

RIVER HALL

**COMMUNITY DEVELOPMENT
DISTRICT**

August 3, 2023

**BOARD OF SUPERVISORS
PUBLIC HEARING AND
REGULAR MEETING
AGENDA**

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

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

July 27, 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 Public Hearing and Regular Meeting on August 3, 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. Public Hearing on Adoption of Fiscal Year 2023/2024 Budget
 - A. Affidavit of Publication
 - B. Consideration of Resolution 2023-10, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date
5. Consideration of Resolution 2023-11, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2023/2024; Providing for the Collection and Enforcement of Special Assessments, Including, but not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date
6. Update: Roadside Catch Basin Ownership Responsibility
7. Discussion/Consideration of Agreement with Lee County Sheriff's Department for Patrolling Certain Areas
8. Continued Discussion/Consideration of Proposals for the Portico Fence Hedge
9. Acceptance of Unaudited Financial Statements as of June 30, 2023

10. Approval of July 6, 2023 Regular Meeting Minutes

11. Staff Reports

A. District Engineer: *Hole Montes*

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

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

- NEXT MEETING DATE: September 7, 2023 at 3:30 PM

○ QUORUM CHECK

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

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

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

13. Supervisors' Comments/Requests

14. Adjournment

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

Sincerely,



Chesley E. Adams, Jr.
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE:

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

PARTICIPANT PASSCODE: 229 774 8903

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

4A

The News-Press
media group
news-press.com A GANNETT COMPANY

Attn:
RIVER HALL CDD
2300 GLADES RD STE 410W
BOCA RATON, FL 33431

**RIVER HALL COMMUNITY
DEVELOPMENT DISTRICT**

**NOTICE OF PUBLIC HEARING TO CON-
SIDER THE ADOPTION OF THE FISCAL
YEAR 2023/2024 BUDGET; AND NOTICE
OF REGULAR BOARD OF SUPERVISORS'
MEETING.**

State of Wisconsin, County of Brown:
Before the undersigned authority personally appeared
D. Roberts, who on oath says that
he or she is a Legal Assistant of the News-Press, a daily
newspaper published at Fort Myers in Lee County, Florida; that
the attached copy of advertisement, being a Legal Ad in the
matter of

The Board of Supervisors ("Board") of the River Hall Community Development District ("District") will hold a public hearing on August 3, 2023 at 3:30 p.m., at the River Hall Town Hall Center, located at 3089 River Hall Parkway, Alva, Florida 33920 for the purpose of hearing comments and objections on the adoption of the proposed budget ("Proposed Budget") of the District for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("Fiscal Year 2023/2024"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("District Manager's Office"), during normal business hours or by visiting the District's website, <https://riverhallcdd.org/>.

Legal Notices

In the Twentieth Judicial Circuit Court was published in said newspaper editions dated or by publication on the newspaper's website, if authorized, on:

07/19/2023, 07/26/2023

Affiant further says that the said News-Press is a paper of general circulation daily in Lee County and published at Fort Myers, in said Lee County, Florida, and that the said newspaper has heretofore been continuously published in said Lee County, Florida each day and has been entered as periodicals matter at the post office in Fort Myers, in said Lee County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has never paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

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

Sworn to and Subscribed before me this 28th of July 2023, by legal clerk who is personally known to me.

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

D. Roberts
Affiant

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

Kathleen Allen
Notary State of Wisconsin, County of Brown

District Manager
AD # 5772992 July 19, 26, 2023

1-7-25
My commission expires

of Affidavits: 1

This is not an invoice

KATHLEEN ALLEN
Notary Public
State of Wisconsin

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

4B

RESOLUTION 2023-10

THE ANNUAL APPROPRIATION RESOLUTION OF THE RIVER HALL COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2023, submitted to the Board of Supervisors (“**Board**”) of the River Hall Community Development District a proposed budget for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (**Fiscal Year 2023/2024**) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

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

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

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

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

SECTION 1. BUDGET

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

- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes (“Adopted Budget”)*, and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the River Hall Community Development District for the Fiscal Year Ending September 30, 2024.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2023/2024, the sum of \$2,742,125 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ 733,750
DEBT SERVICE FUND - SERIES 2020A	\$ 415,475
DEBT SERVICE FUND - SERIES 2021A-1 & SERIES 2021A-2	<u>\$1,592,900</u>
TOTAL ALL FUNDS	\$2,742,125

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2023/2024 or within 60 days following the end of Fiscal Year 2023/2024 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.

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

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

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

PASSED AND ADOPTED THIS 3RD DAY OF AUGUST, 2023.

ATTEST:

**RIVER HALL COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2023/2024 Budget

Exhibit A: Fiscal Year 2023/2024 Budget

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

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
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**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
 Maintenance of district's website.

ADA website compliance 210

**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	414,720	330,685	89,300	419,985	414,720
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	414,600	132,300	282,300	414,600	415,475
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)	342,500	\$ 550,799	\$ 357,799	\$ 357,799	357,044
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					\$ 22,013

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
			On-Roll Payment			Projected Fiscal Year 2024			
			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 Replatt	2021A-1	238.94	540.98	779.92		779.92	780.85	
10	SF 65 Replatt	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
			Off-Roll Payment			Projected Fiscal Year 2024			
			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

5

RESOLUTION 2023-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVER HALL COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2023/2024; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

WHEREAS, the Board of Supervisors of the District ("**Board**") hereby determines to undertake various operations and maintenance and other activities described in the District's budget(s) for Fiscal Year 2023/2024 ("**Budget**"), attached hereto as **Exhibit "A"** and incorporated by reference herein; and

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

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

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

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

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2023/2024; and

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

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

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

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

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

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

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

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits "A" and "B"**. The annual installment for the previously levied debt service assessments, and the annual operations and maintenance assessments, on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in Exhibits "A" and "B." Assessments directly collected by the District are due in full no later than March 31, 2024; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2023/2024, as well as any future installments of special assessments securing debt service – shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform

Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the applicable rate of any bonds or other debt instruments secured by the special assessments, or, in the case of operations and maintenance assessments, at the applicable statutory prejudgment interest rate. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170 of the Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as **Exhibit "B"**, is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the River Hall Community Development District.

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

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

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

PASSED AND ADOPTED this 3rd day of August, 2023.

ATTEST:

**RIVER HALL COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2023/2024 Budget

Exhibit B: Assessment Roll

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JUNE 30, 2023**

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JUNE 30, 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	\$1,130,679	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,130,679
Investments							
SBA	5,506	-	-	-	-	-	5,506
Reserve A-1	-	-	206,925	75,400	-	-	282,325
Reserve A-2	-	-	-	412,550	-	-	412,550
Revenue A-1	-	-	159,076	155,634	-	-	314,710
Revenue A-2	-	-	-	175,379	-	-	175,379
Prepayment A-1	-	-	-	66	-	-	66
Construction	-	-	-	-	-	231,439	231,439
Due from capital projects fund	-	8	-	-	-	-	8
Deposits	1,622	-	-	-	-	-	1,622
Ashton oaks HOA	728	-	-	-	-	-	728
Hampton lake at river hall HOA	4,512	-	-	-	-	-	4,512
River hall country club HOA	4,512	-	-	-	-	-	4,512
Hampton golf & country club	4,512	-	-	-	-	-	4,512
Cascades at river hall	275	-	-	-	-	-	275
Total assets	<u>\$1,152,346</u>	<u>\$ 8</u>	<u>\$ 366,001</u>	<u>\$ 819,029</u>	<u>\$ -</u>	<u>\$ 231,439</u>	<u>\$ 2,568,823</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	14,538	-	-	-	-	-	14,538
Total deferred inflows of resources	<u>14,538</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>14,538</u>
Fund balances:							
Nonspendable							
Prepaid and deposits	1,622	-	-	-	-	-	1,622
Restricted for:							
Debt service	-	8	366,001	819,029	-	-	1,185,038
Capital projects	-	-	-	-	(8)	231,439	231,431
Assigned to:							
Operating capital	145,000	-	-	-	-	-	145,000
Disaster recovery	250,000	-	-	-	-	-	250,000
Unassigned	720,782	-	-	-	-	-	720,782
Total fund balances	<u>1,117,404</u>	<u>8</u>	<u>366,001</u>	<u>819,029</u>	<u>(8)</u>	<u>231,439</u>	<u>2,533,873</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 1,152,346</u>	<u>\$ 8</u>	<u>\$ 366,001</u>	<u>\$ 819,029</u>	<u>\$ -</u>	<u>\$ 231,439</u>	<u>\$ 2,568,823</u>
Total liabilities and fund balances	<u>\$ 1,152,346</u>	<u>\$ 8</u>	<u>\$ 366,001</u>	<u>\$ 819,029</u>	<u>\$ -</u>	<u>\$ 231,439</u>	<u>\$ 2,568,823</u>

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JUNE 30, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll: net	\$ 9,074	\$ 591,925	584,451	101%
Assessment levy: off-roll	-	130,870	130,870	100%
Miscellaneous hog program shared cost	1,100	8,020	16,500	49%
Interest and miscellaneous	23	185	500	37%
Total revenues	<u>10,197</u>	<u>731,000</u>	<u>732,321</u>	100%
EXPENDITURES				
Legislative				
Supervisor	1,000	7,400	12,000	62%
<i>Financial & administrative</i>				
District management	3,750	33,750	45,000	75%
District engineer	4,248	29,653	25,000	119%
Trustee	-	-	7,100	0%
Tax collector/property appraiser	-	5,437	5,653	96%
Assessment roll prep	375	3,375	4,500	75%
Auditing services	3,515	3,515	3,300	107%
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	5,713	11,240	14,000	80%
<i>Electric utility services</i>				
Utility services	-	7,890	11,000	72%
Street lights	-	1,318	2,000	66%
<i>Stormwater control</i>				
Fountain service repairs & maintenance	-	-	6,000	0%
Aquatic maintenance	38,115	76,231	152,465	50%
Hog removal	1,650	11,550	19,800	58%
Lake/pond bank maintenance	6,300	6,300	5,000	126%
Stormwater system maintenance	2,800	5,829	40,000	15%

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JUNE 30, 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	21,174	136,833	195,000	70%
Irrigation repairs & maintenance	-	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	7,300	10,797	3,500	308%
Roadway repair & maintenance	-	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>95,940</u>	<u>456,878</u>	<u>650,858</u>	70%
Excess/(deficiency) of revenues over/(under) expenditures	(85,743)	274,122	81,463	
Fund balances - beginning	1,203,147	843,282	785,490	
Assigned				
Operating capital	145,000	145,000	145,000	
Disaster recovery	250,000	250,000	250,000	
Unassigned	722,404	722,404	471,953	
Fund balances - ending	<u>\$ 1,117,404</u>	<u>\$ 1,117,404</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 JUNE 30, 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 JUNE 30, 2023**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment: on-roll	\$ 6,437	\$ 417,640	\$ 414,720	101%
Interest	1,394	10,547	-	N/A
Total revenues	<u>7,831</u>	<u>428,187</u>	<u>414,720</u>	103%
EXPENDITURES				
Debt service				
Principal	-	150,000	150,000	100%
Interest	-	264,600	264,600	100%
Total debt service	<u>-</u>	<u>414,600</u>	<u>414,600</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	7,831	13,587	120	
Fund balances - beginning	358,170	352,414	342,380	
Fund balances - ending	<u>\$ 366,001</u>	<u>\$ 366,001</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 JUNE 30, 2023**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Special assessment: on-roll	\$ 22,646	\$ 1,469,292	\$ 1,461,048	101%
Special assessment: off-roll	-	118,652	118,652	100%
Interest	3,049	29,279	-	N/A
Total revenues	<u>25,695</u>	<u>1,617,223</u>	<u>1,579,700</u>	102%
EXPENDITURES				
Debt service				
Principal (A-1)	-	500,000	500,000	100%
Principal (A-2)	-	550,000	550,000	100%
Interest (A-1)	-	257,250	257,400	100%
Interest (A-2)	-	282,000	282,000	100%
Total expenditures	<u>-</u>	<u>1,589,250</u>	<u>1,589,400</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	25,695	27,973	(9,700)	
Fund balances - beginning	793,334	791,056	778,544	
Fund balances - ending	<u>\$ 819,029</u>	<u>\$ 819,029</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 JUNE 30, 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 JUNE 30, 2023**

	Current Month	Year To Date
REVENUES		
Interest	\$ 904	\$ 6,133
Total revenues	904	6,133
EXPENDITURES		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	904	6,133
Fund balances - beginning	230,535	225,306
Fund balances - ending	\$ 231,439	\$ 231,439

River Hall Community Development District
Check Detail
 June 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	2693	06/16/2023	BENTLEY ELECTR...	101.001 · Suntrust-...		-7,300.00
Bill	2023-501	06/14/2023		541.461 · Street Lig...	-7,300.00	7,300.00
TOTAL					-7,300.00	7,300.00
Bill Pmt -Check	2694	06/16/2023	BERGER, TOOMB...	101.001 · Suntrust-...		-3,515.00
Bill	363020	06/14/2023		513.320 · Audit	-3,515.00	3,515.00
TOTAL					-3,515.00	3,515.00
Bill Pmt -Check	2695	06/16/2023	COLEMAN, YOVA...	101.001 · Suntrust-...		-3,375.50
Bill	16581-001M 36	06/14/2023		514.100 · Legal Fee...	-1,505.00	1,505.00
Bill	16581-003M 8	06/14/2023		514.100 · Legal Fee...	-1,870.50	1,870.50
TOTAL					-3,375.50	3,375.50
Bill Pmt -Check	2696	06/16/2023	GULFSCAPES LA...	101.001 · Suntrust-...		-15,350.00
Bill	31918	06/14/2023		539.464 · Landscap...	-15,350.00	15,350.00
TOTAL					-15,350.00	15,350.00
Bill Pmt -Check	2697	06/16/2023	HOLE MONTES	101.001 · Suntrust-...		-4,247.50
Bill	91162	06/14/2023		519.320 · Engineeri...	-4,247.50	4,247.50
TOTAL					-4,247.50	4,247.50
Bill Pmt -Check	2698	06/16/2023	M.R.I. UNDERWAT...	101.001 · Suntrust-...		-2,800.00
Bill	3942	06/14/2023		538.463 · Stormwat...	-1,800.00	1,800.00
Bill	3943	06/14/2023		538.463 · Stormwat...	-1,000.00	1,000.00
TOTAL					-2,800.00	2,800.00
Bill Pmt -Check	2699	06/16/2023	MRI CONSTRUCTI...	101.001 · Suntrust-...		-6,000.00
Bill	60	06/14/2023		538.464 · Lake/Pon...	-6,000.00	6,000.00
TOTAL					-6,000.00	6,000.00

River Hall Community Development District Check Detail June 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	2700	06/16/2023	P & T LAWN & TR...	101.001 · Suntrust-...		-5,825.00
Bill	23-471	06/14/2023		539.464 · Landscap...	-5,825.00	5,825.00
TOTAL					-5,825.00	5,825.00
Bill Pmt -Check	2701	06/16/2023	SOLITUDE LAKE ...	101.001 · Suntrust-...		-25,409.84
Bill	PSI-57035	06/14/2023		538.461 · Aquatic M...	-12,704.92	12,704.92
Bill	PSI-73832	06/14/2023		538.461 · Aquatic M...	-12,704.92	12,704.92
TOTAL					-25,409.84	25,409.84
Bill Pmt -Check	2702	06/16/2023	SWINE SOLUTIONS	101.001 · Suntrust-...		-1,650.00
Bill	416	06/14/2023		538.465 · Hog Rem...	-1,650.00	1,650.00
TOTAL					-1,650.00	1,650.00
Bill Pmt -Check	2703	06/16/2023	WRATHELL, HUNT...	101.001 · Suntrust-...		-4,125.00
Bill	2021-3841	06/14/2023		512.311 · Managem...	-3,750.00	3,750.00
				513.310 · Assessm...	-375.00	375.00
TOTAL					-4,125.00	4,125.00
Check	2704	06/16/2023	PAUL ASFOUR	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	2705	06/16/2023	MICHAEL MORASH	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	2706	06/16/2023	KENNETH MITCHE...	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00

River Hall Community Development District Check Detail June 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	2707	06/16/2023	ROBERT STARK	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	2708	06/16/2023	DANIEL J BLOCK	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Bill Pmt -Check	2709	06/30/2023	COLEMAN, YOVA...	101.001 · Suntrust-...		-2,337.50
Bill	16581-001M 37	06/29/2023		514.100 · Legal Fee...	-2,337.50	2,337.50
TOTAL					-2,337.50	2,337.50
Bill Pmt -Check	2710	06/30/2023	M.R.I. CONSTRUC...	101.001 · Suntrust-...		0.00
TOTAL					0.00	0.00
Bill Pmt -Check	2711	06/30/2023	SOLITUDE LAKE ...	101.001 · Suntrust-...		-12,705.42
Bill	PSI-66404	06/29/2023		538.461 · Aquatic M...	-12,705.42	12,705.42
TOTAL					-12,705.42	12,705.42
Check	2712	06/30/2023	RIVER HALL CDD	101.001 · Suntrust-...		-6,437.05
				207.203 · Due to D...	-6,437.05	6,437.05
TOTAL					-6,437.05	6,437.05
Check	2713	06/30/2023	RIVER HALL CDD	101.001 · Suntrust-...		-11,714.14
				207.204 · Due to Se...	-11,714.14	11,714.14
TOTAL					-11,714.14	11,714.14
Check	2714	06/30/2023	RIVER HALL CDD	101.001 · Suntrust-...		-10,931.93

River Hall Community Development District
Check Detail
June 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...	-10,931.93	10,931.93
TOTAL					-10,931.93	10,931.93



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

**Bill To:**

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

Invoice**Job Name**

Clean Pipe - Remove
Bricks
S215 - S216

Date

3/1/2023

Invoice #

3943

Due Date 3/31/2023

P.O. No.

Terms

Net 30

Quantity	Description	Rate	Amount
	This invoice is for the total cost to clean and remove bricks from S215 to S216. This cost includes all labor, material and equipment to complete the job. Per proposal 3804	1,000.00	1,000.00

Total**\$1,000.00**

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

Payments/Credits**\$0.00****Balance Due****\$1,000.00**

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



M.R.I Construction Inc.

CGC# 1507963
 5570 Zip Dr.
 Fort Myers, FL 33905
 239-984-5241 Office
 239-236-1234 Fax
 mriunderground@gmail.com



Bill To
 River Hall CDD
 C/O Wrathell, Hunt & Associates, LLC
 9220 Bonita Beach Road
 Bonita Springs, FL 34135

Invoice

Date	Invoice #
4/24/2023	60-Revised

P.O. No.	Terms	Due Date	Job Name		
	Net 30	5/24/2023			
Description			Qty	Rate	Amount
Total cost to install Rip Rap approximately 30 ft at edge of preserve, this will include filter fabric 6"-12" rip rap 1 ft thick. To ensure no further erosion between wetland & home. (17131 Easy Stream Ct.) As Per Proposal #327 <i>lake / Pond Bank Maintenance</i>				6,000.00	6,000.00 <i>ok ct</i>
ALL INVOICES ARE DUE WITHIN 30 DAYS. IF PAYMENT NOT RECIEVED IN 30 DAYS THERE WILL BE A 10% LATE FEE			Total		\$6,000.00
			Payments/Credits		\$0.00
			Balance Due		\$6,000.00

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.

P & T Lawn & Tractor Service, Inc.

15980 Old Olga Road
Alva, FL 33920

Invoice

Date	Invoice #
5/9/2023	23-471

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

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

P.O. No.	Terms	Project

Item	Description	Qty	Rate	Amount
Service	Labor to bush hog the FPL Easement on the West Side of River Hall Pkwy in Alva, Florida (9 acres)	1	1,950.00	1,950.00
Service	Labor to bush hog the East Side of River Hall Pkwy in Alva, Florida (35.3 acres)	1	3,875.00	3,875.00
	Completed on May 8, 2023			

LANDSCAPE MAINTENANCE

Total	<i>SW</i> \$5,825.00
Payments/Credits	\$0.00
Balance Due	\$5,825.00

Coleman, Yovanovich & Koester, P.A.
 Northern Trust Bank Building
 4001 Tamiami Trail North, Suite 300
 Naples, Florida 34103-3556
 Telephone: (239) 435-3535
 Fax: (239) 435-1218

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

Page: 1
 May 31, 2023
 File No: 16581-001M
 Statement No: 36

Attn: Debbie Tudor

Gen Rep

	Previous Balance	\$1,890.00
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Fees

04/03/2023	GLU	Telephone conference with Daphne Gillyard on agenda	35.00
	MEM	Email correspondence with R. Greenstein regarding LAMSIC canal crossing; email correspondence with D. Gillyard regarding agenda	175.00
04/05/2023	MEM	Review and respond to email correspondence from R. Greenstein regarding LAMSIC canal crossing documents; email correspondence with D. Gillyard regarding update to agenda book	140.00
04/06/2023	GLU	Review agenda for Board of Supervisors meeting; Attendance at Board of Supervisors meeting	1,050.00
04/12/2023	MEM	Email correspondence with R. Greenstein regarding LAMSIC canal crossing	70.00
04/28/2023	GLU	Review and respond to email correspondence from Cleo Adams on assignment question	35.00
		Professional Fees through 05/31/2023	<u>1,505.00</u>
		Total Current Work	1,505.00

Payments

	Total Payments Through 05/31/2023	-1,890.00
	Balance Due (includes previous balance, if any)	<u>\$1,505.00</u>

Coleman, Yovanovich & Koester, P.A.
 Northern Trust Bank Building
 4001 Tamiami Trail North, Suite 300
 Naples, Florida 34103-3556
 Telephone: (239) 435-3535
 Fax: (239) 435-1218

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

Page: 1
 January 31, 2023
 File No: 16581-003M
 Statement No: 8

Attn: Debbie Tudor

Requisition

Previous Balance	\$1,680.00
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Fees

11/14/2022	GLU	Review and respond to email correspondence from Carl Barraco regarding LAMSID canal crossing; Review back-up documents regarding canal crossing	262.50
11/16/2022	MEM	Review backup regarding LAMSID canal crossing; phone correspondence regarding same	175.00
12/02/2022	GLU	Telephone conference with Carl Barraco regarding assignment of permits and bridge transfer	105.00
12/04/2022	GLU	Review and respond to email correspondence from Carl Barraco regarding meeting on River Hall South access	70.00
12/05/2022	GLU	Review multiple email correspondence regarding access issue; Review and respond to email correspondence from Charlie Krebs	87.50
12/07/2022	GLU	Prepare for conference call on south bridge and compile comments; Conference call on bridge	350.00
	MEM	Conference call regarding LAMSID canal crossing; office discussion with G. Urbancic regarding same; work on LAMSID assignment documents	445.50
12/08/2022	GLU	Review and comment on revisions to LAMSID assignment documents	175.00
	MEM	Continue work on drafting LAMSID assignment documents; email correspondence regarding same	165.00
12/09/2022	GLU	Review email correspondence from Charlie Krebs on canal crossing;	35.00
		Professional Fees through 01/31/2023	<u>1,870.50</u>
		Total Current Work	1,870.50

Payments

Total Payments Through 01/31/2023	-1,680.00
Balance Due (includes previous balance, if any)	<u>\$1,870.50</u>



Voice: (888) 480-LAKE • Fax: (888) 358-0088

Invoice

Invoice Number: PSI-57035,57036, 57038
 Invoice Date: 03/01/23
 PROPERTY: River Hall CDD

SOLD TO: River Hall CDD
 Wrathell, Hunt and Associates, LLC
 9220 Bonita Beach Rd, Ste.#214
 Bonita Springs, FL 34135

Customer ID	Customer PO	Payment Terms	
R0194		Net 30	
Sales Rep ID	Shipping Method	Ship Date	Due Date
Jeff Moding			03/31/2023

Qty	Item Description	Unit Price	Extension
	March Billing 03/01/2023-03/31/23		
1	Annual Lake Maintenance		7,458.00
1	Annual Wetland Maintenance		5,193.92
1	Annual Fountain Maintenance		53.50

PLEASE REMIT PAYMENT TO:
 SOLitude Lake Management, LLC
 1320 Brookwood Drive, Suite H
 Little Rock, AR 72202

Total Invoice	12,704.92
Payment Received	0.00
TOTAL	12,704.92



Voice: (888) 480-LAKE • Fax: (888) 358-0088

Invoice

Invoice Number: PSI-73832, 73833, 73897
Invoice Date: 05/01/23

PROPERTY: River Hall CDD

SOLD TO: River Hall CDD
Wrathell, Hunt and Associates, LLC
9220 Bonita Beach Rd, Ste.#214
Bonita Springs, FL 34135

Customer ID	Customer PO	Payment Terms	
R0194		Net 30	
Sales Rep ID	Shipping Method	Ship Date	Due Date
Jeff Moding			05/31/2023

Qty	Item Description	Unit Price	Extension
	May Billing 05/01/2023-05/31/23		
1	Annual Lake Maintenance		7,458.00
1	Annual Wetland Maintenance		5,193.92
1	Annual Fountain Maintenance		53.50

PLEASE REMIT PAYMENT TO:
SOLitude Lake Management, LLC
1320 Brookwood Drive, Suite H
Little Rock, AR 72202

Total Invoice 12,704.92
Payment Received 0.00

TOTAL	12,704.92
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Wrathell, Hunt & Associates, LLC

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

Invoice

Date	Invoice #
6/1/2023	2021-3841

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



Berger, Toombs, Elam,
Gaines & Frank

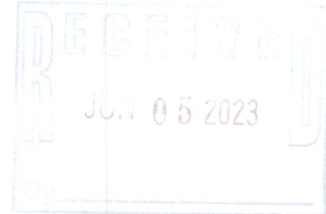
Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

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

*RIVER HALL COMMUNITY DEVELOPMENT DISTRICT
2300 GLADES ROAD, STE 410 w
BOCA RATON, FL 33431*

*Invoice No. 363020
Date 05/30/2023
Client No. 20601*



Services rendered in connection with the audit of the Basic Financial Statements
as of and for the year ended September 30, 2022.

Total Invoice Amount \$ 3,515.00

We now accept Visa and MasterCard.

Please enter client number on your check.

Finance charges are calculated on balances over 30 days old at an annual percentage rate of 18%

Fort Pierce / Stuart

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 416
DATE 05/23/2023
TERMS Net 30
DUE DATE 06/22/2023

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

BALANCE DUE *SW* **\$1,650.00**

**STORMWATER CONTROL
HOG REMOVAL**



June 7, 2023
Invoice No. 91162
 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 May 1, 2023 to May 31, 2023

General Services - Prepare sketch and legal for fence easement, site meeting with MRI to review berm breach, rip rap installed on slope and fence gate access to FPL, correspondence on standing water in Hampton Lakes, correspondence with surveyors to stake out property line for new fence, forward exhibit for agreement

	Hours	Rate	Amount
Z-General Services			
Engineer VII	11.50	170.00	\$1,955.00
3 Person Survey Crew	4.00	160.00	\$640.00
Principal Surveyor	5.00	150.00	\$750.00
Designer	9.50	95.00	\$902.50
Subtotal	30.00		\$4,247.50
	30.00		\$4,247.50

Total Amount Due This Invoice **\$4,247.50**

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

Bentley Electric Co of Naples FL Inc.
P.O. BOX 10572
NAPLES, FL 34101
239-643-5339
bentley1@bentleyelectric.com

Invoice 2023-501

BILL TO
RIVERHALL CDD
9220 ROAD,
SUITE 214
BONITA BEACH,
ATTN: CLEO
BONITA BEACH, FL 34135

DATE
05/26/2023

PLEASE PAY
\$7,300.00

DUE DATE
06/25/2023

PROJECT LOCATION
River Hall Pkwy

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Furnished labor and material to install new fiberglass light pole, 25' above grade, with matching fixture heads at 480V.			
	TOTAL AMOUNT			7,300.00

We appreciate your business and look forward to working with you again. Should you have any questions regarding the invoice, please contact our office at 239-643-5339 or bentley1@bentleyelectric.com.

TOTAL DUE

SW \$7,300.00

THANK YOU.

**ROAD & STREET FACILITIES
STREET LIGHT MAINTENANCE**

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

Invoice 31918



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

DATE 05/31/2023	PLEASE PAY \$15,350.00	DUE DATE 06/30/2023
--------------------	----------------------------------	------------------------

DESCRIPTION	AMOUNT
Monthly Landscape Maintenance for May 2023	15,350.00

TOTAL DUE *SW* **\$15,350.00**

THANK YOU.

LANDSCAPE MAINTENANCE



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

**Bill To:**

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

Invoice**Job Name**

Pipe from S216 - S217
 Remove Bricks / Clean

Date

3/1/2023

Invoice #

3942

Due Date 3/31/2023

P.O. No.

Terms

Net 30

Quantity	Description	Rate	Amount
	This invoice is for the total cost to remove brick between structures S216 - S217. This price includes labor, material and equipment to complete the job. Per proposal 3806	1,800.00	1,800.00

Total **\$1,800.00**

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

Payments/Credits **\$0.00**

Balance Due **\$1,800.00**

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.

Coleman, Yovanovich & Koester, P.A.
 Northern Trust Bank Building
 4001 Tamiami Trail North, Suite 300
 Naples, Florida 34103-3556
 Telephone: (239) 435-3535
 Fax: (239) 435-1218

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

Page: 1
 June 26, 2023

File No: 16581-001M
 Statement No: 37

Attn: Debbie Tudor

Gen Rep

Previous Balance \$1,505.00

Fees

05/01/2023	GLU	Exchange multiple email correspondence with Cleo Adams on proposed assignment	87.50
05/04/2023	GLU	Review agenda for Board of Supervisors meeting; Participation in Board of Supervisors meeting	525.00
	GLU	Initial work on license agreement for HOA areas	105.00
	MEM	Review email correspondence and backup from R. Greeinstein regarding irrigation well easement	150.00
05/17/2023	GLU	Review email correspondence from Cleo Adams regarding irrigation matters	35.00
05/22/2023	GLU	Telephone conference with Supervisor Stark regarding eminent domain matter	105.00
05/23/2023	GLU	Review email correspondence from Supervisor Stark on land matters	35.00
05/24/2023	MEM	Review email correspondence from R. Greenstein regarding irrigation well easement; email correspondence to District Manager and engineering regarding same	140.00
05/25/2023	GLU	Review email correspondence from Rachel Greenstein on stormwater management; Draft email correspondence to Charlie Krebs	70.00
05/26/2023	MEM	Phone call with S. Willis regarding CDD and HOA landscaping maintenance agreement; review email correspondence and backup regarding same	150.00
05/29/2023	GLU	Follow-up on issues from Supervisor Stark on road extension	280.00
05/30/2023	MEM	Work on drafting CDD and HOA landscaping maintenance agreement	350.00
	GLU	Exchange multiple email correspondence regarding landscape maintenance agreement with HOA; Review and comment on draft agreement	245.00
05/31/2023	MEM	Review and respond to email correspondence from C. Krebs regarding CDD / HOA irrigation item	60.00
		Professional Fees through 06/26/2023	<u>2,337.50</u>

Gen Rep

Total Current Work	2,337.50
<u>Payments</u>	
Total Payments Through 06/26/2023	-1,505.00
Balance Due (includes previous balance, if any)	<u>\$2,337.50</u>



Voice: (888) 480-LAKE • Fax: (888) 358-0088

Invoice

Invoice Number: PSI-66404, 66405, 66444
Invoice Date: 04/01/23
PROPERTY: River Hall CDD

SOLD TO: River Hall CDD
Wrathell, Hunt and Associates, LLC
9220 Bonita Beach Rd, Ste.#214
Bonita Springs, FL 34135

Table with 4 columns: Customer ID, Customer PO, Payment Terms, Sales Rep ID, Shipping Method, Ship Date, Due Date. Values include R0194, Net 30, Jeff Moding, 05/01/2023.

Table with 4 columns: Qty, Item Description, Unit Price, Extension. Rows include April Billing 04/01/2023-04/30/23, Annual Lake Maintenance (7,458.00), Annual Wetland Maintenance (5,193.92), Annual Fountain Maintenance (53.50).

PLEASE REMIT PAYMENT TO:
SOLitude Lake Management, LLC
1320 Brookwood Drive, Suite H
Little Rock, AR 72202

Summary table with 2 columns: Description, Amount. Rows: Total Invoice (12,705.42), Payment Received (0.00), TOTAL (12,705.42).



M.R.I Construction Inc.

CGC# 1507963
 5570 Zip Dr.
 Fort Myers, FL 33905
 239-984-5241 Office
 239-236-1234 Fax
 mriunderground@gmail.com



Bill To

River Hall CDD
 C/O Wrathell, Hunt & Associates, LLC
 9220 Bonita Beach Road
 Bonita Springs, FL 34135

Invoice

Date	Invoice #
6/20/2023	60-Revised

P.O. No.	Terms	Due Date	Job Name		
	Net 45	8/4/2023	Wetland 30 Berm Repair		
Description			Qty	Rate	Amount
Total cost to install Rip Rap approximately 30 ft at edge of preserve, this will include filter fabric 6"-12" rip rap 1 ft thick. To ensure no further erosion between wetland & home. (17131 Easy Stream Ct.)				6,000.00	6,000.00
As Per Proposal #327 & 404 Revised Total cost for change order to contract: additional rock installed				300.00	<i>[Signature]</i> 300.00
Stormwater Control					
Lake/Pond Bank Maintenance					

ALL INVOICES ARE DUE WITHIN 30 DAYS. IF PAYMENT NOT RECIEVED IN 30 DAYS THERE WILL BE A 10% LATE FEE

Total	<i>[Signature]</i>	\$6,300.00
Payments/Credits		\$0.00
Balance Due		\$6,300.00

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.

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 July 6, 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
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
Sonya Mitchell	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 3:30 p.m. Supervisors Mitchell, Stark, Block and Asfour were present. Supervisor Morash was not present.

SECOND ORDER OF BUSINESS

Public Comments (3 minutes per speaker)

No members of the public spoke.

THIRD ORDER OF BUSINESS

Developer Update

Mr. Adams stated that Mr. Miars was unable to attend; he will inform him of any issues.

Mr. Willis stated he will email Mr. Miars to advise that construction crews were observed washing their tools and buckets in the lake behind some homes under construction on Southern Lakes Court. While he informed them to stop, he wanted to ensure that nothing was lost in translation. Mr. Adams suggested directing the email to Mr. Robert Nelson.

41

42 **FOURTH ORDER OF BUSINESS**43 **Discussion: Letter from the HOA Regarding**
44 **Landscaping Services**

45

46 Mr. Adams distributed copies of the original Phase 1 Plat from 2005, when the Country
47 Club was referred to as Hawk's Haven. He discussed highlighted dedication language from
48 Paragraph 4, on the front page, in which non-exclusive easements in and to Tracts D-1 through
49 D-10 are dedicated to the Association "for drainage, lake access and landscape purposes,
50 including installation of irrigation and lighting, and reserving unto owner, its successors and
51 assigns, non-exclusive easements in and to such tracts for the foregoing purposes. The
52 Association shall be responsible for the maintenance and repair of such tracts. Such tracts are
53 subject to the terms and conditions of the Declaration of Covenants and restrictions for River
54 Hall Country Club."

55 Mr. Adams distributed and reviewed the drawings of the plats which identified the
56 parcels and Tracts D1 through D10. He thinks it is important to note that most of these tracts
57 are at the entrances to neighborhoods, intended to be outside of the Right-of-Way (ROW) for
58 which the Association is already responsible as Tract A, and it is intended so that the landscape
59 and other maintenance are all maintained by the same entity, regardless of the underlying
60 ownership, which resides with the CDD.

61 Mr. Adams presented statements from the HOA's Declarations and Covenants, Article
62 VII, "Maintenance" and "General", relating to common areas and open spaces, of which these
63 Tracts are identified as both. He opined that these documents put to rest with the Association
64 who has the responsibility for the maintenance, regardless of ownership.

65 Mr. Asfour read from the definition included Item R "Common Maintenance Areas" that
66 states "Common Maintenance Areas may or may not be owned by the Association and may or
67 may not be located within the property. Common maintenance areas may include lands no
68 longer controlled by the CDD or other governmental entities."

69 Mr. Urbancic asked who conveyed the plats to the CDD. Mr. Adams stated the transfer
70 would have come from Hawks Haven Joint Development, LLC.

71 Mr. Urbancic asked if there was an Assignment of Dedication in connection with the
72 deed. Mr. Stark stated the documents are on the Clerk's website. Mr. Adams stated the deeds
73 should be included in the file transfer from Mr. Dan Cox, as they were received from the prior
74 Manager and prior District Counsel. Mr. Urbancic located the Warranty Deed that applies to

74 Deeds 1 through 10. He wants to look at whether there are any companion Assignments of
75 Dedication or agreements that might undo the dedications as listed on the plats.

76 Mr. Adams stated the documents restate the same thing in several locations. He
77 supported Mr. Urbancic searching to determine if a subsequent document invalidated the
78 language. He believes the issue arose in 2010, due to the recession, and that a special purpose
79 entity was set up to manage the assets until it came out of a distressed setting. Mr. Asfour
80 stated he did not recall any such documentation in the bankruptcy filing for Hawks Haven;
81 Hawks Haven filed Chapter 11 but maintained ownership of the property until it was sold to
82 GreenPointe with the approval of the bankruptcy court.

83 Mr. Adams stated, while the HOA might want the CDD to maintain these tracts for
84 financial reasons, the documents assign the responsibility to the HOA. In his opinion, it makes
85 the most sense and offers the greatest benefit for one entity to manage the ROWs and the
86 adjacent Tracts, entrances and signage package parcels that should be maintained to the same
87 level and on the same schedules. Mr. Asfour suggested the HOA abide by the documents.

88 Discussion ensued regarding possible agreements, the Declaration language, the HOA’s
89 position and the CDD’s response.

90 Mr. Willis stated the HOA stopped maintaining these tracts and he received emails
91 demanding the CDD repair broken sprinkler heads and other irrigation issues which the District
92 landscaper cannot accomplish without control of the pump house or an isolation valve.

93 Asked if there is a designation, Mr. Krebs stated those are usually included on the plat.
94 Mrs. Adams stated it is designated on the plat. Mr. Adams will email the document to Mr.
95 Urbancic, who will respond to the letter received from Roetzel, accordingly.

96 Asked about the new subdivisions, Mr. Adams stated this same model was used in other
97 communities; the language was the same in Hampton Lakes and the Country Club. Mr. Krebs
98 stated the storm drain is identified on the plat.

99

100 **FIFTH ORDER OF BUSINESS**

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

101

102

103

104 **A. Consideration of MRI Inspection, LLC, Estimate #4217 for Country Club Non-District
105 Pipes Inspection**

105

106 Mrs. Adams stated the estimate will be sent to the HOA, as a courtesy.

107

108 **SIXTH ORDER OF BUSINESS**

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

109

110

111

112

On MOTION by Mr. Stark and seconded by Mr. Asfour, with all in favor, the River Hall Country Club Homeowners Association, Inc., Grant of Easement, was approved.

113

114

115

116

117

118 **SEVENTH ORDER OF BUSINESS**

**Update: Roadside Catch Basin Ownership
Responsibility**

119

120

121

Mr. Krebs stated he has no update. He will review files as they are received.

122

123 **EIGHTH ORDER OF BUSINESS**

**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**

124

125

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129

Mr. Mitchell presented Resolution 2023-09.

130

The following will be inserted into the Fiscal Year 2024 Meeting Schedule:

131

DATES: Insert "July 11"

132

133

On MOTION by Mr. Stark and seconded by Mr. Block, with all in favor, Resolution 2023-09, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024, as amended, and Providing for an Effective Date, was adopted.

134

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140 **NINTH ORDER OF BUSINESS**

Discussion: Fiscal Year 2024 Budget

141

Mr. Adams stated the proposed Fiscal Year 2024 budget, as presented, has a very healthy unassigned fund balance and anticipates keeping assessments level, year-over-year. As presented, the addition to fund balance of just under \$45,000 would be used up by maintenance obligations. Expenditures over that amount would require a Budget Amendment to roll up some of the unassigned fund balance, which is projected to be \$560,000.

142

143

144

145

146

147 The consensus was to keep assessments flat for Fiscal Year 2024 and increase the
148 budget in Fiscal Year 2025 to accommodate expenditures.

149

150 **TENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial
151 Statements as of May 31, 2023**

152

153 Mr. Adams presented the Unaudited Financial Statements as of May 31, 2023. He noted
154 that the CDD is doing well, overall. The Year-to-Date appropriate percentage would be 67%.
155 Total expenditures are 55% and all on-roll and off-roll assessment levy revenue is collected.
156 Principal and interest repayments in the Debt Service Fund are 100% complete.

157 The financials were accepted.

158

159 **ELEVENTH ORDER OF BUSINESS**

**Approval of June 1, 2023 Regular Meeting
160 Minutes**

161

162 Mr. Mitchell presented the June 1, 2023 Regular Meeting Minutes.

163

164 **On MOTION by Mr. Block and seconded by Mr. Asfour, with all in favor, the**
165 **June 1, 2023 Regular Meeting Minutes, as presented, were approved.**

166

167

168 **TWELFTH ORDER OF BUSINESS**

Staff Reports

169

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

171 Mr. Krebs reported the following:

172 ➤ The parking signs and poles from Lykins-Signtek are all made. An Exhibit showing
173 locations for installation was submitted and an installation date will be determined.

174 ➤ While he was on vacation, MRI emailed to advise that they will be on site to prepare
175 berms on the Florida Power & Light (FPL) easement and Hampton Lakes. He will inspect and
176 photograph those locations.

177 Asked how many signs were ordered, Mr. Krebs stated the Board requested 11 signs.
178 Mrs. Adams stated a total of 22 signs were ordered. Mr. Krebs described the installation
179 locations and noted that "NO STANDING PER THE CDD RESOLUTION" stickers have been
180 installed on existing signs.

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

182 There was no report.

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

- 184 •
- NEXT MEETING DATE: August 3, 2023 at 3:30 P.M. [Budget Adoption Hearing]**

185 ○ **QUORUM CHECK**

186 Supervisors Asfour, Mitchell, Stark and Block confirmed their attendance at the August
187 3, 2023 meeting.

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

189 Mrs. Adams presented the Field Operations Report and noted the following:

190 ➤ The resident that attended the last meeting submitted a letter for work that was
191 completed in 2020. She did not respond to the CDD's letter from 2021. Mr. Grimes visited the
192 area to determine what is needed and will provide a proposal. Mr. Willis will advise the
193 homeowner and provide another letter as a follow up.

194 Mr. Willis reported the following:

195 ➤ A proposal for the chain link fence to close the gap on Sagittarius Street is pending. An
196 estimate of approximately \$17,000 for 850' of 6' chain link fence was received.

197 Mr. Asfour stated a resident reported that an ATV came from the east and trespassers
198 were on the FPL easement.

199 Mr. Stark discussed the best locations for the fence, a second street that will be
200 requesting a barrier, gopher tortoise infestations on the bank and where trespassers are
201 entering.

202 Mr. Krebs suggested installing the fence on the berm, on the CDD's side of the swale,
203 and noted that it might be necessary to inform FPL.

204 Discussion ensued regarding access points, areas that need a fence to restrict access and
205 less expensive fencing options.

206 Mr. Asfour voiced his opinion that, although this work should have been done by
207 GreenPointe, residents should have some protection.

208 Mr. Krebs stated the cost per linear foot was much cheaper when the cattle fence was
209 installed on the eastern half.

210 Mr. Willis stated the prices he mentioned are for residential code fencing and, although
211 the cost would decrease by not using residential code fence, maintenance costs would increase
212 due to replacing sections over time; in the long run, residential fencing is the most economical.

213 Installing fence sections in phases and possible budget increases were discussed.

214 Mr. Willis will request proposals for fencing both 850' and one-mile sections.

215 ➤ The decorative concrete fence slats at the entry to the community keep breaking.
 216 Coastal Concrete advised that they have about eight sections left, and they do not manufacture
 217 them anymore. Tim with Coastal Fencing recommended vinyl replacement, which will look
 218 exactly as it does now and will greatly reduce the replacement costs.

219 Mr. Willis will obtain samples of vinyl fencing.
 220

221 **THIRTEENTH ORDER OF BUSINESS** **Public Comments: Non-Agenda Items (3**
 222 **minutes per speaker)**
 223

224 A member of the public estimated that Fire House 82 will be completed in late August or
 225 in September.

226 Resident Sonya Mitchell noted that, at certain times, vehicles going to the school park
 227 all along the sidewalk leading to the Fire Station.

228 Mr. Willis stated, at the last meeting, the Board authorized him to engage an off-duty
 229 deputy to patrol that area. He will obtain the schedule from the school and coordinate those
 230 dates with the deputy. The Agreement with the Sheriff’s Department cannot be executed until
 231 late July; it will be presented for approval in August.

232 Mr. Asfour asked that it be reinforced with the school.
 233

234 **FOURTEENTH ORDER OF BUSINESS** **Supervisors’ Comments/Requests**
 235

236 In response to Mr. Stark’s inquiry, Mr. Urbancic stated he has not yet contacted Counsel
 237 for the County regarding eminent domain; he will do so as soon as possible and report his
 238 findings.
 239

240 **FIFTEENTH ORDER OF BUSINESS** **Adjournment**
 241
 242

<p>243 On MOTION by Mr. Asfour and seconded by Mr. Stark, with all in favor, the 244 meeting adjourned at 4:23 p.m.</p>
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245
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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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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

STAFF
REPORTS
D



Wrathell, Hunt and Associates, LLC

TO: River Hall CDD Board of Supervisors

FROM: Shane Willis – District Manager

DATE: August 3, 2023

SUBJECT: Status Report – Field Operations

Fountains:

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

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

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. Next cut scheduled for October 2023. (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. Contract signed 7/17/2023.

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: A second letter was sent explaining the need for the resident to install additional drainage piping before the District can make repairs to the lake bank. Delivery receipt received 7/11/23.

Portico Fencing Hedge: Waiting for comparable proposals from vendors, anticipated costs for Clusia hedge expected at \$50,000.00. Hoping to present hard copy proposals at the 8/3/23 meeting.