

RIVER HALL

**COMMUNITY DEVELOPMENT
DISTRICT**

July 6, 2023

**BOARD OF SUPERVISORS
REGULAR MEETING
AGENDA**

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

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

June 29, 2023

Board of Supervisors
River Hall Community Development District

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

Dear Board Members:

The Board of Supervisors of the River Hall Community Development District will hold a Regular Meeting on July 6, 2023 at 3:30 p.m., at the River Hall Town Hall Center, located at 3089 River Hall Parkway, Alva, Florida 33920. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments (*3 minutes per speaker*)
3. Developer Update
4. Discussion: Letter from the HOA Regarding Landscaping Services
5. Continued Discussion/Consideration of Assignment Agreement for District Owned Property Within the Gates of River Hall
 - A. Consideration of MRI Inspection, LLC, Estimate #4217 for Country Club Non-District Pipes Inspection
6. Continued Discussion/Consideration of Grant of Easement [River Hall Country Club Homeowners Association, Inc.]
7. Update: Roadside Catch Basin Ownership Responsibility
8. Consideration of Resolution 2023-09, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing for an Effective Date
9. Discussion: Fiscal Year 2024 Budget
10. Acceptance of Unaudited Financial Statements as of May 31, 2023
11. Approval of June 1, 2023 Regular Meeting Minutes

12. Staff Reports

- A. District Engineer: *Hole Montes*
- B. District Counsel: *Coleman, Yovanovich & Koester*
- C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: August 3, 2023 at 3:30 PM [Budget Adoption Hearing]

○ QUORUM CHECK

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

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

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

14. Supervisors' Comments/Requests

15. Adjournment

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

Sincerely,



Chesley E. Adams, Jr.
 District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE:

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

PARTICIPANT PASSCODE: 229 774 8903

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

4



999 Vanderbilt Beach Rd
Suite 401
Naples, FL 34108
Direct Dial 239.649.2724
PHONE 239.649.6200 FAX 239.261.3659
jnichols@ralaw.com

WWW.RALAW.COM

May 16, 2023

**VIA CERTIFIED MAIL RETURN RECEIPT
AND REGULAR U.S. MAIL**

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

Re: River Hall Country Club Homeowners Association, Inc.

Dear Mr. Adams:

This Firm represents River Hall Country Club Homeowners Association, Inc. (“Association”). The Association has informed me that the River Hall Community Development District (“CDD”) has failed to perform landscape services to the property owned by the CDD as required. Specifically, the CDD has not provided the following landscape services: mowing, edging, replacing plants, pest and weed control, irrigation repairs and mulching. The CDD has included these services in its 2023 budget but is failing to provide them. The Association has been providing these services to the CDD property at its own cost.

The Association will no longer provide landscaping services to the CDD property. This letter shall serve as a demand to the CDD to perform the necessary landscaping services on its property as required.

I trust you will comply with the Association’s demand, so no further action is necessary.

Very truly yours,

ROETZEL & ANDRESS, LPA

Jennifer A. Nichols

cc: Client

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

5

MAINTENANCE AGREEMENT

THIS MAINTENANCE AGREEMENT (this "Agreement") is made and entered as of this ____ of _____, 2023 ("Effective Date"), by and between RIVER HALL COMMUNITY DEVELOPMENT DISTRICT, a community development district established and existing pursuant to Chapter 190, Florida Statutes (the "District") and _____ ASSOCIATION, INC., a Florida not-for-profit corporation ("Association").

RECITALS

WHEREAS, the District is the owner of certain real property more particularly described and depicted on Exhibit "A" attached hereto and made a part hereof (the "District Property"); and

WHEREAS, the Association desires to obtain authority from the District to maintain landscaping improvements and vegetation (including applicable irrigation) that are located within the District Property (collectively, the "Landscaping Improvements"); and

WHEREAS, the Association is responsible for maintaining certain common areas either contiguous or in close proximity to the District Property and the members of the Association are the direct beneficiaries of the Landscaping Improvements. Further, the Association is uniquely positioned and qualified to maintain the Landscaping Improvements; and

WHEREAS, the Association is agreeable to maintaining the Landscaping Improvements on the terms and conditions set forth herein; and

WHEREAS, subject to the terms and conditions hereof, the District desires to grant to the Association a non-exclusive, revocable license for the maintenance of the Landscaping Improvements; and

WHEREAS, the District and the Association agree that having the Association maintain the Landscaping Improvements is in the best interests of the District and the property owners benefitting from the Landscaping Improvements. Specifically, having the Association maintain the Landscaping Improvements will provide for easier administration, expected cost savings, and anticipated efficiencies in operation and maintenance.

NOW, THEREFORE, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the District and the Association agree as follows:

1. Recitals. The recitals set forth above are true, correct and are incorporated herein by reference.
2. Finding. The District and the Association agree that having the Association maintain the Landscaping Improvements is in the best interests of the District and the property owners intended to benefit from the Landscaping Improvements.
3. Maintenance and Operation. The Association agrees to maintain the Landscape Improvements within the District Property during the term of this Agreement and to do so in compliance with all applicable statutes, ordinances, administrative rules and regulations, permit conditions and the reasonable rules, policies, practices and procedures of the District. Maintenance shall include, without limitation, trimming, cutting and maintaining the trees, shrubs, plants, sod and/or native grasses located in and on the District Property and irrigating the District Property with irrigation water on lines provided by

the Association, and replacing or restoring any dead, damaged or diseased vegetation with new vegetation. All Landscaping Improvements shall be maintained by the Association in good, neat, and attractive condition. Further, all maintenance of the Landscaping Improvements by the Association shall be conducted at all times with appropriately licensed contractors. The Association shall be solely responsible for all costs relating to the Landscaping Improvements and any utilities (including irrigation) necessary to maintain the same. The Association's actions shall not be conducted in any manner that would interfere with the normal operation of the District Property or any District facilities on or adjacent to the District Property (the "**District Facilities**"). The District shall have the right to move or remove any part of the Landscaping Improvements as may be reasonably necessary for the purpose of constructing, maintaining, repairing, altering, replacing or removing District Facilities, as may be determined in the sole direction of the District.

4. **License.** Subject to all the terms and conditions set forth in this Agreement, the District hereby grants to the Association a revocable, non-exclusive license for the express and limited purpose of maintaining the Landscaping Improvements. The Association shall only use the license for the purposes set forth herein and shall not use the District Property for any other purpose without the prior, written approval of the District, which approval may be withheld by the District in the District's sole and exclusive discretion. The District reserves the right to modify, remove, replace and/or enhance the Landscaping Improvements on the District Property from time to time as deemed necessary by the District in District's sole discretion. Notwithstanding the same, however, prior to making any material modification or alteration to any Landscaping Improvements in the District Property, the Association shall provide prior written notice to the District of such intended action. The Association shall also have the right to modify or enhance the Landscaping Improvements within the District Property consistent with the terms of this Agreement; provided, however, that the Association may not make any material modification or material enhancement to the Landscaping Improvements within the District Property (including, without limitation, installation, removal, or replacement of trees, shrubs, plants, sod and/or native grasses) without the prior written consent of the District, which consent may be withheld in the District's sole discretion.

5. **Damage.** The Association shall not cause damage to the District Property or any of the District Facilities. In the event that the exercise by the Association of any of the rights granted herein causes or otherwise results in any damage to the District Property or any of the District Facilities, then within fifteen (15) days after the District's written notice to the Association of such damage, the Association shall, at the Association's sole cost and expense, take all steps necessary to repair all of such damage and to return that portion of the District Property or the District Facilities, as applicable, to its condition as existed prior to such damage.

6. **Corrective Action.** If the Association fails to perform in a timely manner its obligations in this Agreement, the District shall be entitled to notify the Association in writing specifying the deficiencies and the action required to eliminate the same. Except in the event of an emergency as hereafter provided, the Association shall have a period of fifteen (15) days after receipt of said written notice in which to correct the alleged deficiencies, or such longer period of time, not exceeding thirty (30) days, as may reasonably be necessary if the deficiency is not reasonably susceptible to cure within said fifteen (15) day period and provided that the Association commences corrective action within fifteen (15) days after receipt of said written notice from the District and thereafter diligently pursues corrective action to completion in a diligent and continuous manner. If the Association fails to commence and diligently complete the required corrective action, then the District shall have the right (but not the obligation) for itself and its employees, contractors and subcontractors, in addition to all other available rights and remedies, to perform appropriate corrective action to eliminate the deficiencies specified in the written notice from the District. Notwithstanding the foregoing, in the event of any emergency affecting the District Property that the District reasonably believes poses an immediate threat of damage or injury to person or property, the District may take such corrective action and expend a reasonable amount of money to prevent or abate such damage or injury; provided that (i)

the District shall attempt to give the Association such prior notice as is practicable under the circumstances (which notice may be oral); and (ii) the District shall take only such steps as are reasonably necessary in order to prevent such damage or injury. The Association shall reimburse the District for any costs and expenses incurred by the District in taking corrective action under this Section within fifteen (15) days after written notice of the total amount of the corrective action is delivered to the Association. Said notice shall include invoices, statements, paid receipts or other evidence of the costs and expenses.

7. Effective Date/Term. The initial term of this Agreement (the “**Initial Term**”) shall commence upon the Effective Date and shall terminate one (1) year thereafter (“**Termination Date**”). Notwithstanding such Termination Date, this Agreement shall automatically renew for additional one year periods at the end of the Initial Term commencing on the anniversary of the Effective Date and thereafter on each anniversary unless and until either the District or the Association provides the other party ninety (90) days’ prior written notice of its intent not to renew.

8. Default/Termination. Both parties shall have the right to terminate this Agreement without cause at any time during its term (including any renewal term) upon providing written notice of said termination to the other party and this Agreement shall stand terminated ninety (90) days after receipt by the other party of said written notice. Such termination need not be with cause and both parties specifically retain the right to terminate this Agreement without cause. Upon any termination of this Agreement, the Association, at its sole cost and expense, shall remove any landscaping or other improvements installed by the Association in the District Property if and to the extent requested by the District and restore such areas, at its sole cost and expense, to substantially the same condition that existed immediately prior to the Effective Date. Notwithstanding any termination of this Agreement pursuant the terms of this Section or other provision contained in this Agreement and regardless of the party initiating the termination, the Association shall remain responsible for repairing any damage to the District Property or District Facilities caused by the Association exercising its rights hereunder prior to the termination.

9. Insurance. During the term of this Agreement, the Association shall, at its sole cost and expense, obtain, maintain, and deliver to the District a certificate of insurance evidencing the following insurance policies (collectively, the “**Policies**”): (i) a commercial general liability insurance policy with limits of not less than One Million Dollars (\$1,000,000.00) per occurrence and Two Million Dollars (\$2,000,000.00) general aggregate, combined single limit, insuring against claims for personal injury, death, and/or property damage occasioned by accidents occurring on the District Property and relating to or arising out of the Activity and naming the District as an additional insured on a primary and non-contributory basis; (ii) worker’s compensation insurance in accordance with applicable law; (iii) employer’s liability coverage with limits of at least One Million Dollars (\$1,000,000.00) per accident or disease; and (iv) automobile liability insurance for bodily injuries in limits of not less than One Million Dollars (\$1,000,000.00) combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Association of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed. The Policies shall contain a waiver of the right of subrogation against the District. All Policies shall contain a provision that they shall not be amended or terminated prior to the date that is thirty (30) days after delivery of written notice of such amendment or termination to the District. The Association shall maintain the Policies in full force and effect (at its sole expense) at all times during which this Agreement remains in effect.

10. Indemnification. To the extent permitted by Florida law, the Association shall indemnify, defend, save and hold harmless District, District’s directors, officers, and/or employees from and against any suits, demands, claims, liability, losses, penalties, damages, judgments, order, decrees, and costs and expenses (including attorneys’ fees and all costs of litigation) for property damage, liability, or death which may result from or arise out of the willful misconduct or negligent act, error, or omission of the Association which occurred or is alleged to have occurred with respect to Association’s obligations under this

Agreement. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District, including its supervisors, officers, agents, employees and contractors, beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other applicable statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law. It is specifically acknowledged that the District's liability under the foregoing indemnity shall only be to the extent the other would be liable under statutory limited waiver of immunity or limits of liability that have been adopted by the Florida Legislature in Section 768.28, Florida Statutes, or other applicable statute.

11. Liens and Claims. The Association shall promptly and properly pay for all contractors retained, labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Association shall keep the District Property free from any construction, materialmen's or mechanic's liens and claims or notices in respect to such liens and claims or notices in respect to such liens and claims, which arise by reason of the Association's performance under this Agreement, and the Association shall immediately discharge any such claim or lien.

12. Notices. Any notice required to be given hereunder, shall be in writing, and may be given by personal delivery; regular United States mail; commercial next business day courier service (such as FedEx or UPS); or by email. Any notice to be given hereunder shall be sent to the following addresses:

If to the District: River Hall Community Development District
c/o Wrathell, Hunt & Associates, LLC
9220 Bonita Beach Road, Suite 214
Bonita Springs, FL 34135
Email: adamsc@whhassociates.com

With a copy to: Coleman, Yovanovich & Koester, P.A.
Attn: Gregory L. Urbancic, Esq.
4001 Tamiami Trail N., Suite 300
Naples, FL 34103
Email: gurbancic@cyklawfirm.com

If to the Association: _____ Association, Inc.

Email: _____

Any notice, request or other communication shall be deemed to be given: (1) upon receipt or refusal to accept, in the case of hand delivery or commercial next business day courier service; (2) upon transmission in the case of email; or (3) three (3) days following deposit with the U.S. Postal Service. The addressees and addresses for the purpose of this Section may be changed by any party by giving written notice of such change to the other party in the manner provided herein.

13. No Recording. Neither this Agreement nor a memorandum thereof shall be recorded in the Public Records.

14. Public Records. Association understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Association agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Association acknowledges that the

designated public records custodian for the District is Chuck Adams (“**Public Records Custodian**”). Among other requirements and to the extent applicable by law, Association shall 1) keep and maintain public records required by the District to perform the maintain the Landscaping Improvements; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the Agreement term and following the Agreement term if the Association does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the Agreement, transfer to the District, at no cost, all public records in Association’s possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Association, Association shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats. Failure of Association comply with Section 119.0701, Florida Statutes may subject Association to penalties under Section 119.10, Florida Statutes. Further, in the event Association fails to comply with this Section or Section 119.0701, Florida Statutes, District shall be entitled to any and all remedies at law or in equity. The following statement is required to be included in this Agreement pursuant to Section 119.0701(2), Florida Statutes:

IF THE ENGINEER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE ENGINEER’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (239) 464-7114, ADAMSC@WHHASSOCIATES.COM, 2300 GLADES ROAD, SUITE 410W, BOCA RATON, FLORIDA 33431.

15. E-Verify. Association shall comply with all applicable requirements of Section 448.095, Florida Statutes. Association shall register with and use the U.S. Department of Homeland Security’s E-Verify system to verify the work authorization status of all newly hired employees. If Association enters into a contract with a subcontractor relating to the services under this Agreement, the subcontractor must register with and use the E-Verify system and provide Association with an affidavit stating the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Association shall maintain a copy of said affidavit for the duration of the contract with the subcontractor and provide a copy to the District upon request. For purposes of this section, the term “subcontractor” shall have such meaning as provided in Section 448.095(1)(e), Florida Statutes and the term “unauthorized alien” shall have such meaning as provided in Section 448.095(1)(f), Florida Statutes.

If Association has a good faith belief that a subcontractor with which it is contracting has knowingly violated Section 448.095, Florida Statutes, then Association shall terminate the contract with such person or entity. Further, if District has a good faith belief that a subcontractor of Association knowingly violated Section 448.095, Florida Statutes, but Association otherwise complied with its obligations hereunder, District shall promptly notify Association and upon said notification, Association shall immediately terminate its contract with the subcontractor.

Notwithstanding anything else in this Agreement to the contrary, District may immediately terminate this Agreement for cause if there is a good faith belief that Association knowingly violated the provisions of Section 448.095, Florida Statutes, and any termination thereunder shall in no event be considered a breach of contract by District. Pursuant to Section 448.095(5)(c)(3), in the event of a termination hereunder, the

Association shall be liable for any additional costs incurred by the District as a result of the termination of this Agreement.

By entering into this Agreement, Association represents that no public employer has terminated a contract with Association under Section 448.095(5)(c)(3), Florida Statutes, within the year immediately preceding the date of this Agreement. District has materially relied on this representation in entering into this Agreement with Association.

16. Miscellaneous. This Agreement shall be binding upon and shall inure to the benefit of the respective heirs, successors, permitted assigns and legal representatives of the parties hereto. This Agreement shall not be assigned or transferred by the Association without the District's prior written approval, which approval may be withheld at the District's sole and exclusive discretion. This Agreement embodies the entire understanding of the parties with respect to the subject matter herein, and the terms hereof control over and supersede all prior understandings. This Agreement may not be modified or amended in any respect other than by written instrument signed by all parties hereto. This Agreement may be executed simultaneously in two (2) or more counterparts, each of which shall be deemed to be original, but all of which together shall constitute one and the same instrument. In the event that a party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for trial, alternate dispute resolution, or appellate proceedings. This Agreement shall be construed in accordance with, and governed by, the laws of the State of Florida. The venue for any litigation involving this Agreement shall exclusively lie in Lee County, Florida.

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

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date set forth above.

DISTRICT:

**RIVER HALL COMMUNITY
DEVELOPMENT DISTRICT**

ATTEST:

Chesley E. Adams, Jr., Secretary

By: _____
Kenneth D. Mitchell, Chair

ASSOCIATION:

ASSOCIATION, INC.,
a Florida not-for-profit corporation

By: _____
Print Name: _____
Title: _____

Exhibit "A"
District Property

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

5A



M.R.I. Inspection LLC

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



CGC 1507963

Name

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

Proposal

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

6/19/2023

4217

Project

River Hall Country Club
Non-District Pipes
Inspection

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

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

Total \$5,000.00

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

Authorized Signature
Michael Radford
Michael Radford President

We Utilize E-Verify for all workers

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

Signature _____

Date of acceptance _____

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

6

Prepared by and return to:

Grant of Easement

This Grant of Easement, is made and executed this ___ day of _____, 2023 by the River Hall Community Development District, whose address is c/o District Manager, 9220 Bonita Beach Road, Suite 214, Bonita Springs, Florida 34135, hereinafter called the “Grantor” and River Hall Country Club Homeowners Association, Inc., a Florida not-for-profit corporation, whose address is c/o Evergreen Lifestyles Management, LLC, 270 West Plant Street, Suite 340, Winter Garden, Florida 34787, their successors or assigns, hereinafter called “Grantee.”

WITNESSETH:

That for and in consideration of the sum of Ten and 00/100 Dollar (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor hereby grants to Grantee, its successors and assigns, a non-exclusive, perpetual easement for purposes of installing, operating, maintaining, repairing, and replacing irrigation facilities and related electrical facilities (collectively, the “Irrigation Facilities”) on, over, under and across the lands shown on Exhibit “A” (the “Easement Area”), for the benefit of and as an appurtenance to the irrigation systems owned by Grantee.

Grantee in the exercise of its rights under this easement will insure that no violations of water quality requirements, including but not limited to sedimentation of the adjacent water body, occurs. Grantee will promptly upon completion of the installation of its Irrigation Facilities restore the land to the condition it was in immediately prior to commencing the installation and will not alter the grade or slope of the lands.

Grantee indemnifies and holds the Grantor harmless from all claims arising out of the exercise of Grantee’s rights under this easement. Grantor will give notice of any claim arising out of the exercise of Grantee’s rights hereunder within ten (10) days of receipt of such notice. Grantee will promptly cure or defend the claim at no expense to Grantor. This is a material inducement for Grantor’s grant of the easement hereunder. Notwithstanding anything herein to the contrary, Grantee may assign the Grantee’s rights under this easement to any third party that assumes Grantee’s obligation to install, operate, maintain, repair, and replace the Irrigation Facilities and Grantee’s obligations hereunder.

This instrument shall be binding on, and inure to the benefit of, the successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the Grantor has executed this instrument or caused the same to be executed by its representative, thereunto duly authorized, on the day and year first above written.

WITNESSES:

River Hall Community Development District

Signature

By: _____,
its Chairman of the Board of Supervisors

Print Name

(SEAL)

Signature

Print Name

State of Florida
County of Lee

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization the __ day of _____, 2023, by _____, as Chairman of the Board of Supervisors of the River Hall Community Development District who [] is personally known to me or [] produced _____ as identification.

(SEAL)

Notary Public

EXHIBIT "A"

EASEMENT AREA

DESCRIPTION

Parcel in
Section 36, Township 43 South, Range 26 East
Lee County, Florida

A tract or parcel of land being a portion of Tract "B-9" of the record plat of "RIVER HALL COUNTRY CLUB, PHASE TWO" recorded in Instrument No. 2006000409514 of the Public Records of Lee County, Florida, lying in Section 36, Township 43 South, Range 26 East, Lee County, Florida said tract or parcel of land being more particularly described as follows:

BEGINNING at the Westerly Most corner of Lot 141, Block "J" of said record plat run along the Easterly line of said Tract "B-9" the following courses: S16°42'52"E for 48.37 feet to a point of curvature and Southerly along an arc of a curve to the right of radius 338.00 feet (delta 28°42'43") (chord bearing S02°21'30"E) (chord 167.61 feet) for 169.38 feet; thence run N78°51'00"W along a non-tangent line for 10.00 feet to a point on a non-tangent curve; thence run Northerly along an arc of a curve to the left of radius 328.00 feet (delta 28°44'16") (chord bearing N02°20'44"W) (chord 162.80 feet) for 164.52 feet to a point of tangency; thence run N16°42'52"W for 52.18 feet; thence run N73°17'08"E for 10.00 feet to an intersection with said Easterly line of Tract "B-9"; thence run S16°42'52"E along said Easterly line for 3.81 feet to the POINT OF BEGINNING.
Containing 0.05 acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (1983/NSRS 2011) and are based on Easterly line of said Tract "B-9" to bear S16°42'52"E.

Scott A. Wheeler (For The Firm)
Professional Surveyor and Mapper
Florida Certificate No. 5949

PREPARED FOR

GREENPOINTE COMMUNITIES, LLC

7807 BAYMEADOWS ROAD E
SUITE 205
JACKSONVILLE, FL 32256

PHONE (904) 562-1358
FAX (904) 996-2481

PROJECT DESCRIPTION

A TRACT OR PARCEL OF LAND
LYING IN THE PLAT OF

RIVER HALL COUNTRY CLUB, PHASE TWO

INST. No. 2006000409514,
LEE COUNTY RECORDS

A SUBDIVISION
LYING IN SECTIONS 25, 26, 35 & 36,
TOWNSHIP 43 SOUTH,
RANGE 26 EAST,
LEE COUNTY, FLORIDA

PROJECT SURVEYOR



NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED OR DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

FILE NAME	2385275K01.DWG
LAYOUT	2
LOCATION	J:\23827DWG\SURVEYING\SKETCH
PLOT DATE	THU 4-20-2023 2:05 PM
PLOT BY	PETER OLSEN

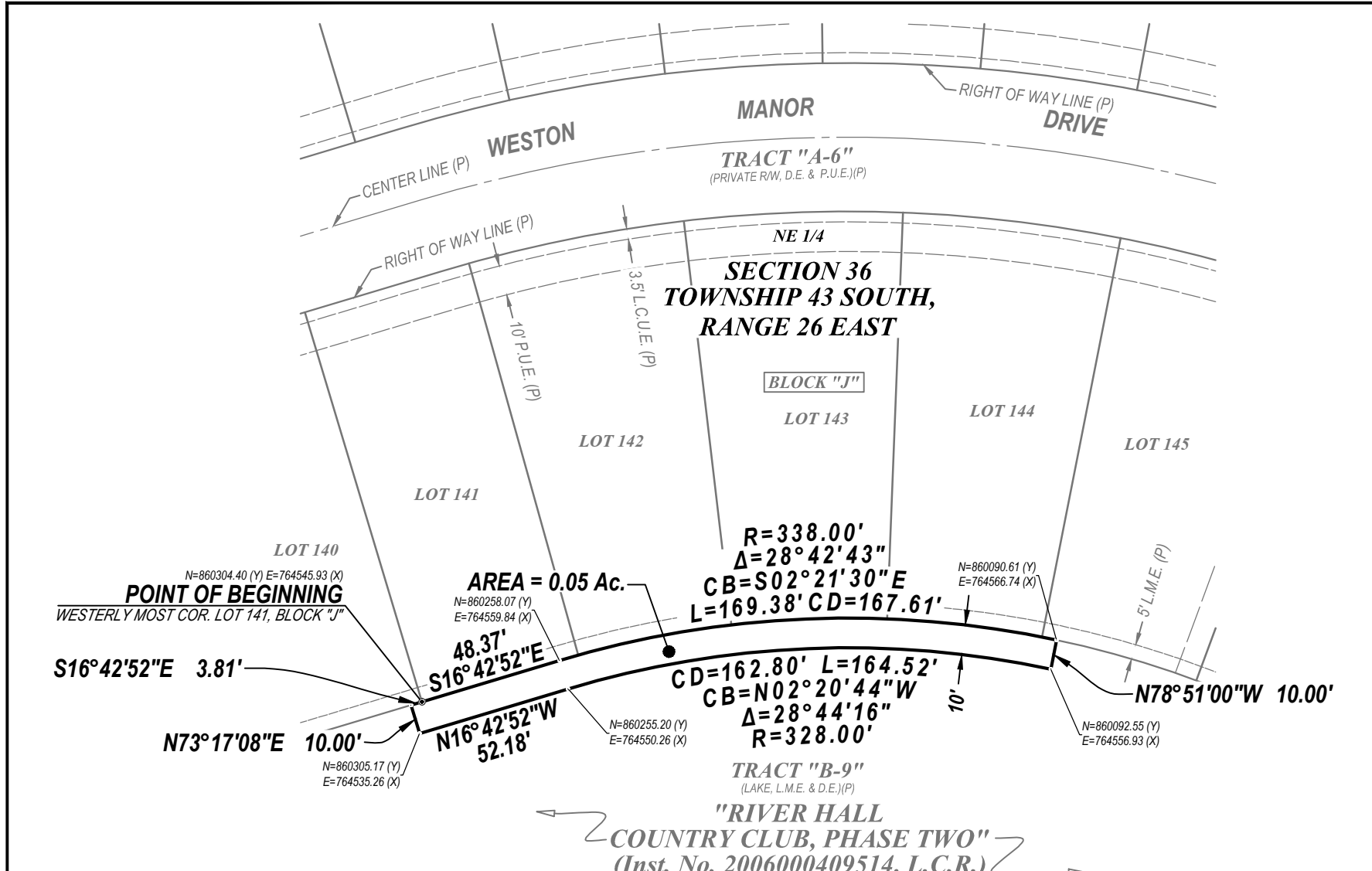
DRAWING DATA	
SURVEY DATE	04-20-2023
DRAWN BY	P. OLSEN
CHECKED BY	SAW
SCALE	1"=50'
FIELD BOOK	

PLAN REVISIONS	

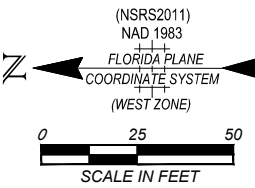
STRAP NUMBERS	

SKETCH TO ACCOMPANY DESCRIPTION

PROJECT / FILE NO.	SHEET NUMBER
23852 365-43-26	2 OF 2



- NOTES:**
- ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF. UNLESS OTHERWISE NOTED DISTANCES ARE ALSO (U.S. SURVEY FEET) GROUND AND CAN BE MULTIPLIED BY 0.9999525 TO OBTAIN GRID DISTANCES.
 - D.E. - DENOTES DRAINAGE EASEMENT.
 - INST. No. - DENOTES INSTRUMENT NUMBER, LEE COUNTY PUBLIC RECORDS.
 - L.M.E. - LAKE MAINTENANCE EASEMENT
 - O.R. - DENOTES OFFICIAL RECORD BOOK, LEE COUNTY PUBLIC RECORDS.
 - (P) - DENOTES PLAT.
 - PG. - DENOTES PAGE.
 - P.U.E. - DENOTES PUBLIC UTILITY EASEMENT.
 - BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983)(NSRS 2011) AND ARE BASED ON THE EASTERLY LINE OF TRACT "B-9" TO BEAR S16°42'52"E.



THIS IS NOT A SURVEY

SCOTT A. WHEELER (FOR THE FIRM - LB-6940)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5949

DATE SIGNED:

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED OR DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

8

RESOLUTION 2023-09

A RESOLUTION OF THE RIVER HALL COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2023/2024 AND PROVIDING FOR AN EFFECTIVE DATE

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

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

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

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

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

SECTION 1. ADOPTING REGULAR MEETING SCHEDULE. Regular meetings of the District’s Board shall be held during Fiscal Year 2023/2024 as provided on the schedule attached hereto as **Exhibit A**.

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

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

PASSED AND ADOPTED this 6th day of July, 2023.

Attest:

RIVER HALL COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

RIVER HALL COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE		
LOCATION		
<i>River Hall Town Hall Center, located at 3089 River Hall Parkway, Alva, Florida 33920</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 5, 2023	Regular Meeting	3:30 PM
November 2, 2023	Regular Meeting	3:30 PM
December 7, 2023	Regular Meeting	3:30 PM
January 4, 2024	Regular Meeting	3:30 PM
February 1, 2024	Regular Meeting	3:30 PM
March 7, 2024	Regular Meeting	3:30 PM
April 4, 2024	Regular Meeting	3:30 PM
May 2, 2024	Regular Meeting	3:30 PM
June 6, 2024	Regular Meeting	3:30 PM
July __, 2024*	Regular Meeting	3:30 PM
August 1, 2024	Regular Meeting	3:30 PM
September 5, 2024	Regular Meeting	3:30 PM

***Exception**

Note: The July meeting date is on the Independence Day holiday

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

9

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024
PROPOSED BUDGET**

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
TABLE OF CONTENTS**

Description	Page Number(s)
General Fund Budget	1 - 2
Definitions of General Fund Expenditures	3 - 5
Debt Service Fund Budget - Series 2020	6
Bond Amortization Tables - Series 2020	7 - 8
Debt Service Fund Budget - Series 2021	9
Bond Amortization Tables - Series 2021	10 - 11
Assessment Summary	12

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2023			Total Actual & Projected	Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023		
REVENUES					
Assessment levy: on-roll	\$ 608,803				\$ 610,292
Allowable discounts (4%)	(24,352)				(24,412)
Assessment levy: on-roll: net	584,451	\$ 461,931	\$ 122,520	\$ 584,451	585,880
Assessment levy: off-roll	130,870	98,153	32,717	130,870	130,870
Miscellaneous Hog Program shared cost	16,500	6,920	9,580	16,500	16,500
Interest and miscellaneous	500	114	386	500	500
Total revenues	<u>732,321</u>	<u>567,118</u>	<u>165,203</u>	<u>732,321</u>	<u>733,750</u>
EXPENDITURES					
Professional & administrative					
Legislative					
Supervisor	12,000	4,600	7,400	12,000	12,000
Financial & Administrative					
District management	45,000	22,500	22,500	45,000	45,000
District engineer	25,000	11,921	13,079	25,000	25,000
Trustee	7,100	-	7,100	7,100	7,100
Tax collector/property appraiser	5,653	3,218	2,435	5,653	5,653
Assessment roll prep	4,500	2,250	2,250	4,500	4,500
Auditing services	3,300	-	3,300	3,300	3,300
Arbitrage rebate calculation	650	-	650	650	650
Public officials liability insurance	12,500	12,621	-	12,621	13,000
Legal advertising	1,100	220	880	1,100	1,100
Bank fees	350	168	182	350	350
Dues, licenses & fees	175	175	-	175	175
Postage	1,300	750	750	1,500	1,500
Website maintenance	705	705	-	705	705
ADA website compliance	210	-	210	210	210
Legal counsel					
District counsel	14,000	3,637	7,500	11,137	14,000
Electric utility services					
Utility services	11,000	4,353	6,647	11,000	11,000
Street lights	2,000	816	1,184	2,000	2,000
Stormwater control					
Fountain service repairs & maintenance	6,000	-	2,000	2,000	7,500
Aquatic maintenance	152,465	38,116	114,349	152,465	152,465
Hog removal	19,800	6,600	13,200	19,800	23,000
Lake/pond bank maintenance	5,000	-	5,000	5,000	5,000
Stormwater system maintenance	40,000	2,040	25,000	27,040	40,000

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
Other physical environment					
General liability insurance	5,000	4,490	510	5,000	5,000
Property insurance	10,000	9,018	982	10,000	10,000
Entry & walls maintenance	5,000	20,525	5,000	25,525	13,100
Landscape maintenance	195,000	88,733	106,267	195,000	195,000
Irrigation repairs & maintenance	12,500	9,568	2,932	12,500	12,500
Landscape replacement plants, shrubs, trees	20,000	-	20,000	20,000	20,000
Annual mulching	9,000	6,553	-	6,553	9,000
Holiday decorations	12,000	11,000	-	11,000	12,000
Bell tower maintenance	1,750	-	500	500	1,750
Ornamental lighting & maintenance	1,000	1,816	816	2,632	2,000
Hurricane clean-up	-	3,330	-	3,330	-
Road & street facilities					
Street/parking lot sweeping	750	728	-	728	750
Street light maintenance	3,500	3,497	1,500	4,997	3,500
Roadway repair & maintenance	1,500	-	1,500	1,500	25,000
Sidewalk repair & maintenance	2,500	-	2,500	2,500	2,500
Street sign repair & replacement	1,500	14,245	-	14,245	1,500
Contingency					
Miscellaneous contingency	50	-	50	50	50
Total expenditures	<u>650,858</u>	<u>288,193</u>	<u>378,173</u>	<u>666,366</u>	<u>688,858</u>
Excess/(deficiency) of revenues over/(under) expenditures	81,463	278,925	(212,970)	65,955	44,892
Fund balance - beginning (unaudited)	785,490	843,282	927,382	843,282	909,237
Assigned					
Operating capital	145,000	145,000	145,000	145,000	145,000
Disaster recovery	250,000	250,000	250,000	250,000	250,000
Unassigned	471,953	532,382	319,412	514,237	559,129
Fund balance - ending (projected)	<u>\$ 866,953</u>	<u>\$ 927,382</u>	<u>\$ 714,412</u>	<u>\$ 909,237</u>	<u>\$ 954,129</u>

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

EXPENDITURES

Professional & administrative

Legislative

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

Financial & Administrative

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

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

Trustee 7,100
 Annual fees paid to U.S. Bank for services provided as trustee, paying agent and registrar.

Tax collector/property appraiser 5,653
 Covers the cost of utilizing the Tax Collector services in placing the District's assessments on the property tax bill each year.

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

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

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

Public officials liability insurance 13,000

Legal advertising 1,100
 The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.

Bank fees 350

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

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

Website maintenance 705

ADA website compliance 210
 Maintenance of district's website.

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

EXPENDITURES (continued)

District counsel	14,000
<p>Coleman, Yovanovich and Koester, PA., provides on-going general counsel legal representation and, in this arena, these lawyers are confronted with issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts. In this capacity, they provide service as "local government lawyers," realizing that this type of local government is very limited in its scope – providing infrastructure and services to developments.</p>	
Electric utility services	
Utility services	11,000
<p>Intended to cover the costs of electricity for the SR 80 entry floating fountains, up lighting, irrigation controllers, clock tower, etc.</p>	
Street lights	2,000
<p>Intended to cover the costs of electricity for the street lighting along River Hall Parkway from SR 80 to the main gatehouse.</p>	
Stormwater control	
Aquatic maintenance	152,465
<p>The District contracts with a qualified and licensed contractor for the maintenance of it's</p>	
Hog removal	23,000
<p>Intended to cover cost of community hog removal the costs of which is shared with 4 other entities.</p>	
Lake/pond bank maintenance	5,000
<p>Intended to address lake and bond bank erosion remediation on an as needed basis.</p>	
Stormwater system maintenance	40,000
<p>Intended to address repairs and maintenance to primary stormwater system catch basins and pipe work.</p>	
Other physical environment	
General liability insurance	5,000
<p>The District carries public officials and general liability insurance with policies written by Preferred Governmental Insurance Trust. The limit of liability is set at \$1,000,000 (general aggregate \$2,000,000) and \$1,000,000 for public officials liability.</p>	
Property insurance	10,000
<p>Covers District physical property including but not limited to the entry features, street lighting, clock tower etc..</p>	
Entry & walls maintenance	13,100
<p>Intended to cover the routine maintenance of the entry features, including pressure washing, painting, lighting etc.</p>	

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

EXPENDITURES (continued)

Landscape maintenance	195,000
<p>The District contracts with a qualified and licensed landscape maintenance contractor for the maintenance of it's landscaping around the main entry lakes, along the SR 80 frontage and within the River Hall Parkway road right of way from SR 80 to the main gatehouse. Also, includes twice a year bush hogging of the FPL easement.</p>	
Irrigation repairs & maintenance	12,500
<p>Intended to cover large irrigation repairs that are not otherwise covered within the District's landscape maintenance contract.</p>	
Landscape replacement plants, shrubs, trees	20,000
<p>Intended to cover the periodic supplement and replacement of landscape plant materials within the District's landscape areas.</p>	
Annual mulching	9,000
<p>Intended to cover the cost of materials only for once a year mulching of landscape areas. Cost of installing is include in maintenance contract.</p>	
Holiday decorations	12,000
<p>Intended to cover the cost of installation, monitoring/repairing and removal of holiday lighting at the main entry at SR 80.</p>	
Bell tower maintenance	1,750
<p>Intended to cover the cost of repairs to the clock.</p>	
Ornamental lighting & maintenance	2,000
<p>Intended cover the costs of the up lighting repairs and maintenance within the District's landscape areas.</p>	
Road & street facilities	
Street/parking lot sweeping	750
<p>Intended to cover the costs of hiring a qualified and licensed street sweeping contractor to sweep, collect and remove debris from the River Hall Parkway from SR 80 to the main gatehouse and pressure wash the sidewalks and curbs within the same limits.</p>	
Street light maintenance	3,500
<p>Intended to cover the cost of maintaining the District's street lighting system along River Hall Parkway from SR 80 to the main gatehouse.</p>	
Roadway repair & maintenance	25,000
<p>Intended to cover repairs and maintenance of River Hall Parkway from SR 80 to the main gatehouse.</p>	
Sidewalk repair & maintenance	2,500
<p>Intended to cover the repairs and maintenance of the sidewalk within the River Hall Parkway right of way from SR80 to the main gatehouse.</p>	
Street sign repair & replacement	1,500
<p>Intended to cover the cost of repair and replacement of the traffic signage within the River Hall Parkway right of way from SR 80 to the main gatehouse.</p>	
Contingency	
Miscellaneous contingency	50
<p>Automated AP routing and other miscellaneous items.</p>	
Total expenditures	<u><u>\$ 688,858</u></u>

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2020A
FISCAL YEAR 2024**

	Fiscal Year 2023			Total Actual & Projected	Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023		
REVENUES					
Special assessment - on-roll	\$ 432,000				\$ 432,000
Allowable discounts (4%)	(17,280)				(17,280)
Assessment levy: net	414,720	\$ 325,420	\$ 89,300	\$ 414,720	414,720
Interest	-	5,265	-	5,265	-
Total revenues	<u>414,720</u>	<u>330,685</u>	<u>89,300</u>	<u>419,985</u>	<u>414,720</u>
EXPENDITURES					
Debt service					
Principal	150,000	-	150,000	150,000	155,000
Interest	264,600	132,300	132,300	264,600	260,475
Total expenditures	<u>414,600</u>	<u>132,300</u>	<u>282,300</u>	<u>414,600</u>	<u>415,475</u>
Fund balance:					
Net increase/(decrease) in fund balance	120	198,385	(193,000)	5,385	(755)
Beginning fund balance (unaudited)	342,380	352,414	550,799	352,414	357,799
Ending fund balance (projected)	<u>342,500</u>	<u>\$ 550,799</u>	<u>\$ 357,799</u>	<u>\$ 357,799</u>	<u>357,044</u>
Use of fund balance:					
Debt service reserve account balance (required)					(206,925)
Interest expense - November 1, 2024					(128,106)
Projected fund balance surplus/(deficit) as of September 30, 2024					<u>\$ 22,013</u>

RIVER HALL

Community Development District

Series 2020A

\$7,410,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2023			130,237.50	130,237.50
05/01/2024	155,000.00	2.750%	130,237.50	285,237.50
11/01/2024			128,106.25	128,106.25
05/01/2025	155,000.00	2.750%	128,106.25	283,106.25
11/01/2025			125,975.00	125,975.00
05/01/2026	160,000.00	3.250%	125,975.00	285,975.00
11/01/2026			123,375.00	123,375.00
05/01/2027	165,000.00	3.250%	123,375.00	288,375.00
11/01/2027			120,693.75	120,693.75
05/01/2028	175,000.00	3.250%	120,693.75	295,693.75
11/01/2028			117,850.00	117,850.00
05/01/2029	180,000.00	3.250%	117,850.00	297,850.00
11/01/2029			114,925.00	114,925.00
05/01/2030	185,000.00	3.250%	114,925.00	299,925.00
11/01/2030			111,918.75	111,918.75
05/01/2031	190,000.00	3.250%	111,918.75	301,918.75
11/01/2031			108,831.25	108,831.25
05/01/2032	195,000.00	3.625%	108,831.25	303,831.25
11/01/2032			105,296.88	105,296.88
05/01/2033	205,000.00	3.625%	105,296.88	310,296.88
11/01/2033			101,581.25	101,581.25
05/01/2034	210,000.00	3.625%	101,581.25	311,581.25
11/01/2034			97,775.00	97,775.00
05/01/2035	220,000.00	3.625%	97,775.00	317,775.00
11/01/2035			93,787.50	93,787.50
05/01/2036	230,000.00	3.625%	93,787.50	323,787.50
11/01/2036			89,618.75	89,618.75
05/01/2037	235,000.00	3.625%	89,618.75	324,618.75
11/01/2037			85,359.38	85,359.38
05/01/2038	245,000.00	3.625%	85,359.38	330,359.38
11/01/2038			80,918.75	80,918.75
05/01/2039	255,000.00	3.625%	80,918.75	335,918.75
11/01/2039			76,296.88	76,296.88
05/01/2040	265,000.00	3.625%	76,296.88	341,296.88
11/01/2040			71,493.75	71,493.75
05/01/2041	275,000.00	3.875%	71,493.75	346,493.75
11/01/2041			66,165.63	66,165.63
05/01/2042	285,000.00	3.875%	66,165.63	351,165.63
11/01/2042			60,643.75	60,643.75
05/01/2043	295,000.00	3.875%	60,643.75	355,643.75
11/01/2043			54,928.13	54,928.13
05/01/2044	310,000.00	3.875%	54,928.13	364,928.13
11/01/2044			48,921.88	48,921.88
05/01/2045	320,000.00	3.875%	48,921.88	368,921.88
11/01/2045			42,721.88	42,721.88
05/01/2046	330,000.00	3.875%	42,721.88	372,721.88

RIVER HALL

Community Development District

Series 2020A

\$7,410,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2046			36,328.13	36,328.13
05/01/2047	345,000.00	3.875%	36,328.13	381,328.13
11/01/2047			29,643.75	29,643.75
05/01/2048	360,000.00	3.875%	29,643.75	389,643.75
11/01/2048			22,668.75	22,668.75
05/01/2049	375,000.00	3.875%	22,668.75	397,668.75
11/01/2049			15,403.13	15,403.13
05/01/2050	390,000.00	3.875%	15,403.13	405,403.13
11/01/2050			7,846.88	7,846.88
05/01/2051	405,000.00	3.875%	7,846.88	412,846.88
Total	\$7,115,000.00		\$4,538,625.10	\$11,653,625.10

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2021A-1 and 2021A-2
FISCAL YEAR 2024**

	Fiscal Year 2023			Total Actual & Projected	Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023		
REVENUES					
Special assessment - on-roll (A1)	\$ 786,042				\$786,042
Special assessment - on-roll (A2)	735,883				735,883
Allowable discounts (4%)	<u>(60,877)</u>				<u>(60,877)</u>
Assessment levy: net	1,461,048	\$ 1,144,854	\$ 316,194	\$ 1,461,048	1,461,048
Special assessment: off-roll (A2)	118,652	88,989	29,663	118,652	118,652
Interest	-	13,807	-	13,807	-
Total revenues	<u>1,579,700</u>	<u>1,247,650</u>	<u>345,857</u>	<u>1,593,507</u>	<u>1,579,700</u>
EXPENDITURES					
Debt service					
Principal (A1)	500,000	-	500,000	500,000	520,000
Principal (A2)	550,000	-	550,000	550,000	565,000
Interest (A1)	257,400	128,625	128,775	257,400	242,400
Interest (A2)	282,000	141,000	141,000	282,000	265,500
Total expenditures	<u>1,589,400</u>	<u>269,625</u>	<u>1,319,775</u>	<u>1,589,400</u>	<u>1,592,900</u>
Fund balance:					
Net increase/(decrease) in fund balance	(9,700)	978,025	(973,918)	4,107	(13,200)
Beginning fund balance (unaudited)	<u>778,544</u>	<u>791,056</u>	<u>1,769,081</u>	<u>791,056</u>	<u>795,163</u>
Ending fund balance (projected)	<u>768,844</u>	<u>\$1,769,081</u>	<u>\$ 795,163</u>	<u>\$ 795,163</u>	<u>781,963</u>
Use of fund balance:					
Debt service reserve account balance (required)					(488,010)
Interest expense - November 1, 2024 (A1)					(113,400)
Interest expense - November 1, 2024 (A2)					(124,275)
Projected fund balance surplus/(deficit) as of September 30, 2024					<u>\$ 56,278</u>

RIVER HALL

Community Development District

Series 2021A-1

\$9,065,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2023			121,200.00	121,200.00
05/01/2024	520,000.00	3.000%	121,200.00	641,200.00
11/01/2024			113,400.00	113,400.00
05/01/2025	535,000.00	3.000%	113,400.00	648,400.00
11/01/2025			105,375.00	105,375.00
05/01/2026	545,000.00	3.000%	105,375.00	650,375.00
11/01/2026			97,200.00	97,200.00
05/01/2027	565,000.00	3.000%	97,200.00	662,200.00
11/01/2027			88,725.00	88,725.00
05/01/2028	580,000.00	3.000%	88,725.00	668,725.00
11/01/2028			80,025.00	80,025.00
05/01/2029	600,000.00	3.000%	80,025.00	680,025.00
11/01/2029			71,025.00	71,025.00
05/01/2030	615,000.00	3.000%	71,025.00	686,025.00
11/01/2030			61,800.00	61,800.00
05/01/2031	640,000.00	3.000%	61,800.00	701,800.00
11/01/2031			52,200.00	52,200.00
05/01/2032	655,000.00	3.000%	52,200.00	707,200.00
11/01/2032			42,375.00	42,375.00
05/01/2033	675,000.00	3.000%	42,375.00	717,375.00
11/01/2033			32,250.00	32,250.00
05/01/2034	695,000.00	3.000%	32,250.00	727,250.00
11/01/2034			21,825.00	21,825.00
05/01/2035	715,000.00	3.000%	21,825.00	736,825.00
11/01/2035			11,100.00	11,100.00
05/01/2036	740,000.00	3.000%	11,100.00	751,100.00
Total	\$8,080,000.00		\$1,797,000.00	\$9,877,000.00

RIVER HALL

Community Development District

Series 2021A-2

\$9,930,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2023			132,750.00	132,750.00
05/01/2024	565,000.00	3.000%	132,750.00	697,750.00
11/01/2024			124,275.00	124,275.00
05/01/2025	580,000.00	3.000%	124,275.00	704,275.00
11/01/2025			115,575.00	115,575.00
05/01/2026	600,000.00	3.000%	115,575.00	715,575.00
11/01/2026			106,575.00	106,575.00
05/01/2027	620,000.00	3.000%	106,575.00	726,575.00
11/01/2027			97,275.00	97,275.00
05/01/2028	635,000.00	3.000%	97,275.00	732,275.00
11/01/2028			87,750.00	87,750.00
05/01/2029	655,000.00	3.000%	87,750.00	742,750.00
11/01/2029			77,925.00	77,925.00
05/01/2030	675,000.00	3.000%	77,925.00	752,925.00
11/01/2030			67,800.00	67,800.00
05/01/2031	700,000.00	3.000%	67,800.00	767,800.00
11/01/2031			57,300.00	57,300.00
05/01/2032	720,000.00	3.000%	57,300.00	777,300.00
11/01/2032			46,500.00	46,500.00
05/01/2033	740,000.00	3.000%	46,500.00	786,500.00
11/01/2033			35,400.00	35,400.00
05/01/2034	765,000.00	3.000%	35,400.00	800,400.00
11/01/2034			23,925.00	23,925.00
05/01/2035	785,000.00	3.000%	23,925.00	808,925.00
11/01/2035			12,150.00	12,150.00
05/01/2036	810,000.00	3.000%	12,150.00	822,150.00
Total	\$8,850,000.00		\$1,970,400.00	\$10,820,400.00

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
PROJECTED ASSESSMENTS
GENERAL FUND AND DEBT SERVICE FUND
FISCAL YEAR 2024**

Number of Units	Unit Type	Bond Series	On-Roll Payment			Projected Fiscal Year 2024			FY 23 Assessment
			GF	DSF	GF & DSF	GF	DSF	GF & DSF	
167	ADULT 48	2021A-1	\$ 229.49	\$ 233.75	\$ 463.24	\$ 463.24		\$ 463.24	
261	ADULT 55	2021A-1	262.57	233.75	496.32	496.32		496.32	
142	ADULT 65	2021A-1	309.84	233.75	543.59	543.59		543.59	
80	CARRIAGE	2021A-1	203.49	577.36	780.85	780.85		780.85	
12	SF 50 Replat	2021A-1	238.94	540.98	779.92	779.92		780.85	
10	SF 65 Replat	2021A-1	309.84	621.01	930.85	930.85		780.85	
208	SF 55	2021A-1	262.57	906.95	1,169.52	1,169.52		1,169.52	
147	SF 70	2021A-1	333.48	1,168.75	1,502.23	1,502.23		1,502.23	
44	SF 85	2021A-1	404.38	1,481.97	1,886.35	1,886.35		1,886.35	
125	SF 50	2021A-1	238.94	790.07	1,029.01	1,029.01		1,029.01	
85	SF 65	2021A-1	309.84	906.95	1,216.79	1,216.79		1,216.79	
92	VILLA	2021A-2	260.21	805.29	1,065.50	1,065.50		1,065.50	
163	SF 55	2021A-2	262.57	1,162.09	1,424.66	1,424.66		1,424.66	
121	SF 70	2021A-2	333.48	1,499.07	1,832.55	1,832.55		1,832.55	
23	SF 100	2021A-2	404.38	1,900.48	2,304.86	2,304.86		2,304.86	
158	SF 50	2021A-2	238.94	1,013.42	1,252.36	1,252.36		1,252.36	
41	SF 60	2021A-2	286.21	1,162.09	1,448.30	1,448.30		1,448.30	
34	SF 65	2021A-2	309.84	1,162.09	1,471.93	1,471.93		1,471.93	
348	SF 50	2020	238.94	1,241.38	1,480.32	1,480.32		1,480.32	
2,261									

Number of Units	Unit Type	Bond Series	Off-Roll Payment			Projected Fiscal Year 2024			FY 23 Assessment
			GF	DSF	GF & DSF	GF	DSF	GF & DSF	
36	UNPLAT CARRIAGE	2021A-2	\$ 192.86	\$ 711.23	\$ 904.09	\$ 904.09		\$ 904.09	
51	UNPLAT SF 85	2021A-2	385.71	1,824.46	2,210.17	2,210.17		2,210.17	
347	UNPLAT SF 50	n/a	226.89	-	226.89	226.89		226.89	
434									
Commercial									
15	UNPLAT COMM OFFICE	n/a	\$ 567.23	\$ -	\$ 567.23	\$ 567.23		\$ 567.23	
30	UNPLAT COMM RETAIL	n/a	567.23	-	567.23	567.23		567.23	
45									
2,740									

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

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

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

	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	\$1,216,446	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,216,446
Investments							
SBA	5,482	-	-	-	-	-	5,482
Reserve A-1	-	-	206,925	75,400	-	-	282,325
Reserve A-2	-	-	-	412,550	-	-	412,550
Revenue A-1	-	-	151,245	143,081	-	-	294,326
Revenue A-2	-	-	-	162,236	-	-	162,236
Prepayment A-1	-	-	-	66	-	-	66
Construction	-	-	-	-	-	230,535	230,535
Due from capital projects fund	-	8	-	-	-	-	8
Deposits	1,622	-	-	-	-	-	1,622
Ashton oaks HOA	453	-	-	-	-	-	453
Hampton lake at river hall HOA	4,237	-	-	-	-	-	4,237
River hall country club HOA	4,237	-	-	-	-	-	4,237
Hampton golf & country club	4,237	-	-	-	-	-	4,237
Cascades at river hall	1,100	-	-	-	-	-	1,100
Total assets	<u>\$1,237,814</u>	<u>\$ 8</u>	<u>\$ 358,170</u>	<u>\$ 793,333</u>	<u>\$ -</u>	<u>\$ 230,535</u>	<u>\$ 2,619,860</u>
LIABILITIES AND FUND BALANCES							
Liabilities:							
Due to Developer	20,404	-	-	-	-	-	20,404
Due to debt service fund 2011	-	-	-	-	8	-	8
Total liabilities	<u>20,404</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>8</u>	<u>-</u>	<u>20,412</u>
DEFERRED INFLOWS OF RESOURCES							
Deferred receipts	14,263	-	-	-	-	-	14,263
Total deferred inflows of resources	<u>14,263</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>14,263</u>
Fund balances:							
Nonspendable							
Prepaid and deposits	1,622	-	-	-	-	-	1,622
Restricted for:							
Debt service	-	8	358,170	793,333	-	-	1,151,511
Capital projects	-	-	-	-	(8)	230,535	230,527
Assigned to:							
Operating capital	145,000	-	-	-	-	-	145,000
Disaster recovery	250,000	-	-	-	-	-	250,000
Unassigned	806,525	-	-	-	-	-	806,525
Total fund balances	<u>1,203,147</u>	<u>8</u>	<u>358,170</u>	<u>793,333</u>	<u>(8)</u>	<u>230,535</u>	<u>2,585,185</u>
Total liabilities and fund balances	<u>\$ 1,237,814</u>	<u>\$ 8</u>	<u>\$ 358,170</u>	<u>\$ 793,333</u>	<u>\$ -</u>	<u>\$ 230,535</u>	<u>\$ 2,619,860</u>

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

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll: net	\$ 3,523	\$ 582,851	584,451	100%
Assessment levy: off-roll	32,718	130,870	130,870	100%
Miscellaneous hog program shared cost	-	6,920	16,500	42%
Interest and miscellaneous	25	158	500	32%
Total revenues	<u>36,266</u>	<u>720,799</u>	<u>732,321</u>	98%
EXPENDITURES				
Legislative				
Supervisor	1,000	6,400	12,000	53%
<i>Financial & administrative</i>				
District management	3,750	30,000	45,000	67%
District engineer	3,315	25,405	25,000	102%
Trustee	-	-	7,100	0%
Tax collector/property appraiser	-	5,437	5,653	96%
Assessment roll prep	375	3,000	4,500	67%
Auditing services	-	-	3,300	0%
Arbitrage rebate calculation	-	-	650	0%
Public officials liability insurance	-	12,621	12,500	101%
Legal advertising	-	5,580	1,100	507%
Bank fees	-	168	350	48%
Dues, licenses & fees	-	175	175	100%
Postage	-	750	1,300	58%
ADA website compliance	-	-	210	0%
Website maintenance	-	705	705	100%
<i>Legal counsel</i>				
District counsel	-	5,527	14,000	39%
<i>Electric utility services</i>				
Utility services	1,134	7,890	11,000	72%
Street lights	155	1,318	2,000	66%
<i>Stormwater control</i>				
Fountain service repairs & maintenance	-	-	6,000	0%
Aquatic maintenance	-	38,116	152,465	25%
Hog removal	1,650	9,900	19,800	50%
Lake/pond bank maintenance	-	-	5,000	0%
Stormwater system maintenance	989	3,029	40,000	8%

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

	Current Month	Year to Date	Budget	% of Budget
<i>Other physical environment</i>				
General liability insurance	-	4,490	5,000	90%
Property insurance	-	9,018	10,000	90%
Entry & walls maintenance	-	20,525	5,000	411%
Landscape maintenance	14,286	115,655	195,000	59%
Irrigation repairs & maintenance	2,557	12,125	12,500	97%
Landscape replacement plants, shrubs, trees	-	-	20,000	0%
Annual mulching	-	6,553	9,000	73%
Holiday decorations	-	11,000	12,000	92%
Clock tower maintenance	-	-	1,750	0%
Ornamental lighting & maintenance	-	1,816	1,000	182%
Hurricane clean-up	-	3,330	-	N/A
<i>Road & street facilities</i>				
Street/parking lot sweeping	-	728	750	97%
Street light/decorative light maintenance	-	3,497	3,500	100%
Roadway repair & maintenance	1,503	1,503	1,500	100%
Sidewalk repair & maintenance	-	-	2,500	0%
Street sign repair & replacement	-	14,673	1,500	978%
<i>Contingency</i>				
Miscellaneous contingency	-	-	50	0%
Total expenditures	<u>30,714</u>	<u>360,934</u>	<u>650,858</u>	55%
Excess/(deficiency) of revenues over/(under) expenditures	5,552	359,865	81,463	
Fund balances - beginning	1,197,595	843,282	785,490	
Assigned				
Operating capital	145,000	145,000	145,000	
Disaster recovery	250,000	250,000	250,000	
Unassigned	808,147	808,147	471,953	
Fund balances - ending	<u>\$ 1,203,147</u>	<u>\$ 1,203,147</u>	<u>\$ 866,953</u>	

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2011
FOR THE PERIOD ENDED MAY 31, 2023**

	Current Month	Year To Date
REVENUES	\$ -	\$ -
Total revenues	-	-
 EXPENDITURES		
Debt service	-	-
Total debt service	-	-
 Excess/(deficiency) of revenues over/(under) expenditures	-	-
 Fund balances - beginning	8	8
Fund balances - ending	\$ 8	\$ 8

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

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Special assessment: on-roll	\$ 2,499	\$ 411,203	\$ 414,720	99%
Interest	2,028	9,153	-	N/A
Total revenues	<u>4,527</u>	<u>420,356</u>	<u>414,720</u>	101%
EXPENDITURES				
Debt service				
Principal	150,000	150,000	150,000	100%
Interest	132,300	264,600	264,600	100%
Total debt service	<u>282,300</u>	<u>414,600</u>	<u>414,600</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	(277,773)	5,756	120	
Fund balances - beginning	635,943	352,414	342,380	
Fund balances - ending	<u>\$ 358,170</u>	<u>\$ 358,170</u>	<u>\$ 342,500</u>	

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

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment: on-roll	\$ 8,793	\$ 1,446,646	\$ 1,461,048	99%
Special assessment: off-roll	29,663	118,652	118,652	100%
Interest	6,522	26,229	-	N/A
Total revenues	<u>44,978</u>	<u>1,591,527</u>	<u>1,579,700</u>	101%
EXPENDITURES				
Debt service				
Principal (A-1)	500,000	500,000	500,000	100%
Principal (A-2)	550,000	550,000	550,000	100%
Interest (A-1)	128,625	257,250	257,400	100%
Interest (A-2)	141,000	282,000	282,000	100%
Total expenditures	<u>1,319,625</u>	<u>1,589,250</u>	<u>1,589,400</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	(1,274,647)	2,277	(9,700)	
Fund balances - beginning	<u>2,067,980</u>	<u>791,056</u>	<u>778,544</u>	
Fund balances - ending	<u>\$ 793,333</u>	<u>\$ 793,333</u>	<u>\$ 768,844</u>	

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2011
FOR THE PERIOD ENDED MAY 31, 2023**

	<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	(8)	(8)
Fund balances - ending	<u><u>\$ (8)</u></u>	<u><u>\$ (8)</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 MAY 31, 2023**

	Current Month	Year To Date
REVENUES		
Interest	\$ 827	\$ 5,229
Total revenues	827	5,229
EXPENDITURES		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	827	5,229
Fund balances - beginning	229,708	225,306
Fund balances - ending	\$ 230,535	\$ 230,535

River Hall Community Development District Check Detail May 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	CBI	05/01/2023	FPL	101.001 · Suntrust-...		-1,375.06
Bill	2155-24268 042023	04/25/2023		531.431 · Utility Ser...	-1,201.11	1,201.11
Bill	02979-06091 042023	04/25/2023		531.437 · Street Lig...	-173.95	173.95
TOTAL					-1,375.06	1,375.06
Bill Pmt -Check	CBI	05/30/2023	FPL	101.001 · Suntrust-...		-1,288.72
Bill	82155-24268 051923	05/26/2023		531.431 · Utility Ser...	-1,134.20	1,134.20
Bill	02979-06091 051923	05/26/2023		531.437 · Street Lig...	-154.52	154.52
TOTAL					-1,288.72	1,288.72
Bill Pmt -Check	2673	05/01/2023	COLEMAN, YOVA...	101.001 · Suntrust-...		-1,890.00
Bill	16581-001M 35	04/25/2023		514.100 · Legal Fee...	-1,890.00	1,890.00
TOTAL					-1,890.00	1,890.00
Bill Pmt -Check	2674	05/01/2023	FL GIS SOLUTION...	101.001 · Suntrust-...		-1,200.00
Bill	1152	04/25/2023		519.320 · Engineeri...	-1,200.00	1,200.00
TOTAL					-1,200.00	1,200.00
Bill Pmt -Check	2675	05/01/2023	GULFSCAPES LA...	101.001 · Suntrust-...		-12,636.00
Bill	31614	04/25/2023		539.464 · Landscap...	-12,636.00	12,636.00
TOTAL					-12,636.00	12,636.00
Bill Pmt -Check	2676	05/01/2023	HOLE MONTES	101.001 · Suntrust-...		-2,238.21
Bill	90627	04/25/2023		519.320 · Engineeri...	-2,238.21	2,238.21
TOTAL					-2,238.21	2,238.21
Bill Pmt -Check	2677	05/01/2023	LYKINS SIGNTEK I...	101.001 · Suntrust-...		-430.00
Bill	202806	04/25/2023		541.464 · Street Sig...	-430.00	430.00
TOTAL					-430.00	430.00

River Hall Community Development District Check Detail May 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	2678	05/26/2023	PAUL ASFOUR	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	2679	05/26/2023	MICHAEL MORASH	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	2680	05/26/2023	KENNETH MITCHE...	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	2681	05/26/2023	ROBERT STARK	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	2682	05/26/2023	DANIEL J BLOCK	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Bill Pmt -Check	2683	05/30/2023	CARTER FENCE C...	101.001 · Suntrust-...		-1,502.87
Bill	15543	05/26/2023		541.462 · Roadway ...	-1,502.87	1,502.87
TOTAL					-1,502.87	1,502.87
Bill Pmt -Check	2684	05/30/2023	FL GIS SOLUTION...	101.001 · Suntrust-...		-800.00
Bill	1177	05/26/2023		519.320 · Engineeri...	-800.00	800.00
TOTAL					-800.00	800.00
Bill Pmt -Check	2685	05/30/2023	GULFSCAPES LA...	101.001 · Suntrust-...		-16,843.00

River Hall Community Development District Check Detail May 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	31735	05/26/2023		539.464 · Landscap...	-14,286.00	14,286.00
Bill	31745	05/26/2023		539.465 · Irrigation ...	-2,557.00	2,557.00
TOTAL					-16,843.00	16,843.00
Bill Pmt -Check	2686	05/30/2023	HOLE MONTES	101.001 · Suntrust-...		-2,515.00
Bill	90879	05/26/2023		519.320 · Engineeri...	-2,515.00	2,515.00
TOTAL					-2,515.00	2,515.00
Bill Pmt -Check	2687	05/30/2023	M.R.I. UNDERWAT...	101.001 · Suntrust-...		-989.00
Bill	4027	05/26/2023		538.463 · Stormwat...	-989.00	989.00
TOTAL					-989.00	989.00
Bill Pmt -Check	2688	05/30/2023	SWINE SOLUTIONS	101.001 · Suntrust-...		-1,650.00
Bill	412	05/26/2023		538.465 · Hog Rem...	-1,650.00	1,650.00
TOTAL					-1,650.00	1,650.00
Bill Pmt -Check	2689	05/30/2023	WRATHELL, HUNT...	101.001 · Suntrust-...		-4,125.00
Bill	2021-3630	05/26/2023		512.311 · Managem... 513.310 · Assessm...	-3,750.00 -375.00	3,750.00 375.00
TOTAL					-4,125.00	4,125.00
Check	2690	05/30/2023	RIVER HALL CDD	101.001 · Suntrust-...		-2,499.28
				207.203 · Due to D...	-2,499.28	2,499.28
TOTAL					-2,499.28	2,499.28
Check	2691	05/30/2023	RIVER HALL CDD	101.001 · Suntrust-...		-4,548.18
				207.204 · Due to Se...	-4,548.18	4,548.18
TOTAL					-4,548.18	4,548.18
Check	2692	05/30/2023	RIVER HALL CDD	101.001 · Suntrust-...		-4,244.47

River Hall Community Development District
Check Detail
May 2023

<u>Type</u>	<u>Num</u>	<u>Date</u>	<u>Name</u>	<u>Account</u>	<u>Paid Amount</u>	<u>Original Amount</u>
				207.205 · Due to Se...	-4,244.47	4,244.47
TOTAL					-4,244.47	4,244.47



Electric Bill Statement

For: Mar 21, 2023 to Apr 20, 2023 (30 days)

Statement Date: Apr 20, 2023

Account Number: 82155-24268

Service Address:

2401 RIVER HALL PKWY # FOUNTN
ALVA, FL 33920

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

CURRENT BILL

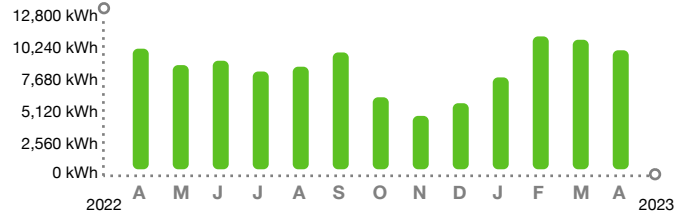
\$2,403.01

TOTAL AMOUNT YOU OWE

May 11, 2023

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



KEEP IN MIND

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

BILL SUMMARY

Amount of your last bill	1,201.90
Balance before new charges	1,201.90
Total new charges	1,201.11
Total amount you owe	\$2,403.01

(See page 2 for bill details.)

The Florida Public Service Commission approved new FPL rates to balance fuel and hurricane costs effective April 1, 2023 and an additional fuel charge reduction effective May 1, 2023. Learn more at [FPL.com/Rates](https://www.fpl.com/Rates).

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 120190 5314821552426831030420000

The amount enclosed includes the following donation:

FPL Care To Share: _____

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

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

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

82155-24268

ACCOUNT NUMBER

\$2,403.01

TOTAL AMOUNT YOU OWE

May 11, 2023

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



BILL DETAILS

Amount of your last bill	1,201.90
Balance before new charges	\$1,201.90
New Charges	
Rate: GSD-1 GENERAL SERVICE DEMAND /per Contract	
Base charge:	\$29.98
Non-fuel: <small>(\$0.034670 per kWh)</small>	\$360.12
Fuel: <small>(\$0.039680 per kWh)</small>	\$412.16
Demand: <small>(\$12.65 per KW)</small>	\$316.25
Electric service amount	1,118.51
Gross receipts tax (State tax)	28.70
Franchise fee (Reqd local fee)	53.04
Taxes and charges	81.74
Regulatory fee (State fee)	0.86
Total new charges	\$1,201.11
Total amount you owe	\$2,403.01

METER SUMMARY

Meter reading - Meter KCJ5863. Next meter reading May 19, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	31331		20944		10387
					19.36
Actual demand					19
Contract demand					25

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Apr 20, 2023	Mar 21, 2023	Apr 20, 2022
kWh Used	10387	11303	10525
Service days	30	31	30
kWh/day	346	364	350
Amount	\$1,201.11	\$1,201.90	\$1,076.78

KEEP IN MIND

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

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[See if you qualify >](#)

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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.



Electric Bill Statement

For: Mar 21, 2023 to Apr 20, 2023 (30 days)

Statement Date: Apr 20, 2023

Account Number: 02979-06091

Service Address:

2501 RIVER HALL PKWY # ST LTS
ALVA, FL 33920

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

CURRENT BILL

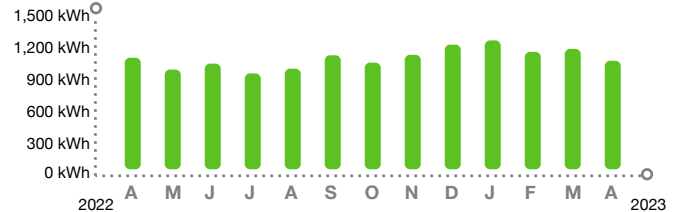
\$347.73

TOTAL AMOUNT YOU OWE

May 11, 2023

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



KEEP IN MIND

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

BILL SUMMARY

Amount of your last bill	173.78
Balance before new charges	173.78
Total new charges	173.95
Total amount you owe	\$347.73

(See page 2 for bill details.)

The Florida Public Service Commission approved new FPL rates to balance fuel and hurricane costs effective April 1, 2023 and an additional fuel charge reduction effective May 1, 2023. Learn more at [FPL.com/Rates](https://www.fpl.com/Rates).

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 17378 5314029790609163774300000

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

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

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

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

02979-06091	\$347.73	May 11, 2023	\$
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED



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

BILL DETAILS

Amount of your last bill	173.78
Balance before new charges	\$173.78
New Charges	
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.68
Non-fuel: <small>(\$0.094820 per kWh)</small>	\$105.26
Fuel: <small>(\$0.039680 per kWh)</small>	\$44.04
Electric service amount	161.98
Gross receipts tax (State tax)	4.16
Franchise fee (Reqd local fee)	7.68
Taxes and charges	11.84
Regulatory fee (State fee)	0.13
Total new charges	\$173.95
Total amount you owe	\$347.73

METER SUMMARY

Meter reading - Meter KG85078. Next meter reading May 19, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	19229		18119		1110

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Apr 20, 2023	Mar 21, 2023	Apr 20, 2022
kWh Used	1110	1231	1141
Service days	30	31	30
kWh/day	37	39	38
Amount	\$173.95	\$173.78	\$150.95

KEEP IN MIND

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

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Watch savings add up

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

[See if you qualify >](#)

Stay safe when planting

Careful avoidance of power lines is extremely important during yard work.

[Learn more >](#)

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Electric Bill Statement

For: Apr 20, 2023 to May 19, 2023 (29 days)

Statement Date: May 19, 2023

Account Number: 82155-24268

Service Address:

2401 RIVER HALL PKWY # FOUNTN
ALVA, FL 33920

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

CURRENT BILL

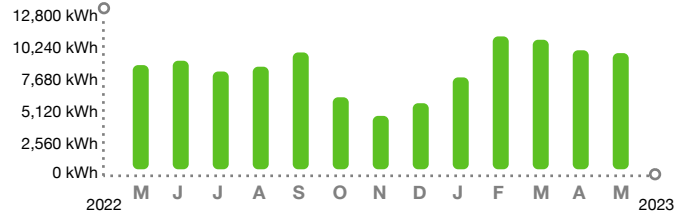
\$1,134.20

TOTAL AMOUNT YOU OWE

Jun 9, 2023

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	2,403.01
Payments received	-2,403.01
Balance before new charges	0.00
Total new charges	1,134.20
Total amount you owe	\$1,134.20

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after August 10, 2023 is considered LATE; a late payment charge of 1% will apply.

The Florida Public Service Commission has approved a new fuel reduction effective May 1, 2023. Learn more at [FPL.com/Rates](https://www.fpl.com/Rates).

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 0243110000

The amount enclosed includes the following donation:

FPL Care To Share: _____

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

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

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

82155-24268	\$1,134.20	Jun 9, 2023	\$
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	2,403.01
Payments received - Thank you	-2,403.01
Balance before new charges	\$0.00

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND /per Contract	
Base charge:	\$29.98
Non-fuel: (\$0.034670 per kWh)	\$351.49
Fuel: (\$0.035360 per kWh)	\$358.48
Demand: (\$12.65 per KW)	\$316.25
Electric service amount	1,056.20
Gross receipts tax (State tax)	27.10
Franchise fee (Reqd local fee)	50.08
Taxes and charges	77.18
Regulatory fee (State fee)	0.82
Total new charges	\$1,134.20
Total amount you owe	\$1,134.20

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	41469		31331		10138
	18.99				
Actual demand					19
Contract demand					25

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 19, 2023	Apr 20, 2023	May 19, 2022
kWh Used	10138	10387	9092
Service days	29	30	29
kWh/day	349	346	313
Amount	\$1,134.20	\$1,201.11	\$977.85

KEEP IN MIND

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

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Electric Bill Statement

For: Apr 20, 2023 to May 19, 2023 (29 days)

Statement Date: May 19, 2023

Account Number: 02979-06091

Service Address:

2501 RIVER HALL PKWY # ST LTS
ALVA, FL 33920

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

CURRENT BILL

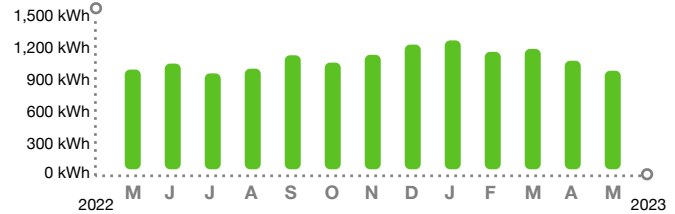
\$154.52

TOTAL AMOUNT YOU OWE

Jun 9, 2023

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	347.73
Payments received	-347.73
Balance before new charges	0.00
<hr/>	
Total new charges	154.52
Total amount you owe	\$154.52

(See page 2 for bill details.)

KEEP IN MIND

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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

5314029790609162545100000

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

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

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

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

02979-06091	\$154.52	Jun 9, 2023	\$
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED



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

BILL DETAILS

Amount of your last bill	347.73
Payments received - Thank you	-347.73
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.68
Non-fuel: (\$0.094820 per kWh)	\$95.58
Fuel: (\$0.035360 per kWh)	\$35.64
Electric service amount	143.90
Gross receipts tax (State tax)	3.69
Franchise fee (Reqd local fee)	6.82
Taxes and charges	10.51
Regulatory fee (State fee)	0.11
Total new charges	\$154.52
Total amount you owe	\$154.52

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	20237		19229		1008

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 19, 2023	Apr 20, 2023	May 19, 2022
kWh Used	1008	1110	1020
Service days	29	30	29
kWh/day	34	37	35
Amount	\$154.52	\$173.95	\$136.30

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
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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

Page: 1
 April 18, 2023

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

File No: 16581-001M
 Statement No: 35

Attn: Debbie Tudor

Gen Rep

	Previous Balance	\$630.00
--	------------------	----------

Fees

02/01/2023	GLU	Receive service of foreclosure complaint; Brief review of same; Draft email correspondence to Chuck Adams	105.00
	MEM	Receive service of foreclosure complaint	35.00
02/02/2023	GLU	Review agenda for Board of Supervisors meeting; Participation in Board of Supervisors meeting	612.50
02/03/2023	GLU	Review and respond to email correspondence from Supervisor Asfour; Draft email correspondence to Michal S. at WHA	87.50
02/17/2023	GLU	Draft email correspondence to Chuck Adams on status of response to foreclosure	35.00
02/22/2023	GLU	Review and respond to email correspondence from Manager regarding agenda	35.00
02/28/2023	MEM	Review revisions to LAMSID canal crossing documents proposed by R. Greenstein	140.00
03/02/2023	GLU	Review agenda for Board of Supervisors meeting; Participation in Board of Supervisors meeting	315.00
03/22/2023	GLU	Review email correspondence from Supervisor Stark and Grady Miars on fence	35.00
03/24/2023	GLU	Telephone conference with Ken Mitchell on assessment question; Review minutes; Draft email correspondence to WHA on assessment question	87.50
03/28/2023	GLU	Review email correspondence from Michal S. on assessment allocation question on property development	70.00
03/30/2023	MEM	Review and respond to email correspondence from R. Greenstein regarding LAMSID canal crossing; review backup; email correspondence regarding agenda items	262.50
	GLU	Review email correspondence from Rachel Greenstein on LAMSID canal crossing; Exchange email correspondence with Daphne Gillyard on agenda	70.00
		Professional Fees through 04/18/2023	1,890.00

FL GIS Solutions, LLC
12821 Fairway Cove Ct
Fort Myers, FL 33905
(239)565-3066
Felipel@flgis.com

Invoice 1152



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

DATE
04/01/2023

PLEASE PAY
\$1,200.00

DUE DATE
04/16/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
03/03/2023	GIS Services	CDD Drainage updates	4	100.00	400.00
03/08/2023	GIS Services	CDD Drainage updates	4	100.00	400.00
03/09/2023	GIS Services	GIS updates to GIS web application	4	100.00	400.00

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

TOTAL DUE

SW **\$1,200.00**

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

THANK YOU.

ENGINEERING

Gulfscapes Landscape
Management Services
PO Box 8122
Naples, FL 34101 US
239-455-4911

Invoice 31614



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

DATE 03/31/2023	PLEASE PAY \$12,636.00	DUE DATE 04/30/2023
--------------------	----------------------------------	------------------------

DESCRIPTION	AMOUNT
Monthly Landscape Maintenance for March 2023	12,636.00

TOTAL DUE *SW* **\$12,636.00**

THANK YOU.

LANDSCAPE MAINTENANCE



April 10, 2023
Invoice No. 90627
 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 March 1, 2023 to March 31, 2023

General Services - Prepare Roadway, Cor with MRI on site to review berm repair. Forward Lykins sign proposal, Prepare Exhibit of CDD owned property, Send out requests for Pepper removal from FPL easement, Cor with Zane Z from Lennar on fence permit, Attend board meeting

02/03/2022 -
 Task 01- Stormwater Needs Analysis
 EST \$7,500.00

	Hours	Rate	Amount
X-Additional Services			
Engineer III	.50	115.00	\$57.50
Subtotal	.50		\$57.50
Z-General Services			
Engineer VII	12.50	170.00	\$2,125.00
Subtotal	12.50		\$2,125.00
	13.00		\$2,182.50

Reimbursable	Amount
Miscellaneous Expenses	\$55.71
Total Reimbursable	\$55.71

Total Amount Due This Invoice **\$2,238.21**

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

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

License #: ES1200882
lykins-signtek.com



ORDERED BY
River Hall CDD
Attn: Wrathell, Hunt & Assoc.
River Hall CDD
9220 Bonita Beach Rd. SE #214
Bonita Springs, FL 34135

INSTALL ADDRESS
2800 River Hall Pkwy
Alva, FL 33920

CONTACT INFO
Charlie Krebs
charliekrebs@hmeng.com

Invoice 202806

No Parking Graphics

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

INVOICE DATE
03/15/2023

TERMS
50/50

INV.DUE DATE
03/15/2023

QT#
94921

#	ITEM	QTY	UOM	U.PRICE	TOTAL (EXCL. TAX)
1	Graphics Fabrication and Installation of graphic with white back ground and black copy to read "Per River Hall Community Development District, Resolution No 2022-08" installed on 11 No parking signs along River Hall Pkwy	1	Unit	\$430.00	\$430.00

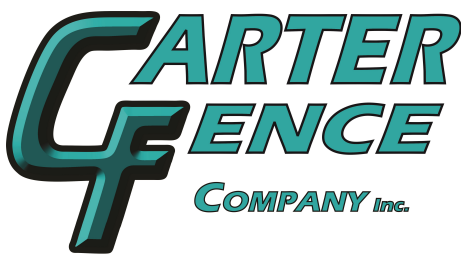
Street Sign Repair & Replacement

OK

County Tax Max:	\$0
Subtotal:	\$430.00
Sales Tax (7%):	\$0
Total:	\$430.00

SIGNATURE:

DATE:



3490 Shearwater St
Naples, FL. 34117

INVOICE

Invoice #	15543
Date	4/4/2023
Due Date	5/4/2023

Ship To
16432 Windsor Way

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

<i>PO #</i>	<i>Terms</i>	<i>Contract/Job#</i>	<i>Cost Code #</i>	<i>Est. / WO #</i>	<i>Sales Rep.</i>	<i>Ordered By</i>
	Net 30	47968		47278		
<i>Description</i>					<i>Amount</i>	
Job Site: 16432 Windsor Way, Alva, FL 33920-4644 Chain Link Fence Installation Completed On: 03/24/2023					1,502.87	

PLEASE NOTE: 1.5% interest per month can be charged on past due accounts over 30 days. In the event of a suit for collection, reasonable attorney's fees and collection costs will be added to the cost of this invoice. In the event of any litigation from this contract or account, the parties agree that the venue will be in Collier County, and Florida law will govern. Please use this copy for payment, no original copy will be mailed.

TOTAL	\$1,502.87
Payments/Credits	\$0.00
Balance Due	\$1,502.87

Phone: (239) 353-4102
Fax: (239) 352-1687

Visit Us At: WWW.Carter-Fence.Com
Payments can be made by check or credit card. To make a payment by credit card please use the following link on our website:
<https://carter-fence.com/transaction-form/>

FL GIS Solutions, LLC
12821 Fairway Cove Ct
Fort Myers, FL 33905
(239)565-3066
Felipel@flgis.com

Invoice 1177



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

DATE
05/01/2023

PLEASE PAY
\$800.00

DUE DATE
05/16/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
04/12/2023	GIS Services	CDD Owned Lands; GIS analysis	4	100.00	400.00
04/13/2023	GIS Services	CDD Owned Lands; GIS analysis	4	100.00	400.00

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

TOTAL DUE

SW **\$800.00**

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

THANK YOU.

ENGINEERING

Gulfscapes Landscape
Management Services
PO Box 8122
Naples, FL 34101 US
239-455-4911

Invoice 31735



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

DATE 04/30/2023	PLEASE PAY \$14,286.00	DUE DATE 05/30/2023
---------------------------	---	-------------------------------

DESCRIPTION	AMOUNT
Monthly Landscape Maintenance for April 2023	14,286.00

TOTAL DUE *SW* **\$14,286.00**

THANK YOU.

LANDSCAPE MAINTENANCE

Gulfscapes Landscape
Management Services
PO Box 8122
Naples, FL 34101 US
239-455-4911

Invoice 31745



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

DATE 04/19/2023	PLEASE PAY \$2,557.00	DUE DATE 05/19/2023
--------------------	---------------------------------	------------------------

DESCRIPTION	AMOUNT
Provide labor and material to complete the following:	
- Install 120' of 4" sleeving under newly cut out driveways for fire station. Run 120' of 2 wire and provide splice boxes and proper connection.	2,557.00

TOTAL DUE *SW* **\$2,557.00**

THANK YOU.

IRRIGATION REPAIRS



May 10, 2023
Invoice No. 90879
 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 April 1, 2023 to April 30, 2023

General Services - Attend Board Meeting, Update CDD ownership exhibits, Correspondence with Zane Zeidan with Lennar on fence permit comments from Lee County, Coordinate with Cleo on exotic removal proposals for FPL Easement, Field work - Locate end of fence and property corner, Download LDO approval for fence and send to Shane, Correspondence with Mike R with MRI on missing grates and berm repair for Hampton Lakes.

	Hours	Rate	Amount
Z-General Services			
Engineer VII	10.00	170.00	\$1,700.00
3 Person Survey Crew	3.00	160.00	\$480.00
Principal Surveyor	1.50	150.00	\$225.00
Engineer III	.50	115.00	\$57.50
Technician IV	.75	70.00	\$52.50
Subtotal	15.75		\$2,515.00
	15.75		\$2,515.00

Total Amount Due This Invoice **\$2,515.00**

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



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

Certified General Contractors- CGC 1507963



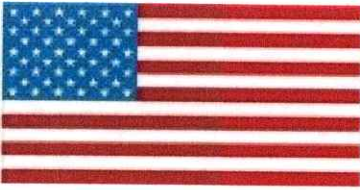
Thank you,

Mike Radford

Mike Radford

M.R.I. Underwater Specialist

239-984-5241



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 #
5/2/2023	4027

Due Date 6/16/2023

Bill To:

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

Invoice

Job Name

Install New Grates at
 16090 Mistflower

P.O. No.	Terms
-----------------	--------------

Net 45

Quantity	Description	Rate	Amount
1	Total cost to install new grates for the structure located behind 16090 Mistflower Dr . This price includes pick up, installation, labor and material needed to complete this job per proposal #4074.	989.00	989.00
	Stormwater Control Stormwater System Maintenance		<i>[Signature]</i>
	5.2.23		

Total \$989.00

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

Payments/Credits \$0.00

Balance Due \$989.00

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.

Swine Solutions

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

INVOICE

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

INVOICE 412
DATE 04/24/2023
TERMS Net 30
DUE DATE 05/24/2023

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

BALANCE DUE **\$1,650.00**

SW

**STORMWATER CONTROL
HOG REMOVAL**

Wrathell, Hunt & Associates, LLC

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

Invoice

Date	Invoice #
5/1/2023	2021-3630

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

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

Gen Rep

Total Current Work	1,890.00
<u>Payments</u>	
Total Payments Through 04/18/2023	-630.00
Balance Due (includes previous balance, if any)	<u>\$1,890.00</u>



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

9/6/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Avalon Insurance Group, Inc. 7370 COLLEGE PKWY STE 212		CONTACT NAME: Tara Decker PHONE (A/C, No, Ext): 239-275-3888 E-MAIL ADDRESS: tara@avalon-insurance.com		FAX (A/C, No):
FORT MYERS	FL 33907	INSURER(S) AFFORDING COVERAGE INSURER A: BERKLEY ASSUR CO		NAIC # 39462M
INSURED Mri Inspection, Inc. 5570 ZIP DR FORT MYERS		FL 339055027		INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input checked="" type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER: AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY			VUMA0279580	07/03/2022	07/03/2023	EACH OCCURRENCE	\$ 1,000,000
		Y					DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 100,000
							MED EXP (Any one person)	\$ 5,000
							PERSONAL & ADV INJURY	\$ 1,000,000
							GENERAL AGGREGATE	\$ 2,000,000
							PRODUCTS - COMP/OP AGG	\$ Included
								\$
							COMBINED SINGLE LIMIT (Ea accident)	\$
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
								\$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE	\$
							AGGREGATE	\$
								\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		Y/N <input type="checkbox"/>	N/A			PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/>	
							E.L. EACH ACCIDENT	\$
							E.L. DISEASE - EA EMPLOYEE	\$
							E.L. DISEASE - POLICY LIMIT	\$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**

River Hall CDD C/O Wrathell, Hart, Hunt & Associates

9220 Bonita Beach Rd
Suite 214
Bonita Springs FL 34135

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
Tara Decker

Request for Taxpayer Identification Number and Certification

**Give Form to the
requester. Do not
send to the IRS.**

▶ Go to www.irs.gov/FormW9 for instructions and the latest information.

Print or type. See Specific Instructions on page 3.	<p>1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. MRI Inspection LLC</p> <p>2 Business name/disregarded entity name, if different from above MRI Underwater Specialist</p> <p>3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.</p> <p><input type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> C Corporation <input checked="" type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate</p> <p><input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____</p> <p>Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.</p> <p><input type="checkbox"/> Other (see instructions) ▶ _____</p>	<p>4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):</p> <p>Exempt payee code (if any) _____</p> <p>Exemption from FATCA reporting code (if any) _____</p> <p><small>(Applies to accounts maintained outside the U.S.)</small></p>
	<p>5 Address (number, street, and apt. or suite no.) See instructions. 5570 Zip Dr.</p> <p>6 City, state, and ZIP code Fort Myers, FL. 33905</p> <p>7 List account number(s) here (optional)</p>	<p>Requester's name and address (optional)</p>

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number									
OR									
Employer identification number									
8	2	-	1	5	2	4	7	9	6

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person ▶	Date ▶ 1/3/2023
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General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.



JIMMY PATRONIS
CHIEF FINANCIAL OFFICER

STATE OF FLORIDA
DEPARTMENT OF FINANCIAL SERVICES
DIVISION OF WORKERS' COMPENSATION

**** CERTIFICATE OF ELECTION TO BE EXEMPT FROM FLORIDA WORKERS' COMPENSATION LAW ****
CONSTRUCTION INDUSTRY EXEMPTION

This certifies that the individual listed below has elected to be exempt from Florida Workers' Compensation law.

EFFECTIVE DATE: 5/17/2021

EXPIRATION DATE: 5/17/2023

PERSON: BRENDA RADFORD

EMAIL: MRIUNDERWATER@GMAIL.COM

FEIN: 821524796

BUSINESS NAME AND ADDRESS:

M.R.I INSPECTION LLC

MRI UNDERWATER SPECIALISTS

17891 WETSTONE RD.

NORTH FORT MYERS, FL 33917

SCOPE OF BUSINESS OR TRADE:

Cleaner-Debris Removal -
Construction

Irrigation or Drainage System
Construction & Drivers

IMPORTANT: Pursuant to subsection 440.05(14), F.S., an officer of a corporation who elects exemption from this chapter by filing a certificate of election under this section may not recover benefits or compensation under this chapter. Pursuant to subsection 440.05(12), F.S., Certificates of election to be exempt issued under subsection (3) shall apply only to the corporate officer named on the notice of election to be exempt and apply only within the scope of the business or trade listed on the notice of election to be exempt. Pursuant to subsection 440.05(13), F.S., notices of election to be exempt and certificates of election to be exempt shall be subject to revocation if, at any time after the filing of the notice or the issuance of the certificate, the person named on the notice or certificate no longer meets the requirements of this section for issuance of a certificate. The department shall revoke a certificate at any time for failure of the person named on the certificate to meet the requirements of this section.

DFS-F2-DWC-252 CERTIFICATE OF ELECTION TO BE EXEMPT REVISED 08-13

E01311451

QUESTIONS? (850) 413-1609

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

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

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The Board of Supervisors of the River Hall Community Development District held a Regular Meeting on June 1, 2023 at 3:30 p.m., at River Hall Town Hall Center, located at 3089 River Hall Parkway, Alva, Florida 33920.

Present were:

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

Also present were:

Chuck Adams	District Manager
Cleo Adams	District Manager
Shane Willis	Operations Manager
Greg Urbancic (via telephone)	District Counsel
Charlie Krebs	District Engineer
Grady Miars (via telephone)	GreenPointe
Kim Tempesta	Resident
George Ware	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 3:31 p.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments (3 minutes per speaker)

Resident Kim Tempesta discussed previous repairs made by the builder to address erosion at the lake behind her home. She objected to the CDD's request that she make additional repairs to her property and expressed concern about further erosion.

Mr. Willis stated the downspouts from her home, and likely neighboring homes, are pooling runoff water into the swale, which runs into the lake and causes the lake bank erosion.

39 Discussion ensued regarding previous repairs and the letter from the CDD asking the
40 homeowners to make additional repairs on their property.

41 Mr. Adams stated, until the source of the erosion is addressed, it makes no sense to
42 spend taxpayer dollars to address lake erosion. Both residents involved need to work together
43 to install the pipe below grade to reduce the runoff volume; then, at that point, the CDD will fill
44 the hole. No repair will be permanent, as erosion occurs where water and soil are present.

45 Staff will work with Ms. Tempesta to address the issue.

46

47 **THIRD ORDER OF BUSINESS**

Developer Update

48

49 Mr. Miars reported the following:

50 ➤ Construction is ongoing in Parcel K and Parcel H; work will continue westward into the
51 other two parcels and the Country Club.

52 ➤ The permit for Hampton Lakes East (HLE) should be issued before the end of June.

53 ➤ May sales are not final yet but each of the communities has more than 12 sales. In
54 Hampton Lakes (HL), the average price is over \$430,000, and, in River Hall Country Club (RHCC),
55 the average price is over \$525,000.

56 ➤ Lennar is adding pools and options for 80% to 85% of the homes they will be building.

57 ➤ The final pickleball court design was received and construction commenced. A contract
58 was signed and dates will be determined when permits are received.

59 Mr. Asfour asked how many units are currently planned for RHCC. Mr. Miars stated he
60 must check the exact number but it is below 1,000. Mr. Asfour asked Mr. Miars to send the
61 information to Mr. Adams.

62 Mr. Stark noted that GreenPointe purchased ten acres behind the Welcome Center for
63 \$300,000 and asked what is planned for the property. Mr. Miars stated the property was
64 purchased because it is never desirable to have gaps in projects. The property has some upland
65 acres associated with it that were considered as a location for future emergency services;
66 ultimately, the Developer wants to own and control the property.

67

68 **FOURTH ORDER OF BUSINESS**

Discussion/Consideration of Assignment Agreement for District Owned Property Within the Gates of River Hall

69
70
71

72 Mr. Adams stated this item was initially added with optimism. Mrs. Adams stated the
73 HOA representative is not encouraging and advised that the HOA is consulting its attorney.

74 Discussion ensued regarding parcels within the gates that, according to the HOA
75 documents, the HOA is supposed to maintain, including the west end substation and a parcel
76 near the conservation area.

77 Mrs. Adams stated the CDD is maintaining the west end substation; a small amount of
78 mulch was installed along the chain link fence located on Windsor Way and minimal cleanup
79 was performed because the Board does not want to spend \$6,000 on an area the HOA should
80 be maintaining.

81 Mr. Willis stated, when discussing the Maintenance Agreement, the HOAs stated they
82 would like one standard of maintenance within each community.

83 Mrs. Adams stated the HOA budget includes funds for the maintenance, according to
84 the Covenants. She will email a copy to the Board Members.

85 Discussion ensued regarding language in the Covenants and the next steps.

86 Mr. Urbancic stated a sample agreement was prepared but, if there is no written
87 responsibility, the HOA could refuse to perform the maintenance. He suggested waiting to see
88 the HOA response before spending a lot of time on this matter.

89

90 **FIFTH ORDER OF BUSINESS**

Discussion/Consideration of Grant of Easement [River Hall Country Club Homeowners Association, Inc.]

91
92
93
94

On MOTION by Mr. Asfour and seconded by Mr. Block, with Mr. Mitchell, Mr. Morash, Mr. Asfour and Mr. Block in favor and Mr. Stark dissenting, tabling the River Hall Country Club Homeowners Association, Inc., Grant of Easement, was approved. [Motion passed 4-1]

99

100

101 **SIXTH ORDER OF BUSINESS****Update: Roadside Catch Basin Ownership
Responsibility**102
103

104 A Board Member voiced his opinion that it is clear that the HOA owns the catch basins.

105 Mr. Urbancic stated he received a call from GreenPointe's attorney and Mr. Barraco.

106 The issue is that newer areas where construction draws and requisitions were done, there are
107 portions of the stormwater management system coming off the roads for which the CDD has
108 acquired the assets as part of requisitions and has done so over time. In older sections of the
109 CDD, where there might be no easements to the CDD and no backup documentation that the
110 CDD accepted those as part of requisitions or otherwise, Mr. Barraco and GreenPointe's
111 attorney advised that, under the scope of the CDD's permit, it probably makes sense for the
112 CDD to address the issue over time by putting them all together and treating them all the same
113 in terms of managing them as part of the master stormwater system.

114 Mr. Krebs stated he reviewed with Mr. Barraco that, in the newer sections of HL, the
115 CDD has been documenting the purchase of pipe material and easements are being granted on
116 the plats. He and Mr. Barraco agreed that, at some point, a Bill of Sale is needed to bring the
117 issue to a conclusion because, right now, the CDD has been making progress payments for
118 materials that will become part of the stormwater management system.

119 Mrs. Adams will ask MRI for a quote to inspect all non-CDD pipes within the gates of the
120 River Hall Country Club. The inspection will provide a detailed report describing needed
121 cleaning and repairs.

122 Discussion ensued regarding the CDD entering into an Agreement with the HOA in which
123 the CDD agrees to clean the pipes and the HOA and/or the River Hall Country Club is
124 responsible for any repairs and capital improvements to those portions of the stormwater
125 system it owns, including the catch basins.

126

127 **SEVENTH ORDER OF BUSINESS****Acceptance of Unaudited Financial
Statements as of April 30, 2023**128
129

130 Mr. Adams presented the Unaudited Financial Statements as of April 30, 2023. He noted
131 that the "Street sign repair & replacement" line item was extremely over budget because more

132 “No Parking” signs were needed. He responded to questions regarding the “Legal advertising”,
133 “Entry & walls maintenance” and “Ornamental lighting & maintenance” line items, which were
134 over budget due to unanticipated expenditures.

135 The financials were accepted.

136

137 **EIGHTH ORDER OF BUSINESS**

**Approval of May 4, 2023 Regular Meeting
Minutes**

138

139

140 Mr. Mitchell presented the May 4, 2023 Regular Meeting Minutes.

141 Mr. Mitchell asked if the work that Mr. Cassani inquired about was done at the Texas
142 crossing. Mr. Krebs stated the crossing and the berm breach in Hampton Lakes will be done at
143 the same time.

144 The following change was made:

145 Line 191: Change “street” to “digital speed”

146 Discussion ensued regarding speed and parking enforcement.

147 Resident George Ware complained about traffic during parent pickup and drop off.

148 Mr. Willis asked if the Board wants to engage the Sheriff for school parking enforcement
149 for the upcoming school year. The Board Members were in agreement. Mr. Willis will obtain an
150 agreement. At this time, no changes were made to CDD speed limit signs.

151

**On MOTION by Mr. Morash and seconded by Mr. Stark, with all in favor, the
May 4, 2023 Regular Meeting Minutes, as amended, were approved.**

152

153

154

155

156 **NINTH ORDER OF BUSINESS**

Staff Reports

157

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

159 The Board and Staff discussed the new fence installation. Mr. Krebs stated the sketch
160 and legal description for the Easement Agreement is awaiting approval. The timing of the berm
161 replacement will be up to MRI.

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

163 Mr. Urbancic stated it is likely that the Supervisors will be required to attend an annual
164 four-hour ethics training course, as of January 1, 2024. He will research and advise if officers are
165 also required to attend the course.

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

- 167 • **NEXT MEETING DATE: July 6, 2023 at 3:30 P.M.**

- 168 ○ **QUORUM CHECK**

169 Supervisors Asfour, Mitchell, Stark and Block confirmed their attendance at the July 6,
170 2023 meeting. Supervisor Morash will not attend.

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

172 Mr. Willis presented the Field Operations Report and noted the following:

173 ➤ Residents on Sagittarius Street asked for a chain link fence to close the gap where the
174 builder removed a hedge. An estimate will be obtained.

175 ➤ The front fountain has been out of order several times over the past few months; it
176 could require pump and motor replacement. The cost was \$5,500 in December and prices have
177 risen again. Mrs. Adams will check to see if there is a warranty.

178

179 **TENTH ORDER OF BUSINESS**

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

180

181

182 No members of the public spoke.

183

184 **ELEVENTH ORDER OF BUSINESS**

Supervisors' Comments/Requests

185

186 Mr. Asfour stated last month he referred to our Governor as a Mickey Mouse Governor
187 and he wished to go on record to apologize to Mickey Mouse because he equated Mickey
188 Mouse to the Governor and, in his opinion, that is an insult to Mickey Mouse.

189 Mr. Block asked if the first lot on Angelica Drive is CDD property. Mrs. Adams stated
190 there is a lift station on the lot. Mr. Adams stated, according to the plat, the HOA is responsible
191 for maintenance and it is owned by the CDD. Mr. Block noted that trucks are parking on the
192 property. Mrs. Adams stated it is the HOA's responsibility to tell them to stop parking there.

193 Mr. Mitchell asked what was decided regarding fishing in the ponds. Mr. Adams stated
 194 the “No Fishing” policy needs to be enforced by the HOA. The CDD could implement a “No
 195 Trespassing” policy but it would require a policy and enforcement. The easement is in favor of
 196 the CDD for lake maintenance activities. Homeowners can call the Sheriff’s Department to
 197 report trespassers on private property. He discussed a Fishing Club that was successfully
 198 implemented in another CDD.

199 Discussion proceeded about fishing on River Golf Circle near the restrooms and the Golf
 200 Course’s prohibition of fishing on property.

201 Mr. Mitchell stated Grady Miars asked him to attend an informational meeting with
 202 some HOA Board Members, Mr. Barraco and Mr. Mike Greenwell to discuss the future traffic
 203 flow in the area. The first priority will be Buckingham Road, a Tier 2 that will be about seven
 204 years in the future; he believes it will be a four-lane road. The second priority, in about ten
 205 years, will be extending Sunshine Boulevard up to SR 80 on the east side of the Lamsid Canal.
 206 Route 31 also comes into play and the bike paths just installed on SR 80 will be removed in a
 207 few years to widen SR 80. Mr. Greenwell wants to hold informational meetings to keep
 208 residents informed because there are so many rumors circulating.

209 Mr. Stark discussed a recent Commissioner’s Workshop, local highway projects, the
 210 possibility of projects being expedited and impact fees assessed.

211 Discussion ensued regarding eminent domain, laws relating to lands owned by
 212 governmental entities properties within CDD boundaries and neighboring land owned by the
 213 County.

214 Mr. Stark asked for additional information regarding the applicable Statutes.

215

216 **TWELFTH ORDER OF BUSINESS**

Adjournment

217

218

219 **On MOTION by Mr. Mitchell and seconded by Mr. Asfour, with all in favor, the**
 220 **meeting adjourned at 4:47 p.m.**

221

222

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224

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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230

Secretary/Assistant Secretary

Chair/Vice Chair

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS
C

RIVER HALL COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE

LOCATION

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

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 6, 2022 CANCELED	Regular Meeting	3:30 PM
November 3, 2022	Regular Meeting	3:30 PM
December 1, 2022	Regular Meeting	3:30 PM
January 5, 2023	Regular Meeting	3:30 PM
February 2, 2023	Regular Meeting	3:30 PM
March 2, 2023	Regular Meeting	3:30 PM
April 6, 2023	Regular Meeting	3:30 PM
May 4, 2023	Regular Meeting	3:30 PM
June 1, 2023	Regular Meeting	3:30 PM
July 6, 2023	Regular Meeting	3:30 PM
August 3, 2023	Public Hearing & Regular Meeting	3:30 PM
September 7, 2023	Regular Meeting	3:30 PM

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

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Wrathell, Hunt and Associates, LLC

TO: River Hall CDD Board of Supervisors

FROM: Cleo Adams – District Manager

DATE: July 6, 2023

SUBJECT: Status Report – Field Operations

Fountains: As discussed at last month's meeting:

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

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

FPL Easement Mowing: Current contract with P&T Lawn & Tractor Service is \$11,650.00 and is set to expire April 30, 2024. Bush hogging of the East and West side of River Hall Parkway is twice per year during the drought season.
(9 acres on the West – adjacent to Cascades) and (35.3 acres on the East).

Lake & Wetland Contract: The current contract is set to expire September 30, 2023 however provides a second-year renewal option. The current contract is \$152,465.00.

Note: Staff will be going out to RFP for these services and will be an agenda item for Board's discussion/consideration in an upcoming meeting.

Landscape Maintenance Contract: As briefly discussed at last month's meeting, GulfScapes current contract is set to expire September 30th. The current contract amount is \$192,387.00 which includes the mustang substation buffer maintenance.

Note: GulfScapes has indicated that they will not increase the contract should the Board consider continuing with their services.

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

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

Note: River Hall Country Club HOA inspection proposal is an agenda item at this meeting for Boards discussion/consideration. Total Cost \$5K.

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

Pressure Cleaning: Scheduled annually between the months of October to mid-November. For 2023/24 budget purposes - \$13,100.00.

Hog Trapping: For 2023/24 budget purposes \$22,800.00.

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

Bank Restoration Project:

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

Note: Shane Willis is working with GulfScapes to revisit and reevaluate her property for an updated repair proposal.