Miars and Mr.
263 Miars was supposed to get back to him.

264 Mr. Stark recalled previous discussions about installing a gate or closing the land bridge.
265 It was noted that Portico was going to install a fence and engineering drawings were submitted.

266 Ms. Kasl stated she contacted the Portico CDD and was advised that it is not their
267 property. Mr. Stark stated it is Lennar's development. Ms. Kasl stated she was advised that
268 Portico does not intend on extending the fence any further.

269 Mr. Kasl thought landscaping would be done in the area. Mr. Stark asked Mr. Kasl to call
270 him if Mr. Miars does not respond to him within two weeks. Ms. Kasl felt that landscaping
271 would be inadequate.

272 Discussion ensued regarding similar issues and remedies in other areas within the CDD,
273 blocking off the land bridge, damage to homeowners’ yards and how to remedy the issue.

274 Installing a fence along the easement line was discussed. Mr. Stark stated it was labeled
275 as optional on the drawing. Mr. Mitchell asked Mr. Krebs to obtain an estimate to fence the
276 area in question.

277 Hampton Lakes Resident Paul Griffin asked if there is a gutter cleaning schedule for the
278 Parkway. Mrs. Adams stated that pressure cleaning is completed at the end of rainy season and
279 just before the holidays. Mr. Griffin asked about drainage inspections for gutters and lack of
280 grates at the new homes. Mr. Krebs stated that grates would be cleaned and certified before
281 turnover. Mr. Griffin stated he reported the issue to the HOA manager months ago. Mr. Krebs
282 advised him to call Ms. Lee Simmons with Lee County, which is the reporting agency for NPDES.
283

284 **TENTH ORDER OF BUSINESS**

Supervisors’ Comments/Requests

285
286 Mr. Asfour asked if the CDD’s Rules of Procedure need to be amended.

287 Mr. Adams stated the Rules of Procedure are on the CDD website. He would have Mr.
288 Urbancic review them but he believed they were amended a few years ago. The Rules of
289 Procedure are an accumulation of laws with which the CDD must comply. Mr. Asfour stated he
290 would like to review and possibly amend the Rules of Procedure and discussed his reasons.

291 Mr. Asfour stated he wants to review the minutes of a previous meeting referenced in
292 the discussion with Mr. Miars. Mr. Adams stated he would forward the audio because the
293 minutes might not reflect the discussion verbatim.

294
295 **ELEVENTH ORDER OF BUSINESS**

Adjournment

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298 **On MOTION by Mr. Asfour and seconded by Mr. Hagan, with all in favor, the**
299 **meeting adjourned at 4:44 p.m.**

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Secretary/Assistant Secretary

Chair/Vice Chair

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

13C

RIVER HALL COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE

LOCATION

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

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 7, 2021	Regular Meeting	3:30 PM
November 4, 2021	Regular Meeting	3:30 PM
December 2, 2021 <i>rescheduled to December 9, 2021</i>	Regular Meeting	3:30 PM
December 9, 2021	Regular Meeting	3:30 PM
January 6, 2022	Regular Meeting	3:30 PM
February 3, 2022	Regular Meeting	3:30 PM
March 3, 2022	Regular Meeting	3:30 PM
April 7, 2022	Regular Meeting	3:30 PM
May 5, 2022	Regular Meeting	3:30 PM
June 2, 2022	Regular Meeting	3:30 PM
July 7, 2022	Regular Meeting	3:30 PM
August 4, 2022	Public Hearing & Regular Meeting	3:30 PM
September 1, 2022	Regular Meeting	3:30 PM

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

13D



Wrathell, Hunt and Associates, LLC

TO: River Hall CDD Board of Supervisors
FROM: Shane Willis – Operations Manager
DATE: April 7, 2022
SUBJECT: Status Report – Field Operations

Landscape Activities:

- FPL Easement Bush hogging Program: The FPL Easement was bushhogged the first 2 weeks of November. The next service visit is currently scheduled for the second week of April.
Note: The new contract was signed & executed on March 8, 2022 at the rate of \$5,825.00 per visit for a total of \$11,650.00. This is the same rate paid by the District for the Fiscal Year 2021.
- Fertilizer was applied to all trees, palms, plant & ground cover during the month of February.
- Drainage ditches were mowed and sprayed during the first week of December and will continue bi-monthly through the month of March.
- Application of Grub control has been applied for Hog activity.
- Mustang Substation Landscape Project: Installed the week January 17, 2022. Change Order provided by Gulfscapes for on-going maintenance of \$250.00 per month. Increasing the current contract up from \$190,387 per year to \$192,387.
- Pine straw Project: The contractor began installing pine straw 2.18.22 and was completed on 2.25.22
- Landscape Tour: Phase 4 plant replacement proposal to include R/R of all Indian Hawthorne with Fakahatchee Grass & Arboicola for \$6,127.50 was approved at the 2.3.22 Meeting, Installation was completed 2.26.22.
- FPL Brazilian Pepper Removal Project: SOLitude provided a proposal for \$14,650.00. P&T Tractor provided a proposal for \$16,000.00. The project scope difference will be explained at the next meeting during discussion.

Swine Solutions: The traps were moved to preserves CE14 & CE15 during the week of 3.7.22 due to increased activity near Walnut Run Dr. and Easy Stream Ct. To date the trapper has removed 12 adult hogs and 2 juveniles. As advised at last month's meeting, all HOA's have approved the equal parts cost sharing program.

Storm Drain/Pipe Cleanout: As previously discussed, drain/pipe cleanout of River Hall was completed in 2018 at which time the District placed on a three-year cycle. Cascades inspections were completed the week of February 28th. The contract has been executed for a cost of \$18,700.00.

Holiday Decorating: As stated at the last meeting, Trimmers has resolved their labor issues and will continue to work under the current three-year contract.

Entry Decorative Pillar: Proposal requested from Metower Concrete, as Coastal concrete no longer does this type of work, they are strictly decorative fence molding only.

Metal Gate near Hamptons & Portico: Florida Painters provided a proposal for \$900.00; scope of work includes:

- 1) Pressure wash.
- 2) Treat rust.
- 3) Prime with Amerlock 2-part Epoxy.
- 4) Finish with PSX One Gloss. (Color to be an off White)
- 5) Apply 3" Exterior high reflective yellow tape to both sides of gate.

This is an agenda item for Board's consideration.