RIVER HALL

COMMUNITY DEVELOPMENT DISTRICT

July 9, 2020

BOARD OF SUPERVISORS

VIRTUAL PUBLIC MEETING AGENDA

River Hall Community Development District

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

July 2, 2020

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

Board of Supervisors
River Hall Community Development District

Dear Board Members:

The Board of Supervisors of the River Hall Community Development District will hold a Virtual Public Meeting on July 9, 2020, at 3:30 p.m., via Zoom by accessing https://us02web.zoom.us/j/84053190138 or by calling **1-929-205-6099**, followed by **Meeting ID 840 5319 0138.** The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments (3 minutes per speaker)
3. Presentation of Audited Annual Financial Report for the Fiscal Year Ended September 30, 2019, Prepared by Berger, Toombs, Elam, Gaines & Frank
4. Consideration of Resolution 2020-08, Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2019
5. Developer Update: Development and Master Association Activities
6. Discussion: Follow up to Bankruptcy/Bond Issue Report by Special Counsel
7. Update: Perimeter Access Control Initiatives
8. Update: Traffic Study/Speed Reduction Request SR 80
9. Continued Discussion: Proposed Fiscal Year 2021 Budget
10. Acceptance of Unaudited Financial Statements as of May 31, 2020
11. Approval of June 4, 2020 Virtual Public Meeting Minutes
12. Staff Reports
    A. District Engineer: *Hole Montes*
    B. District Manager: *Wrathell, Hunt and Associates, LLC*
    C. Operations Manager: *Wrathell, Hunt and Associates, LLC*

I. Consideration of Proposal for Plant Installation

II. NEXT MEETING DATE: August 6, 2020 at 3:30 P.M.

- QUORUM CHECK

Paul Asfour	☐ YES	☐ NO	☐ PHONE
Michael Morash	☐ YES	☐ NO	☐ PHONE
Kenneth Mitchell	☐ YES	☐ NO	☐ PHONE
Joseph Metcalfe, III	☐ YES	☐ NO	☐ PHONE
Robert Stark	☐ YES	☐ NO	☐ PHONE

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

14. Supervisors' Comments/Requests

15. Adjournment

"Further, please be advised that the Florida Governor's Office has declared a state of emergency due to the Coronavirus (COVID-19). As reported by the Center for Disease Control and World Health Organization, COVID-19 can spread from person-to-person through small droplets from the nose or mouth, including when an individual coughs or sneezes. These droplets may land on objects and surfaces. Other people may contract COVID-19 by touching these objects or surfaces, then touching their eyes, nose or mouth. Therefore, merely cleaning facilities, while extremely important and vital in this crisis, may not be enough to stop the spread of this virus."

"That said, the District wants to encourage public participation in a safe and efficient manner. Toward that end, anyone wishing to listen and participate in the meeting can visit https://us02web.zoom.us/j/84053190138 or call **1-929-205-6099**, followed by **MEETING ID** 840 5319 0138**.** Additionally, participants are encouraged to submit questions and comments to the District's manager at adamsc@whhassociates.com."

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

Sincerely,

Chesley E. Adams, Jr.
District Manager

OPTIONS FOR MEETING PARTICIPATION

https://us02web.zoom.us/j/84053190138

OR
CALL IN NUMBER: 1-929-205-6099
MEETING ID: 840 5319 0138

RIVER HALL

COMMUNITY DEVELOPMENT DISTRICT

3

River Hall Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2019

River Hall Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2019

TABLE OF CONTENTS

	Page Number
REPORT OF INDEPENDENT AUDITORS	1-2
MANAGEMENT'S DISCUSSION AND ANALYSIS	3-8
BASIC FINANCIAL STATEMENTS	
Government-wide Financial Statements	
Statement of Net Position	9
Statement of Activities	10
Fund Financial Statements	
Balance Sheet – Governmental Funds	11
Reconciliation of Total Governmental Fund Balances to Net Position of Governmental Activities	12
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	13
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	14
Statement of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual – General Fund	15
Notes to Financial Statements	16-27
INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*	28-29
MANAGEMENT LETTER	30-31
INDEPENDENT ACCOUNTANT'S REPORT/COMPLIANCE WITH SECTION 218.415, FLORIDA STATUTES	32

Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

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Suite 200
Fort Pierce, Florida 34950

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REPORT OF INDEPENDENT AUDITORS

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

Report on the Financial Statements

We have audited the accompanying financial statements of River Hall Community Development District as of and for the year ended September 30, 2019, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

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

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

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

Berger, Toombs, Elam,
Gaines & Frank
Certified Public Accountants PL

To the Board of Supervisors
River Hall Community Development District

Opinion

In our opinion, the basic financial statements referred to above present fairly, in all material respects, the financial position of the governmental activities and each major fund of River Hall Community Development District as of September 30, 2019, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

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

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated June 4, 2020 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

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

Berger Toombs Elam Gaines & Frank

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

June 4, 2020

River Hall Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2019

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

OVERVIEW OF THE FINANCIAL STATEMENTS

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

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

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

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

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

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

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

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

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

Financial Highlights

The following are the highlights of financial activity for the year ended September 30, 2019.

- The District's total assets exceeded total liabilities by $12,242,776 (net position). Unrestricted net position for Governmental Activities was $660,074. Net position restricted was $453,417. Net investment in capital assets was $11,129,285.

- Governmental activities revenues totaled $2,616,013 while governmental activities expenses totaled $1,848,337.

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

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

	Governmental Activities	
	2019	2018
Current assets	$ 937,716	$ 724,522
Restricted assets	2,143,154	2,597,615
Capital assets	31,467,323	31,265,446
Total Assets	34,548,193	34,587,583
Current liabilities	1,335,417	1,342,483
Non-current liabilities	20,970,000	21,770,000
Total Liabilities	22,305,417	23,112,483
Net position - net investment in capital assets	11,129,285	10,384,427
Net position - restricted for debt service	453,417	395,294
Net position - unrestricted	660,074	695,379
Total Net Position	$12,242,776	$11,475,100

The increase in net position is the result of revenues exceeding expenses.

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

The decrease in restricted cash is the result of the capital outlay additions in the current year and the decrease in debt service restricted cash related to the increase in assessments receivable.

The increase in capital assets is the result of additional construction in progress during the current year net of depreciation.

The decrease in non-current liabilities is primarily due to debt principal payments made in the current year.

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

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

Change in Net Position

	Governmental Activities	
	2019	2018
Program Revenues		
Charges for services	$ 2,567,520	$ 2,591,454
General Revenues		
Investment earnings	48,493	41,521
Total Revenues	2,616,013	2,632,975
Expenses		
General government	136,157	151,731
Physical environment	501,553	504,780
Interest and other charges	1,210,627	1,250,615
Total Expenses	1,848,337	1,907,126
Change in Net Position	767,676	725,849
Net Position - Beginning of Year	11,475,100	10,749,251
Net Position - End of Year	$ 12,242,776	$ 11,475,100

The decrease in general government expenses is related to the decrease in engineering costs in the current year.

The decrease in interest on long term debt is due to the reduction in debt outstanding.

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets activity as of September 30, 2019 and 2018:

Description	Governmental Activities 2019	2018
Capital assets not being depreciated:		
Land	$ 9,299,800	$ 9,299,800
Construction in progress	21,762,766	21,511,527
Capital assets being depreciated:		
Infrastructure	735,925	735,925
Less: Accumulated depreciation	(331,168)	282,106
Total Capital Assets	$ 31,467,323	$ 31,829,358

Capital asset activity during the year was additions to construction in progress of $250,939 and depreciation of $49,062.

Debt Management

Governmental Activities debt includes the following:

- In May 27, 2011, the District issued Capital Improvements Revenue Bonds, Series 2011 A-1 and Series 2011 A-2 to restructure and retire the remaining balance on its Series 2005 bonds. These bonds were issued to fund certain infrastructure and facilities benefitting the lands of the District. As of September 30, 2019, the outstanding balance was $21,770,000.

General Fund Budgetary Highlights

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

The September 30, 2019 was amended for higher engineering fees and aquatic maintenance costs than originally expected.

Economic Factors and Next Year's Budget

River Hall Community Development District does not expect any economic factors to have any significant effect on the financial position or results of operations of the District in fiscal year ended September 30, 2020.

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Request for Information

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

River Hall Community Development District
STATEMENT OF NET POSITION
September 30, 2019

	Governmental Activities
ASSETS	
Current Assets:	
Cash and cash equivalents	$ 665,137
Investments	5,206
Assessments receivable	243,024
Accounts receivable	22,727
Deposits	1,622
Total Current Assets	937,716
Non-current Assets:	
Restricted assets:	
Investments	2,143,154
Capital assets not being depreciated:	
Land improvements	9,299,800
Construction in progress	21,762,766
Capital assets being depreciated:	
Infrastructure	735,925
Less: accumulated depreciation	(331,168)
Total Non-current Assets	33,610,477
Total Assets	34,548,193
LIABILITIES	
Current Liabilities:	
Accounts payable and accrued expenses	41,056
Bonds payable	800,000
Accrued interest payable	494,361
Total Current Liabilities	1,335,417
Non-current liabilities:	
Bonds payable, net	20,970,000
Total Liabilities	22,305,417
NET POSITION	
Net investment in capital assets	11,129,285
Restricted for	
Debt service	453,417
Unrestricted	660,074
Total Net Position	$ 12,242,776

See accompanying notes.

River Hall Community Development District
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2019

Functions/Programs	Expenses	Program Revenues: Charges for Services	Net (Expense) Revenues and Changes in Net Position: Governmental Activities
Governmental Activities			
General government	$ (136,157)	$ 127,961	$ (8,196)
Physical environment	(501,553)	425,252	(76,301)
Interest and other charges	(1,210,627)	2,014,307	803,680
Total Governmental Activities	$ (1,848,337)	$ 2,567,520	719,183
	General revenues:		
	Investment earnings		48,493
	Change in Net Position		767,676
	Net Position - October 1, 2018		11,475,100
	Net Position - September 30, 2019		$ 12,242,776

See accompanying notes.

River Hall Community Development District
BALANCE SHEET –
GOVERNMENTAL FUNDS
September 30, 2019

ASSETS	General	Debt Service	Capital Projects	Total Governmental Funds
Cash and cash equivalents	$ 665,137	$ -	$ -	$ 665,137
Investments	5,206	-	-	5,206
Assessment receivables	1,361	241,663	-	243,024
Accounts receivable	22,727	-	-	22,727
Due from other funds	5,077	-	-	5,077
Deposits	1,622	-	-	1,622
Restricted assets:				
Restricted investments	-	706,115	1,437,039	2,143,154
Total Assets	$ 701,130	$ 947,778	$1,437,039	$ 3,085,947
LIABILITIES AND FUND BALANCES				
LIABILITIES				
Accounts payable and accrued expenses	41,056	-	-	41,056
Due to other funds	-	-	5,077	5,077
Total Liabilities	41,056	-	5,077	46,133
FUND BALANCES				
Nonspendable deposits	1,622	-	-	1,622
Restricted for:				
Debt service	-	947,778	-	947,778
Capital projects	-	-	1,431,962	1,431,962
Assigned for:				
Operating capital	145,000	-	-	145,000
Disaster recovery	250,000	-	-	250,000
Unassigned	263,452	-	-	263,452
Total Fund Balances	660,074	947,778	1,431,962	3,039,814
Total Liabilities and Fund Balances	$ 701,130	$ 947,778	$1,437,039	$ 3,085,947

See accompanying notes.

River Hall Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2019

Total Governmental Fund Balances	$ 3,039,814
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets not being depreciated, land improvements ($9,299,800) and construction in progress ($21,762,766), used in governmental activities are not current financial resources and; therefore, are not reported at the fund level.	31,062,566
Capital assets being depreciated, infrastructure ($735,925) net of accumulated depreciation ($(331,168)) used in governmental activities are not current financial resources and; therefore, are not reported at the fund level.	404,757
Long-term liabilities, bonds payable, are not due and payable in the current period and; therefore, are not reported at the fund level.	(21,770,000)
Accrued interest expense for long-term debt is not a current financial use and; therefore, is not reported at the fund level.	(494,361)
Net Position of Governmental Activities	$ 12,242,776

See accompanying notes.

River Hall Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES – GOVERNMENTAL FUNDS
For the Year Ended September 30, 2019

	General	Debt Service	Capital Projects	Total Governmental Funds
Revenues				
Special assessments	$ 553,213	$ 2,014,307	$ -	$ 2,567,520
Investment earnings	130	14,443	33,920	48,493
Total Revenues	553,343	2,028,750	33,920	2,616,013
Expenditures				
Current				
General government	136,157	-	-	136,157
Physical environment	452,491	-	-	452,491
Capital outlay	-	-	250,939	250,939
Debt service				
Principal	-	760,000	-	760,000
Interest	-	1,227,884	-	1,227,884
Total Expenditures	588,648	1,987,884	250,939	2,827,471
Net change in fund balances	(35,305)	40,866	(217,019)	(211,458)
Fund Balances - October 1, 2018	695,379	906,912	1,648,981	3,251,272
Fund Balances - September 30, 2019	$ 660,074	$ 947,778	$ 1,431,962	$ 3,039,814

See accompanying notes.

River Hall Community Development District
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2019

Net Changes in Fund Balances - Total Governmental Funds	$	(211,458)
Amounts reported for governmental activities in the Statement of Activities are different because:		
Government funds reported capital outlays as expenditures; however, in the Statement of Activities, the cost of those assets is eliminated and capitalized in the Statement of Net Position. This is the amount that capital outlay ($250,939) exceeded depreciation ($(49,062)).		201,877
Repayment of long-term liabilities are reported as expenditures in the governmental funds statement but such repayments reduce liabilities in the Statement of Net Position.		760,000
In the Statement of Activities, interest is accrued on outstanding bonds; whereas in governmental funds, interest expenditures are reported when due. This is the change in accrued interest from the prior year.		17,257
Change in Net Position of Governmental Activities	$	767,676

See accompanying notes.

River Hall Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES – BUDGET AND ACTUAL – GENERAL FUND
For the Year Ended September 30, 2019

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Special assessments	$ 542,925	$ 530,045	$553,213	$ 23,168
Investment earnings	500	130	130	-
Total Revenues	543,425	530,175	553,343	23,168
Expenditures				
Current				
General government	102,075	134,377	136,157	(1,780)
Physical environment	441,350	486,930	452,491	34,439
Total Expenditures	543,425	621,307	588,648	32,659
Net change in fund balances	-	(91,132)	(35,305)	55,827
Fund Balances - October 1, 2018	723,322	695,379	695,379	-
Fund Balances - September 30, 2019	$ 723,322	$ 604,247	$660,074	$ 55,827

See accompanying notes.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

1. Reporting Entity

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

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

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

2. Measurement Focus and Basis of Accounting

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

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

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

a. Government-wide Financial Statements

Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

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

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

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

b. Fund Financial Statements

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

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

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds

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

The District has various policies governing the fund balance classifications.

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

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

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

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

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

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

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

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

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

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

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

Debt service expenditures are recorded only when payment is due.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation

a. Governmental Major Funds

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

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

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

b. Non-current Governmental Assets/Liabilities

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

4. Assets, Liabilities, and Net Position or Equity

a. Cash and Investments

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

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

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

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

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, and Net Position or Equity (Continued)

b. Restricted Assets

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

c. Capital Assets

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

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

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

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

d. Budgets

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

e. Net Position

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

NOTE B – CASH AND INVESTMENTS

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

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk; however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2019, the District's bank balance was $668,437 and the carrying value was $665,137. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

As of September 30, 2019, the District had the following investments and maturities:

Investment	Maturities	Fair Value
First American Treasury Obligation Fund	26 days*	$2,143,154
Local Government Surplus Funds Trust Fund (Florida PRIME)	28 days*	5,206
Total		$2,148,360

* Weighted average maturity

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

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

Based on the criteria in the preceding paragraph, the investment in First American Treasury Obligation Fund is a Level 1 asset.

NOTE B – CASH AND INVESTMENTS (CONTINUED)

Investments

The District's investment policy allows management to invest funds in investments permitted under Section 218.415, Florida Statutes. Among other investments, the policy allows the District to invest in the State Board of Administration Local Government Surplus Trust Funds.

Cash placed with the State Board of Administration represents the District's participation in the Local Government Surplus Trust Funds Investment Pool and is reported at fair value. As a pool participant the District invests in pools of investments in which shares are owned in the pool rather than the underlying investments.

Interest Rate Risk

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

Credit Risk

The District's investments in treasury funds and commercial paper, are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. Among other investments, the District invests in the State Board of Administration Local Government Surplus Funds Trust Fund. Cash placed with the State Board of Administration represents the Districts participation in the Local Government Surplus funds trust fund investment pool and is reported at fair value.

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

As of September 30, 2019, the District's investment in the First American Treasury Obligation Fund and Florida Prime were rated AAAm by Standard & Poor's.

NOTE B – CASH AND INVESTMENTS (CONTINUED)

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The investments in First American Treasury Obligation Fund represent 99.76% of the District's total investments. The investment in Florida Prime Local Government Surplus represents .24% of the District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2019 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary.

NOTE C – SPECIAL ASSESSMENT REVENUES

Special assessment revenues recognized for the 2018-2019 fiscal year were levied in October 2018. All assessments are due and payable on November 1 or as soon as the assessment roll is certified and delivered to the Tax Collector. Per Section 197.162, Florida Statutes, discounts are allowed for early payment at the rate of 4% in November, 3% in December, 2% in January, and 1% in February. Assessments paid in March are without discount.

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

NOTE D – CAPITAL ASSETS

Capital Asset activity for the year ended September 30, 2019 was as follows:

	Balance 10/1/2018	Additions	Disposals	Balance 09/30/19
Governmental Activities:				
Capital assets, not being depreciated:				
Land improvements	$ 9,299,800	$ -	$ -	$ 9,299,800
Construction in progress	21,511,827	250,939	-	21,762,766
Total Capital assets, not being depreciated	30,811,627	250,939	-	31,062,566
Capital assets, being depreciated:				
Infrastructure	735,925	-	-	735,925
Less accumulated depreciation:	(282,106)	(49,062)	-	(331,168)
Total capital assets being depreciated	453,819	(49,062)	-	404,757
Governmental Activities Capital Assets	$ 31,265,446	$ 201,877	$ -	$ 31,467,323

Depreciation of $49,062 was charged to physical environment.

NOTE E – LONG-TERM DEBT

The following is a summary of debt activity for the District for the year ended September 30, 2019:

	Balance 10/1/2018	Additions	Reductions	Balance 9/30/2019
Governmental Activities:				
Bonds payable:				
Series 2011A-1	$ 10,405,000	$ -	$ (350,000)	$ 10,055,000
Series 2011A-2	12,125,000	-	(410,000)	11,715,000
Total Bonds Payable	$ 22,530,000	$ -	$ (760,000)	$ 21,770,000

District debt is comprised of the following at September 30, 2019:

Capital Improvement Revenue Bond

$12,505,000 Series 2011A-1 and $13,860,000 Series A-2 Capital Improvement Revenue Bonds maturing through 2036, interest of 5.45%, payable May 1 and November 1.

Total outstanding at September 30, 2019	$21,770,000

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2019 are as follows:

Year Ending September 30,	Principal	Interest	Total
2020	$ 800,000	$ 1,186,466	$ 1,986,466
2021	845,000	1,142,864	1,987,864
2022	890,000	1,096,814	1,986,814
2023	940,000	1,048,308	1,988,308
2024	995,000	97,078	1,092,078
2025-2029	5,870,000	4,109,848	9,979,848
2030-2034	7,705,000	2,320,340	10,025,340
2035-2036	3,725,000	307,380	4,032,380
Totals	$ 21,770,000	$ 11,309,098	$ 33,079,098

NOTE E – LONG-TERM DEBT (CONTINUED)

Summary of Significant Bonds Resolution Terms and Covenants

Capital Improvement Revenue Bonds, Series 2011 A-1 and A-2

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

1. Reserve Fund – The reserve account requirement for the bonds is the greatest amount that has been on deposit in the Reserve Account, but not greater than the account limit. Since there have been no deposits to the Reserve Accounts, the reserve requirement is currently zero.

2. Deferred Cost Account – This account is established to account for monies released from the reserve account to pay the deferred costs due to the developers.

3. Revenue Account – This account is funded by the yearly special assessments and is used to pay the annual required debt service payments.

4. Prepayment Account – The prepayment account is funded by prepayments of debt service obligations and is used for the purposes established in the Trust Indenture.

NOTE F – INTERFUND ACTIVITY

Interfund activity for the year ended September 30, 2019 consisted of the following:

	Interfund Payable
	Capital Projects
Interfund Receivable	Fund
General Fund	$ 5,077

NOTE G – ECONOMIC DEPENDENCY

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

NOTE H – RISK MANAGEMENT

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

Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

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

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

We have audited the financial statements of River Hall Community Development District as of and for the year ended September 30, 2019, and have issued our report thereon dated June 4, 2020. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

Internal Control Over Financial Reporting

Management of River Hall Community Development District is responsible for establishing and maintaining effective internal control over financial reporting. In planning and performing our audit, we considered River Hall Community Development District's internal control over financial reporting as a basis for designing our auditing procedures for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of River Hall Community Development District's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of River Hall Community Development District's internal control over financial reporting.

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

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over financial reporting that might be deficiencies, significant deficiencies or material weaknesses. We did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses, as defined above.

Berger, Toombs, Elam,
Gaines & Frank
Certified Public Accountants PL

To the Board of Supervisors
River Hall Community Development District

Compliance and Other Matters

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

This report is intended solely for the information and use of the Board of Supervisors, Management, others within the entity and the Auditor General of the State of Florida and is not intended to be and should not be used by anyone other than those specified parties.

Berger Toombs Elam
Gaines & Frank

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

June 4, 2020

Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

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MANAGEMENT LETTER

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

Report on the Financial Statements

We have audited the financial statements of the River Hall Community Development District as of and for the year ended September 30, 2019, and have issued our report thereon dated June 4, 2020.

Auditor's Responsibility

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

Other Reports and Schedule

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with AICPA Professionals Standards, AT-C Section 315 regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in that report, which is dated June 4, 2020, should be considered in conjunction with this management letter.

Prior Audit Findings

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

Financial Condition

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

Berger, Toombs, Elam,
Gaines & Frank
Certified Public Accountants PL

To the Board of Supervisors
River Hall Community Development District

Pursuant to Sections 10.554(1)(i)5.c. and 10.556(8), Rules of the Auditor General, we applied financial conditions assessment procedures as of September 30, 2019 for the River Hall Community Development District. It is management's responsibility to monitor the River Hall Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

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

Additional Matters

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

Purpose of this Letter

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

Berger Toombs Elam Gaines & Frank

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

June 4, 2020

Berger, Toombs, Elam,
Gaines & Frank

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INDEPENDENT ACCOUNTANT'S REPORT/COMPLIANCE WITH SECTION 218.415, FLORIDA STATUTES

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

We have examined River Hall Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2019. Management is responsible for River Hall Community Development District's compliance with those requirements. Our responsibility is to express an opinion on River Hall Community Development District's compliance based on our examination.

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

In our opinion, River Hall Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2019.

Berger Toombs Elam Gaines & Frank

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

June 4, 2020

RIVER HALL

COMMUNITY DEVELOPMENT DISTRICT

4

RESOLUTION 2020-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVER HALL COMMUNITY DEVELOPMENT DISTRICT HEREBY ACCEPTING THE ANNUAL FINANCIAL REPORT FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2019

WHEREAS, the District's Auditor, Berger, Toombs, Elam, Gaines & Frank, has heretofore prepared and submitted to the Board, for accepting, the District's Annual Financial Report for Fiscal Year 2019;

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

1. The Annual Financial Report for Fiscal Year 2019, heretofore submitted to the Board, is hereby accepted for Fiscal Year 2019, for the period ending September 30, 2019; and

2. A verified copy of said Annual Financial Report for Fiscal Year 2019 shall be attached hereto as an exhibit to this Resolution, in the District's "Official Record of Proceedings".

PASSED AND ADOPTED this 9th day of July, 2020.

RIVER HALL COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

RIVER HALL

COMMUNITY DEVELOPMENT DISTRICT

9

RIVER HALL

COMMUNITY DEVELOPMENT DISTRICT

10

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MAY 31, 2020

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MAY 31, 2020

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS				
SunTrust	$ 901,931	$ -	$ -	$ 901,931
Investments				
SBA	5,260	-	-	5,260
Interest A-1	-	1	-	1
Revenue A-1	-	521,512	-	521,512
Revenue A-2	-	366,738	-	366,738
Prepayment A-1	-	1	-	1
Construction	-	-	1,220,987	1,220,987
Deposits	1,622	-	-	1,622
Accounts receivable - RH Venture II	5,002	-	-	5,002
Total assets	$ 913,815	$ 888,252	$1,220,987	$ 3,023,054
LIABILITIES AND FUND BALANCES				
Liabilities:	$ -	$ -	$ -	$ -
Total liabilities	-	-	-	-
DEFERRED INFLOWS OF RESOURCES				
Unearned revenue	-	8,713	-	8,713
Deferred receipts	5,002	-	-	5,002
Total deferred inflows of resources	5,002	8,713	-	13,715
Fund balances:				
Nonspendable				
Prepaid and deposits	1,622	-	-	1,622
Restricted for:				
Debt service	-	879,539	-	879,539
Capital projects	-	-	1,220,987	1,220,987
Assigned to:				
Opeating capital	145,000	-	-	145,000
Disaster recovery	250,000	-	-	250,000
Unassigned	512,191	-	-	512,191
Total fund balances	908,813	879,539	1,220,987	3,009,339
Total liabilities, deferred inflows of resources and fund balances	$ 908,813	$ 879,539	$ 1,220,987	$ 3,009,339

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED MAY 31, 2020

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll: net	$ 591	$ 473,561	$ 473,657	100%
Assessment levy: off-roll	12,004	63,023	68,025	93%
Interest and miscellaneous	3	54	500	11%
Total revenues	12,598	536,638	542,182	99%
EXPENDITURES				
Legislative				
Supervisor	1,000	7,000	10,000	70%
Financial & administrative				
District management	3,750	30,000	45,000	67%
District engineer	1,349	7,845	25,000	31%
Trustee	-	-	7,100	0%
Tax collector/property appraiser	-	4,459	4,500	99%
Assessment roll prep	375	3,000	4,500	67%
Auditing services	-	-	3,300	0%
Arbitrage rebate calculation	-	-	650	0%
Public officials liability insurance	-	3,087	3,000	103%
Legal advertising	423	757	1,100	69%
Bank fees	-	-	350	0%
Dues, licenses & fees	-	175	175	100%
Postage	60	842	800	105%
ADA website compliance	-	199	200	100%
Website maintenance	-	705	705	100%
Legal counsel				
District counsel	893	5,704	12,000	48%
Electric utility services				
Utility services	989	5,537	9,000	62%
Street lights	280	4,570	4,000	114%
Stormwater control				
Fountain service repairs & maintenance	-	-	6,000	0%
Aquatic maintenance	-	68,292	136,510	50%
Mitigation/wetland area monitoring	-	-	2,500	0%
Lake/pond bank maintenance	-	-	5,000	0%
Stormwater system maintenance	-	560	15,000	4%

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED MAY 31, 2020

	Current Month	Year to Date	Budget	% of Budget
Other physical environment				
General liability insurance	-	3,844	3,500	110%
Property insurance	-	7,201	8,000	90%
Entry & walls maintenance	-	11,725	5,000	235%
Landscape maintenance	12,855	95,439	179,000	53%
Irrigation repairs & maintenance	-	-	2,500	0%
Landscape replacement plants, shrubs, trees	-	7,000	20,000	35%
Annual mulching	-	6,063	8,000	76%
Holiday decorations	-	11,000	12,000	92%
Clock tower maintenance	-	-	1,750	0%
Ornamental lighting & maintenance	-	-	1,000	0%
Road & street facilities				
Street/parking lot sweeping	-	650	750	87%
Street light/decorative light maintenance	-	-	4,000	0%
Roadway repair & maintenance	-	2,245	1,500	150%
Sidewalk repair & maintenance	-	-	1,500	0%
Street sign repair & replacement	-	-	1,500	0%
Total expenditures	21,974	287,899	546,390	53%
Excess/(deficiency) of revenues over/(under) expenditures	(9,376)	248,739	(4,208)	
Fund balances - beginning	918,189	660,074	659,339	
Assigned				
Operating capital	145,000	145,000	145,000	
Disaster recovery	250,000	250,000	250,000	
Unassigned	513,813	513,813	260,131	
Fund balances - ending	$ 908,813	$ 908,813	$ 655,131	

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, 2020

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment: on-roll	$ 2,158	$ 1,720,433	$ 1,732,103	99%
Special assessment: off-roll	-	180,353	254,377	71%
Assessment prepayments	-	10,106	-	N/A
Interest	192	7,335	-	N/A
Total revenues	2,350	1,918,227	1,986,480	97%
EXPENDITURES				
Debt service				
Principal (A-1)	370,000	370,000	370,000	100%
Principal (A-2)	430,000	430,000	430,000	100%
Interest (A-1)	273,999	547,997	547,998	100%
Interest (A-2)	319,234	638,467	638,468	100%
Total debt service	1,393,233	1,986,464	1,986,466	100%
Excess/(deficiency) of revenues over/(under) expenditures	(1,390,883)	(68,237)	14	
Fund balances - beginning	2,270,422	947,776	904,626	
Fund balances - ending	$ 879,539	$ 879,539	$ 904,640	

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND
FOR THE PERIOD ENDED MAY 31, 2020

	Current Month	Year To Date
REVENUES		
Interest	$ 171	$ 12,470
Total revenues	171	12,470
EXPENDITURES		
Construction in progress	64,122	223,445
Total expenditures	64,122	223,445
Excess/(deficiency) of revenues over/(under) expenditures	(63,951)	(210,975)
Fund balances - beginning	1,284,938	1,431,962
Fund balances - ending	$ 1,220,987	$ 1,220,987

River Hall Community Development District
Check Detail
May 2020

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	**CBP**	**05/06/2020**	**FPL**	**101.001 · Suntrust-...**		**-874.95**
Bill	02979-06091 042020	05/05/2020		531.437 · Street Lig...	-167.25	167.25
Bill	82155-24268 042020	05/05/2020		531.431 · Utility Ser...	-707.70	707.70
TOTAL					-874.95	874.95
Bill Pmt -Check	**CBP**	**05/26/2020**	**FPL**	**101.001 · Suntrust-...**		**-393.31**
Bill	02979-06091 052020	05/22/2020		531.437 · Street Lig...	-112.49	112.49
Bill	82155-24268 052020	05/22/2020		531.431 · Utility Ser...	-280.82	280.82
TOTAL					-393.31	393.31
Bill Pmt -Check	**2065**	**05/06/2020**	**FEDEX**	**101.001 · Suntrust-...**		**-18.08**
Bill	6-979-10600	05/05/2020		519.410 · Postage	-18.08	18.08
TOTAL					-18.08	18.08
Bill Pmt -Check	**2066**	**05/06/2020**	**GULFSCAPES LA...**	**101.001 · Suntrust-...**		**-12,855.00**
Bill	25306	05/05/2020		539.464 · Landscap...	-12,855.00	12,855.00
TOTAL					-12,855.00	12,855.00
Bill Pmt -Check	**2067**	**05/06/2020**	**HOLE MONTES**	**101.001 · Suntrust-...**		**-1,219.42**
Bill	82358	05/05/2020		519.320 · Engineeri...	-1,219.42	1,219.42
TOTAL					-1,219.42	1,219.42
Bill Pmt -Check	**2068**	**05/06/2020**	**WRATHELL, HUNT...**	**101.001 · Suntrust-...**		**-4,125.00**
Bill	2019-1149	05/05/2020		512.311 · Managem...	-3,750.00	3,750.00
				513.310 · Assessm...	-375.00	375.00
TOTAL					-4,125.00	4,125.00

River Hall Community Development District
Check Detail
May 2020

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	**2069**	**05/26/2020**	**RIVER HALL CDD**	**101.001 · Suntrust-...**		**-1,142.88**
				207.201 · Due to D...	-1,142.88	1,142.88
TOTAL					-1,142.88	1,142.88
Check	**2070**	**05/26/2020**	**RIVER HALL CDD**	**101.001 · Suntrust-...**		**-1,015.07**
				207.202 · Due to D...	-1,015.07	1,015.07
TOTAL					-1,015.07	1,015.07
Bill Pmt -Check	**2071**	**05/26/2020**	**COLEMAN, YOVA...**	**101.001 · Suntrust-...**		**-892.50**
Bill	16581-001M 1	05/22/2020		514.100 · Legal Fee...	-892.50	892.50
TOTAL					-892.50	892.50
Bill Pmt -Check	**2072**	**05/26/2020**	**FEDEX**	**101.001 · Suntrust-...**		**-41.85**
Bill	7-002-75121	05/22/2020		519.410 · Postage	-41.85	41.85
TOTAL					-41.85	41.85
Bill Pmt -Check	**2073**	**05/26/2020**	**HOLE MONTES**	**101.001 · Suntrust-...**		**-130.00**
Bill	82465	05/22/2020		519.320 · Engineeri...	-130.00	130.00
TOTAL					-130.00	130.00
Bill Pmt -Check	**2074**	**05/26/2020**	**NEWS PRESS**	**101.001 · Suntrust-...**		**-422.66**
Bill	0003315415	05/22/2020		519.480 · Legal Adv...	-422.66	422.66
TOTAL					-422.66	422.66
Check	**2075**	**05/26/2020**	**PAUL ASFOUR**	**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
May 2020

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	**2076**	**05/26/2020**	**MICHAEL MORASH**	**101.001 · Suntrust-...**		**-200.00**
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	**2077**	**05/26/2020**	**KENNETH MITCHE...**	**101.001 · Suntrust-...**		**-200.00**
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	**2078**	**05/26/2020**	**JOSEPH METCAL...**	**101.001 · Suntrust-...**		**-200.00**
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	**2079**	**05/26/2020**	**ROBERT STARK**	**101.001 · Suntrust-...**		**-200.00**
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00

FPL

/ 27

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Please request changes on the back.
Notes on the front will not be detected.

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AUTO **CO 3121
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RIVER HALL COMMUNITY
DEVELOPMENT
2300 GLADES RD STE 410W
BOCA RATON FL 33431-8556

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Account number	Total amount you owe	New charges due by	Amount enclosed
02979-06091	**$167.25**	**May 11 2020**	**$**

Your electric statement

Account number: 02979-06091

For: Mar 19 2020 to Apr 20 2020 (32 days)
Customer name: RIVER HALL COMMUNITY
Service address: 2501 RIVER HALL PKWY # ST LTS

Statement date: Apr 20 2020
Next meter reading: May 20 2020

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (=)	New charges due by
164.62	164.62 CR	0.00	0.00	167.25	**$167.25**	**May 11 2020**

Meter reading - Meter KG85078

Current reading	76672
Previous reading	- 75004
kWh used	**1668**

Energy usage

	Last Year	This Year
kWh this month	2821	1668
Service days	30	32
kWh per day	94	52

****The electric service amount includes the following charges:**

Customer charge:	$10.54
Fuel:	$37.18
($0.022290 per kWh)	
Non-fuel:	$108.14
($0.064830 per kWh)	

Amount of your last bill	164.62
Payment received - Thank you	164.62 CR
Balance before new charges	$0.00

New charges (Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS)

Electric service amount	155.86**	
Gross receipts tax	4.00	
Franchise charge	7.39	
Total new charges		$167.25

Total amount you owe **$167.25**

- Payment received after **July 10, 2020** is considered **LATE**; a late payment charge of **1%** will apply.
- A rate adjustment will take effect in May due to four new solar plants entering service. FPL also has asked the Public Service Commission to approve a fuel charge credit, lowering May bills. Visit FPL.com/rates to learn more about your energy bill.

Please have your account number ready when contacting FPL.

Customer service:	1-800-375-2434
Outside Florida:	1-800-226-3545
To report power outages:	1-800-4OUTAGE (468-8243)
Hearing/speech impaired:	711 (Relay Service)
Online at:	**www.FPL.com**

FPL

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Please request changes on the back.
Notes on the front will not be detected.

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

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Account number	Total amount you owe	New charges due by	Amount enclosed
82155-24268	**$707.70**	**May 11 2020**	**$**

Your electric statement

Account number: 82155-24268

For: Mar 19 2020 to Apr 20 2020 (32 days)
Customer name: RIVER HALL COMMUNITY
Service address: 2401 RIVER HALL PKWY # FOUNTN

Statement date: Apr 20 2020
Next meter reading: May 20 2020

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (=)	New charges due by
704.51	704.51 CR	0.00	0.00	707.70	**$707.70**	**May 11 2020**

Meter reading - Meter KCJ5863

Current reading	13947
Previous reading	- 04970
kWh used	**8977**
Demand reading	20.16
Demand kW	**20**

Energy usage

	Last Year	This Year
kWh this month	7863	8977
Service days	30	32
kWh per day	262	280

****The electric service amount includes the following charges:**

Customer charge:	$26.31
Fuel:	$200.10
($0.022290 per kWh)	
Non-fuel:	$210.51
($0.023450 per kWh)	
Demand:	$222.60
($11.13 per kW)	

Amount of your last bill	704.51
Payment received - Thank you	704.51 CR
Balance before new charges	$0.00

New charges (Rate: GSD-1 GENERAL SERVICE DEMAND)

Electric service amount	659.52**	
Gross receipts tax	16.91	
Franchise charge	31.27	
Total new charges		$707.70

Total amount you owe **$707.70**

- Payment received after **July 10, 2020** is considered **LATE**; a late payment charge of **1%** will apply.
- A rate adjustment will take effect in May due to four new solar plants entering service. FPL also has asked the Public Service Commission to approve a fuel charge credit, lowering May bills. Visit FPL.com/rates to learn more about your energy bill.

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Outside Florida:	1-800-226-3545
To report power outages:	1-800-4OUTAGE (468-8243)
Hearing/speech impaired:	711 (Relay Service)
Online at:	**www.FPL.com**

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FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

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

531.437
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May 20, 2020 Electric Bill

For: Apr 20, 2020 to May 20, 2020 (30 days)
Service Address
2501 RIVER HALL PKWY # ST LTS
ALVA, FL 33920
RIVERHALLCDD@DISTRICTAP.COM
Account Number 02979-06091

Questions? Contact Us
Reliable energy is affordable energy.
Learn how we save you money at fpl.com/savings

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

Amount of your last bill	$167.25
Payments	-$167.25
New charges due by Jun 10, 2020	$112.49
Total amount you owe	$112.49

Amount of your last bill		167.25
Payment received - Thank you		–167.25
Balance before new charges		$0.00
NEW CHARGES		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Customer charge:		$10.62
Non-fuel: ($0.065270 per kWh)		$94.78
Fuel: (-$0.000390 per kWh)		-$0.57
Electric service amount		104.83
Gross receipts tax		2.69
Franchise charge		4.97
Taxes and charges		7.66
Total new charges		$112.49
Total amount you owe		$112.49

Meter Summary

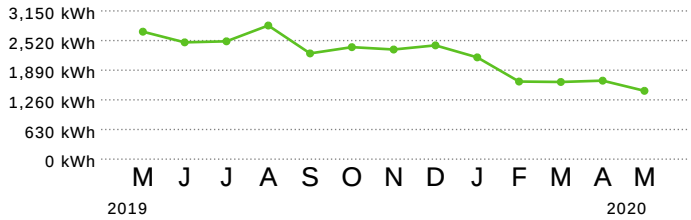
Meter reading - Meter KG85078 Next meter reading Jun 19, 2020

Current reading	78124
Previous reading	-76672
kWh used	1452

Energy Usage Comparison

	This Month	Last Month	Last Year
Service to	May 20, 2020	Apr 20, 2020	May 20, 2019
kWh Used	1452	1668	2709
Service days	30	32	31
kWh/day	48	52	87
Amount	$112.49	$167.25	$278.87

Energy Usage History



Keep In Mind

- Thank you for enrolling in the FPL E-Mail Bill program. Now that you are participating, THIS WILL BE THE LAST PAPER BILL YOU RECEIVE FROM FPL. You will be notified of future bills by e-mail.
- Payment received after August 11, 2020 is considered LATE; a late payment charge of 1% will apply.
- Your bill includes a rate adjustment to reflect four new solar power plants entering service, as well as a one-time fuel credit for $32.75. Learn more at FPL.com/Rates.

May bill credit

Your May bill includes a one-time fuel credit that we fast-tracked to help you during the COVID-19 crisis.
Where to find it

Save money with the Energy Analyzer

Our free online tool helps you better understand your energy use with a breakdown of your costs.
Start saving

We're here to help

If you're experiencing hardship as a result of the coronavirus (COVID-19) and need help with your bill, there are resources available.
Learn more

Useful Links
Billing and service details
Energy News
View back of the bill

Important Numbers

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FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

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

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May 20, 2020 Electric Bill

For: Apr 20, 2020 to May 20, 2020 (30 days)
Service Address
2401 RIVER HALL PKWY # FOUNTN
ALVA, FL 33920
RIVERHALLCDD@DISTRICTAP.COM
Account Number 82155-24268

Questions? Contact Us
Reliable energy is affordable energy.
Learn how we save you money at fpl.com/savings

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

Amount of your last bill	$707.70
Payments	-$707.70
New charges due by Jun 10, 2020	$280.82
Total amount you owe	$280.82

Amount of your last bill			707.70
Payment received - Thank you			−707.70
Balance before new charges			$0.00
NEW CHARGES			
Rate: GSD-1 GENERAL SERVICE DEMAND			
Customer charge:		$26.50	
Non-fuel:	($0.023610 per kWh)	$91.11	
Fuel:	(-$0.000390 per kWh)	-$1.51	
Demand:	($11.20 per KW)	$145.60	
Electric service amount		261.70	
Gross receipts tax		6.71	
Franchise charge		12.41	
Taxes and charges		19.12	
Total new charges			$280.82
Total amount you owe			$280.82

Meter Summary

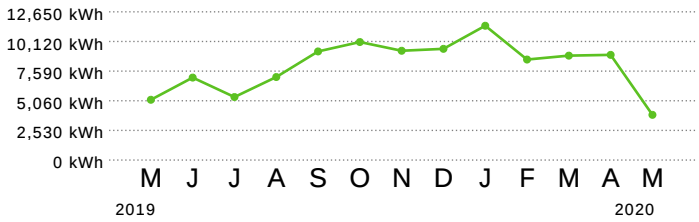
Meter reading - Meter KCJ5863 Next meter reading Jun 19, 2020

Current reading	17806
Previous reading	-13947
kWh used	3859
Demand reading	13.15
Demand KW	13

Energy Usage Comparison

	This Month	Last Month	Last Year
Service to	May 20, 2020	Apr 20, 2020	May 20, 2019
kWh Used	3859	8977	5144
Service days	30	32	31
kWh/day	128	280	165
Amount	$280.82	$707.70	$448.63

Energy Usage History



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We're here to help

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View back of the bill

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Outside Florida:	1-800-226-3545
To report power outages:	1-800-4OUTAGE (468-8243)
Hearing/speech impaired:	711 (Relay Service)

FedEx

Invoice Number	Invoice Date	Account Number	Page
6-979-10600	Apr 07, 2020		1 of 2

FedEx Tax ID: 71-0427007

Billing Address:
RIVER HALL COMMUNITY DVLPMNT
ACCOUNTS PAYABLE
2300 GLADES RD STE 410W
BOCA RATON FL 33431-8556

Shipping Address:
RIVER HALL COMMUNITY DVLPMNT
6131 LYONS RD STE 100
POMPANO BEACH FL 33073-4739

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

Invoice Summary

FedEx Express Services

Total Charges	USD	$18.08
TOTAL THIS INVOICE	**USD**	**$18.08**

Other discounts may apply.

519.410
001

Account Summary as of Apr 07, 2020

Previous Balance	202.48
Payments	-190.87
Adjustments	0.00
New Charges	18.08
New Account Balance	**$29.69**

FedEx News!
Your FedEx invoice has been enhanced to provide you additional details and make it easier to read. For more information regarding the changes, please go to fedex.com/invoicechanges. If you have any questions, please contact the FedEx Revenue Services Department at 1.800.622.1147. Thank you for using FedEx. - FedEx Revenue Services Department

Detailed descriptions of surcharges can be located at fedex.com

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

Invoice Number	Invoice Amount	Account Number	Account Balance
6-979-10600	USD $18.08		USD $29.69

Remittance Advice

Your payment is due by May 22, 2020

697910600900000180859484840302000002969400000180850

0028126 01 AB 0.416 **AUTO T9 0 1097 33431-855643 -C01-P28154-I1

RIVER HALL COMMUNITY DVLPMNT
ACCOUNTS PAYABLE
2300 GLADES RD STE 410W
BOCA RATON FL 33431-8556

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

62302970009274

1097-01-00-0028126-0001-0050570

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Mar 30, 2020 **Cust. Ref.:** Ltr of Notice - Erosion **Ref.#2:**
Payor: Third Party **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 7.00% to this shipment.
- Distance Based Pricing, Zone 2
- Package sent from: 33966 zip code

		Sender	Recipient		
Automation	INET				
Tracking ID	770130079071	Cleo Adams	Attn: Project Manager		
Service Type	FedEx Standard Overnight	Wrathell, Hunt & Assoc.	Pinnacle Development Group		
Package Type	FedEx Envelope	9220 Bonita Beach RD	2970 Luckie Road		
Zone	02	BONITA SPRINGS FL 34135 US	FORT LAUDERDALE FL 33331 US		
Packages	1				
Rated Weight	N/A	Transportation Charge			6.45
Delivered	Mar 31, 2020 13:34	Fuel Surcharge			1.18
Svc Area	A1	Residential Delivery			4.40
Signed by	D.AVID	Adult Signature			6.05
FedEx Use	000000000/51843/_	**Total Charge**		USD	$18.08
			Third Party Subtotal	**USD**	**$18.08**
			Total FedEx Express	**USD**	**$18.08**

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

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

Invoice 25306

GulfScapes
Landscape Management Services

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

DATE	PLEASE PAY	DUE DATE
04/30/2020	$12,855.00	05/30/2020

DESCRIPTION	AMOUNT
Monthly Landscape Maintenance for April 2020	12,855.00

TOTAL DUE $12,855.00

THANK YOU.

539.464

HOLE MONTES

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

519.320
001

March 27, 2020
Invoice No: 82358
Project No: 2015012
Page 1

Re: River Hall CDD

For professional services rendered for the period February 22, 2020 to March 27, 2020

Attend meeting at SFWMD on FPL easement; Inspect FPL easement for ditch clearing and pipe removal; Prepare requisition; Attend Board meeting.

Hourly Charges

Employees	Title	Date	Hours	Rate	Amount
General Services					
Charles L. Krebs	Engineer VI	02/28/2020	2.00	155.00	310.00
meeting at sfwmd on fpl easement					
review permit history for meeting					
Charles L. Krebs	Engineer VI	03/03/2020	0.50	155.00	77.50
req 58					
Charles L. Krebs	Engineer VI	03/05/2020	4.00	155.00	620.00
inspect fpl ditch clearing					
attend board meeting					
Charles L. Krebs	Engineer VI	03/10/2020	0.50	155.00	77.50
call to sfwmd					
email to chuck and paul					
Jackelyn Lopez	Tech IV	02/24/2020	0.50	70.00	35.00
Sent via email signed requisition #57. Scanned, saved and filed document.					
Jackelyn Lopez	Tech IV	03/03/2020	0.75	70.00	52.50
Typed requisition #52, made copies of all the supporting documents.					
		Phase Total:	8.25		1,172.50
		Project Total:	8.25		1,172.50

Total Hourly Charges **$1,172.50**

Out-of-Pocket Expenses

Copies	46.92
Total Out-of-Pocket Expenses	**$46.92**

Total Current Billing **$1,219.42**

Wrathell, Hunt & Associates, LLC
2300 Glades Rd.
Suite 410W
Boca Raton, FL 33431

Invoice

Date	Invoice #
5/1/2020	2019-1149

Bill To:

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

Description		Amount
Management	512.311	3,750.00
Assessment Methodology	513.310	375.00
	001	

Building client relationships one step at a time ...

Total $4,125.00

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

May 11, 2020
File No: 16581-001M
Statement No: 1

Attn: Debbie Tudor

514.100
001

Gen Rep

Fees

03/05/2020	GLU	Attendance at Board of Supervisors meeting	700.00
03/11/2020	GLU	Review email correspondence from Chuck Adams on Lee County School District letter; Telephone conference with Supervisor Stark	87.50
03/31/2020	GLU	Review multiple email correspondence from Chuck Adams and Supervisor regarding lake use issue	70.00
04/17/2020	GLU	Review email correspondence from Supervisor Stark and Chuck Adams on conservation areas	35.00
		Professional Fees through 05/11/2020	892.50
		Total Current Work	892.50
		Balance Due	$892.50

FedEx

Invoice Number	Invoice Date	Account Number	Page
7-002-75121	May 05, 2020		1 of 3

FedEx Tax ID: 71-0427007

Billing Address:
RIVER HALL COMMUNITY DVLPMNT
ACCOUNTS PAYABLE
2300 GLADES RD STE 410W
BOCA RATON FL 33431-8556

Shipping Address:
RIVER HALL COMMUNITY DVLPMNT
6131 LYONS RD STE 100
POMPANO BEACH FL 33073-4739

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

Invoice Summary

FedEx Express Services

Total Charges	USD	$41.85
TOTAL THIS INVOICE	**USD**	**$41.85**

Other discounts may apply.

519.410
001

Account Summary as of May 05, 2020

Previous Balance	18.08
Payments	0.00
Adjustments	0.00
New Charges	41.85
New Account Balance	**$59.93**

Detailed descriptions of surcharges can be located at fedex.com

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

Invoice Number	Invoice Amount	Account Number	Account Balance
7-002-75121	USD $41.85		USD $59.93

Remittance Advice

Your payment is due by Jun 19, 2020

70027512170000041855948484030200000599310000041855O

0002456 01 AV 0.386 **AUTO T3 1 1125 33431-855643 -C01-P02458-I1

RIVER HALL COMMUNITY DVLPMNT
ACCOUNTS PAYABLE
2300 GLADES RD STE 410W
BOCA RATON FL 33431-8556

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

62326250008619

1125-01-00-0002456-0002-0006028

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Apr 24, 2020 **Cust. Ref.:** River Hall **Ref.#2:**
Payor: Third Party **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 5.50% to this shipment.
- Distance Based Pricing, Zone 7

		Sender	Recipient		
Automation	INET				
Tracking ID	770303827571	Nicole Parisi	U.S Bank, N.A.-CDD		
Service Type	FedEx Standard Overnight	Wrathell, Hunt & Associates, L	Lockbox Services-12-2657		
Package Type	FedEx Envelope	2300 GLADES ROAD	EP-MN-01LB		
Zone	07	BOCA RATON FL 33431 US	SAINT PAUL MN 55108 US		
Packages	1				
Rated Weight	N/A				
Delivered	Apr 27, 2020 08:43	Transportation Charge			8.67
Svc Area	A1	Fuel Surcharge			0.48
Signed by	W.WHITE	Courier Pickup Charge			0.00
FedEx Use	000000000/51848/_	**Total Charge**		**USD**	**$9.15**

Ship Date: Apr 28, 2020 **Cust. Ref.:** Ltr - Erosion **Ref.#2:**
Payor: Third Party **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 5.50% to this shipment.
- Distance Based Pricing, Zone 2
- Package sent from: 33966 zip code
- Package Delivered to Recipient Address - Release Authorized

		Sender	Recipient		
Automation	INET				
Tracking ID	770324665141	Chuck Adams	Jeffery Amburgey		
Service Type	FedEx Standard Overnight	WHA	3359 CHESTNUT GROVE DR		
Package Type	FedEx Envelope	9220 Bonita Beach Road	ALVA FL 33920 US		
Zone	02	BONITA SPRINGS FL 34135 US			
Packages	1				
Rated Weight	N/A	Transportation Charge			6.45
Delivered	Apr 29, 2020 15:42	Fuel Surcharge			0.85
Svc Area	A5	Residential Delivery			4.40
Signed by	see above	DAS Extended Resi			4.65
FedEx Use	000000000/51843/02	**Total Charge**		**USD**	**$16.35**

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Ship Date: Apr 28, 2020 **Cust. Ref.:** Ltr - Erosion **Ref.#2:**
Payor: Third Party **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 5.50% to this shipment.
- Distance Based Pricing, Zone 2
- Package sent from: 33966 zip code
- Package Delivered to Recipient Address - Release Authorized

		Sender	**Recipient**		
Automation	INET	Chuck Adams	Thomas Fulton		
Tracking ID	770324677329	WHA	3353 CHESTNUT GROVE DR		
Service Type	FedEx Standard Overnight	9220 Bonita Beach Road	ALVA FL 33920 US		
Package Type	FedEx Envelope	BONITA SPRINGS FL 34135 US			
Zone	02				
Packages	1				
Rated Weight	N/A	Transportation Charge			6.45
Delivered	Apr 29, 2020 15:41	Fuel Surcharge			0.85
Svc Area	A5	Residential Delivery			4.40
Signed by	see above	DAS Extended Resi			4.65
FedEx Use	000000000/51843/02	**Total Charge**		**USD**	**$16.35**

Third Party Subtotal	**USD**	**$41.85**
Total FedEx Express	**USD**	**$41.85**

HOLE MONTES

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

April 24, 2020
Invoice No: 82465
Project No: 2015012
Page 1

519.320
001

Re: River Hall CDD

For professional services rendered for the period March 28, 2020 to April 24, 2020

Pay request from Barraco for Hampton Lakes Phase 1B and 2

Hourly Charges

Employees	Title	Date	Hours	Rate	Amount
General Services					
Charles L. Krebs	Engineer VI	04/24/2020	0.50	155.00	77.50
barraco and leemar pay request					
Jackelyn Lopez	Tech IV	04/23/2020	0.75	70.00	52.50
Scanned, saved and sent requisition #59.					
Typed Requisition #60. Notified project manager.					
		Phase Total:	1.25		130.00
		Project Total:	1.25		130.00

Total Hourly Charges **$130.00**

Total Current Billing **$130.00**

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PART OF THE USA TODAY NETWORK

ACCOUNT NAME		ACCOUNT #	PAGE #
River Hall Cdd		6056	1 of 1
INVOICE #	**BILLING PERIOD**	**PAYMENT DUE DATE**	
0003315415	Apr 1- Apr 30, 2020	May 20, 2020	
PREPAY (Memo Info)	**UNAPPLIED (included in amt due)**	**TOTAL AMOUNT DUE**	
$0.00	$0.00	**$422.66**	

BILLING ACCOUNT NAME AND ADDRESS

RIVER HALL CDD
C/O WRATHELL, HUNT & ASSOC LLC DAPHNE GILLYARD
2300 GLADES RD STE 410W
BOCA RATON, FL 33431-8556

BILLING INQUIRIES/ADDRESS CHANGES
1-877-736-7612 or smb@ccc.gannett.com

FEDERAL ID
47-2493274

Terms and Conditions: Past due accounts are subject to interest at the rate of 12% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited.
All funds payable in US dollars.

00000060560000000000003315415000422661026 7

Contact abgspecial@gannett.com to sign-up for the convenience of having your invoice e-mailed to you. Once signed up you can also enjoy the convenience of making online payments. Previous account number reference if needed: 471122.

Date	Description	Amount
4/1/20	Balance Forward	$0.00

Package Advertising:

Start-End Date	Description	PO Number	Package Cost
4/29/20-4/29/20	0004169977 RIVER HALL COMMUNIT	Virtual Me	$422.66

519.480
001

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

The News-Press media group
PART OF THE USA TODAY NETWORK

ACCOUNT NAME	PAYMENT DUE DATE	AMOUNT PAID
River Hall Cdd	May 20, 2020	
ACCOUNT NUMBER	**INVOICE NUMBER**	
6056	0003315415	

CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL AMOUNT DUE
$422.66	$0.00	$0.00	$0.00	$0.00	$0.00	**$422.66**

REMITTANCE ADDRESS (Include Account# & Invoice# on check)

News-Press Media Group
P O Box 677583
Dallas, TX 75267-7583

TO PAY WITH CREDIT CARD PLEASE FILL OUT BELOW:

☐ VISA ☐ MASTERCARD ☐ DISCOVER ☐ AMEX

Card Number _____
Exp Date ___/___/_____ CVV Code _____
Signature _____ Date _____

00000060560000000000003315415000422661026 7

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news-press.com A GANNETT COMPANY

Please contact us with changes or cancellations as soon as possible, otherwise no further action needed.

TOLL-FREE	Local #	Email
888-516-9220	239-335-0258	FNPLegals@gannett.com

Customer: RIVER HALL CDD

Address: 2300 GLADES RD STE 410W
BOCA RATON FL 33431
USA

Ad No.: 0004169977

Net Amt: $422.66

Run Times: 1

No. of Affidavits: 1

Run Dates: 04/29/20

Text of Ad:

RIVER HALL COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF VIRTUAL PUBLIC MEETING HELD DURING PUBLIC HEALTH EMERGENCY DUE TO COVID-19

Notice is hereby given that the Board of Supervisors ("Board") of the River Hall Community Development District ("District") will hold is will hold its previously noticed regular meeting of the Board on May 7, 2020 at 3:30 p.m., by means of communications media technology described herein pursuant to Executive Orders 20-52 and 20-69 issued by Governor DeSantis on March 9, 2020, and March 20, 2020, respectively (collectively, the "Executive Orders"), and pursuant to Section 120.54(5)(b)2., Florida Statutes. Consistent with the Executive Orders and except as otherwise provided for herein, there will not be any Supervisors or staff physically present at a specific meeting location for this meeting. The meeting is being held for the necessary public purpose of considering a proposed budget for Fiscal Year 2020-2021, adopting resolutions related to the District's upcoming general election and internal controls policy, and considering any other business that may properly come before it, which are necessary for the proper operation of the District.

While it is necessary to hold the above referenced meeting of the District's Supervisors utilizing communications media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. Toward that end, anyone wishing to listen and participate in the meeting can do so by accessing https://us02web.zoom.us/j/82979854981 or dialing 1 929 205 6099 US, followed by meeting ID 829 7985 4981. Additionally, participants are encouraged to submit questions and comments to the District Manager, no later than 5:00 p.m., on May 5, 2020 at 561-571-0010 or adamsc@whhassociates.com to facilitate the Board's consideration of such questions and comments during the meeting.

In the event the Executive Orders are rescinded or expire, the District may cancel the scheduled virtual/telephonic meeting or it may revert to having the meeting at the date, time and physical location previously noticed. The District will provide updates on its website, www.riverhallcdd.org of any such changes as soon as possible.

A copy of the agenda may be obtained by contacting the offices of the District Manager, c/o Wrathell, Hunt and Associates, LLC, at (561) 571-0010 ("District Manager's Office") or adamsc@whhassociates.com during normal business hours or via the District's website, www.riverhallcdd.org.

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

Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the 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.

As indicated above, this meeting will be conducted by media communications technology. Anyone requiring assistance in order to obtain access to the telephonic, video conferencing, or other communications media technology being utilized to conduct this meeting should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting.

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

District Manager
River Hall Community Development District
AD#4169977 4/29/2020

RIVER HALL

COMMUNITY DEVELOPMENT DISTRICT

11

DRAFT

MINUTES OF MEETING
RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

The River Hall Community Development District Board of Supervisors held a Virtual Public Meeting on June 4, 2020, at 3:30 p.m., at https://us02web.zoom.us/j/84642427553 and 1-929-205-6099, meeting number 846 4242 7553.

Present were:

Joseph E. Metcalfe III	Chair
Ken Mitchell	Vice Chair
Paul D. Asfour	Assistant Secretary
Michael Morash	Assistant Secretary
Robert Stark	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Cleo Adams	Assistant Regional Manager
Greg Urbancic	District Counsel
Charlie Krebs	District Engineer
Carl Barraco	Barraco & Associates
Grady Miars	GreenPointe Communities LLC

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Mr. Adams called the meeting to order at 3:32 p.m. All Supervisors were present. In consideration of the COVID-19 pandemic, this meeting was being held virtually, via Zoom, and telephonically, as permitted under the Florida Governor's Executive Orders 20-52, 20-69 and 20-112, issued on March 9, 2020, March 20, 2020 and April 29, 2020, respectively, which allow local governmental public meetings to occur by means of communications media technology, including virtually and telephonically. The meeting was advertised to be held virtually and telephonically and the meeting agenda was posted on the District's website.

SECOND ORDER OF BUSINESS **Public Comments (3 minutes per speaker)**

There were no public comments.

THIRD ORDER OF BUSINESS **Developer Update: Development and Master Association Activities**

Referencing a PowerPoint presentation, Mr. Miars provided the following update:

- Based in Jacksonville, GreenPointe has been in business for over ten years; Mr. Miars has been in the CDD business since 1994.
- GreenPointe has 13 communities across the State of Florida, 10 of which are CDDs, resident-controlled and master-planned.
- GreenPointe has taken a serious approach to COVID-19. Because its founder, Mr. Ed Burr, is the Chairman of the Board of Trustees for Florida State University, GreenPointe receives reliable pandemic information from the State and applies it to its operations.
- GreenPointe's offices would re-open on Monday. GreenPointe would continue monitoring the economy. As the pandemic unfolded all the national builders were down 50% but have since gone back to neutral. The industry was bouncing back due to great bank regulations; builders have cash on the balance sheets, low debt and very controlled supply.
- Home sales had held steady, especially in Florida, despite the pandemic; GreenPointe sold 542 homes year-to-date, sold 990 homes in the prior year and expected to sell 1,300 by year's end. There was a 25 to 30% increase in sales, year-over-year.
- GreenPointe issues approximately $40 million per year to develop infrastructure.
- In River Hall, Hampton Lakes had 36 sales to date and River Hall Country Club had 14 sales to date, for a total of 50. Pulte and Lennar continue to purchase lots from GreenPointe.
- The goal was to show a separation between the Hampton Lakes and River Hall Country Club communities, in order to distinguish them in the buyer profiles.

Mr. Barraco stated that Lee County requires holding a public information meeting regarding the River Hall Community Planning area. Staff would provide the meeting details to the CDD so that the Board could publicize them to all residents.

Referencing slides, Mr. Barraco reviewed upcoming River Hall developments, as follows:

1. Parcel S: Located west of the flow way. Platted and bonded 39-unit single-family subdivision that was not constructed. A portion of the area would be redesigned, pending a plat for 92 single-family twin villa homes. County approvals were pending.
2. Hampton Lakes South: Planned for 348 50'-wide, single-family units. The Development Order (DO) from Lee County was expected soon. Construction would be in phases and the Phase 3 construction would fill in the security gap and the southwest corner.
3. Clubhouse Expansion Project: The project would include the lake, pool, bathhouse, pool café and emergency and delivery access points. If not for the lake expansion, which is a part of

the South Florida Water Management System (SFWMD), the improvements would not be fundable. Mr. Barraco stated a continuous silt fence was installed for erosion protection. The fence would be maintained continuously by the contractor, help with security and provide a staging area for the contractor to store equipment in the future development area.

Mr. Miars stated that he was cautiously optimistic about the future of housing. As evidenced by their number of communities and balance sheet, GreenPointe was well-positioned, poised to proceed and able to react to the market. He discussed security, the south access and the importance of maintaining clear and distinct separate access between the Hampton Lakes South and Country Club communities, as the project gets built out. Going forward, Mr. Miars wanted to attend Board Meetings to share information and updates.

Mr. Asfour asked if copies of the PowerPoint presentation could be provided. Mr. Adams would forward the presentation to the Board. Discussion ensued regarding a surprising boom in home/lot sales in Florida, including a few 55-and-over communities, the three projects highlighted in the presentation and the Lee County permit process in relation to COVID-19. Mr. Barraco asked if the graphics of the projects where previously distributed to the Board. Mr. Adams would forward a video rendering of the projects to the Board. Mr. Asfour asked for the time frame of the Parcel S and Hampton Lakes platting and how residents would be assessed for the new tiki bar and pool improvements. Mr. Miars stated the improvements would be exclusive to River Hall Country Club residents and members and there would be no increase in dues. Mr. Barraco stated the 348 lots were platted and being reviewed by the County Surveyor and the County Attorney's office and would be recorded after construction commences.

FOURTH ORDER OF BUSINESS **Update: Perimeter Access Control Initiatives**

Mr. Adams stated that the first Special Detail of the CDD perimeter occurred last weekend and the Deputy's summary reports were forwarded to the Board. Management already received the first bill, which was just under $500 for last weekend's work. Another detail was scheduled for the upcoming weekend. The Deputy who worked the off-duty detail is familiar with the area, knows some people and pointed out key items of interest. In response to Mr. Adams' question regarding whether the SFWMD secured its gate, Mr. Krebs stated that he had not contacted SFWMD yet but it was on his to-do list. Mrs. Adams stated that Carter Fence was scheduled to install a fence off the Parkway on June 8th and Mr. Joel Morrison, with

Morrison Equipment, indicated that it was currently under fabrication and the gate would be shipped in approximately three weeks. Mr. Morash stated he forwarded photographs of the status as of this afternoon, which reflects the amount of traffic that passes through the gate. He felt that the sooner it is completed, the better for the District.

FIFTH ORDER OF BUSINESS **Update: Portico Recent Stormwater Permit Application Activities**

Mr. Krebs stated there was no update since the previous meeting when he reported that the permit was issued and the current modification approval was still consistent with the prior approvals. The Board's consensus was to remove this item from the agenda, as two dozen homes are currently in the construction phase in Portico. Mr. Krebs would forward future notifications of any additional modifications to Mr. Adams for placement on the agenda.

SIXTH ORDER OF BUSINESS **Update: Traffic Study/Speed Reduction Request SR 80**

Mr. Adams stated copies of the Speed Zone Survey for State Road 80 were forwarded to the Board. Mr. Krebs stated the Florida Department of Transportation (FDOT) set up traffic monitoring equipment on SR 80 prior to COVID-19, collected data and analyzed it. The FDOT examines the vehicles traveling through the study points and their speed versus the posted speed limit. FDOT tries to have the speed limit so that it is close to the 85th percentile of vehicle movement within a ten miles per hour (mph) pace, plus or minus of what the data shows. The FDOT concluded that there is no justification to change the current 70 mph speed limit because the CDD's section of the roadway is considered rural, with few driveways, developments and access points; however, as the area develops and changes from rural to urban, similar to Buckingham, a lower speed limit would be required. Unless something changes between now and future development, the speed limit would remain as is. Mr. Metcalfe voiced his opinion that the FDOT's conclusion did not make common sense and that the correct criteria was not utilized. He felt that not lowering the speed limit to 50 or 45 mph was inviting disaster. Discussion ensued regarding the traffic study, involving the school board as political leverage in the attempt to get the speed limit reduced, extending the corridor, the 45 mph speed limit at the Alba intersection and contacting the Governor, area Representative, State Senator and County Commission. Mr. Mitchell offered to coordinate with Mr. Metcalfe in drafting a letter

to local political leaders asking for a lower the speed limit. Mr. Adams stated that, once a letter is drafted, it should be forwarded to Management for review. He would place it on CDD letterhead and transmit it to the rest of the Board for input and then proceed from there.

SEVENTH ORDER OF BUSINESS **Continued Discussion: Hog Removal Operational Plan/Policy**

Mrs. Adams gave the following update:

- Wildlife Task Force (WTF) and Hogworks were provided with a list of the areas where hogs were sighted and the required SFWMD specifications so they could submit proposals.
- WTF presented a proposal for hog trapping and removal, with a price for two different corral traps. One, previously used in River Hall, was a 10' trap that captures up to 15 hogs at a time, at a cost of $2,500 per month. The second was for a 35' trap that captures up to 50 hogs at a time, at a cost of $5,500 per month. WTF preferred to enter the conservation area with a drone to determine the location of the hogs, which would be an additional $500.
- The cost to adhere to SFWMD guidelines would be an additional $500 per month, which would include full documentation, daily trapping logs, before and after pictures of trap sites, coordinating the locations of all traps once set and again for trap relocation, daily email of all hogs caught on camera around the traps, all pre-baiting trapping progress and complete reports of damage in and around all trapping areas, in order to comply with SFWMD and the CDD.

Mr. Asfour felt that the Board should hold off on this expenditure and asked about Hogworks' pricing. Mrs. Adams stated Hogworks' proposal was pending. Discussion ensued regarding SFWMD guidelines, cost and size of the capture cages, relocation charges, pre-baiting, trapping, previous hog issues in the Cascades, free trapping and billing. The consensus was to await a quote from Hogworks and for Mrs. Adams to obtain additional proposals.

EIGHTH ORDER OF BUSINESS **Continued Discussion: Proposed Fiscal Year 2021 Budget**

Mr. Asfour felt that it was unacceptable that approximately $100,000 in the Fiscal Year 2021 budget would be accessed from the reserves to cover shortfalls. He believed funds were being used inappropriately, such as lighting, which does not directly relate to operations and maintenance (O&M) of District facilities, according to the Attorney General's opinion. He motioned to remove the $12,000 "Holiday decorations" line item from the proposed budget,

which he found excessive, in light of budget deficits. Discussion ensued regarding the Attorney General's opinion, the effect of year-round lighting at the entrance, imposing an assessment increase, shifting unassigned reserves to cover costs, asking GreenPointe and other builders to fund the lighting, the Holiday Decoration contract and the budget public hearing.

Regarding hog removal, Mr. Urbancic stated the CDD must be careful that the expenditure falls within or is related to one of the CDD powers under Chapter 190. Although there is no specific statement on it, he felt that there is at least an argument for hog removal, especially in relation to conservation areas. He read the following sentence from Chapter 190: "Conservation areas, mitigation areas and wildlife habitat, including the maintenance of any plant or animal species and any related interest in real or personal property."

Mr. Asfour withdrew his motion and asked who would contact the builder. Mr. Adams would follow up with the builder.

NINTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of April 30, 2020**

Mr. Adams presented the Unaudited Financial Statements as of April 30, 2020. Mr. Asfour questioned the "Entry walls and maintenance" line item, at 235%, and asked about the public official's liability insurance coverage. Mr. Adams replied that the maintenance was completed in early fall; woodwork was removed and replaced. The insurance coverage is for $1 million to $2 million aggregate, per each Supervisor. The financials were accepted.

TENTH ORDER OF BUSINESS **Approval of May 7, 2020 Virtual Public Meeting Minutes**

Mr. Adams presented the May 7, 2020 Virtual Public Meeting Minutes.

On MOTION by Mr. Morash and seconded by Mr. _Mitchell, with all in favor, the May 7, 2020 Virtual Public Meeting Minutes, as presented, were approved.

ELEVENTH ORDER OF BUSINESS **Staff Reports**

A. District Engineer: *Hole Montes*

There was nothing further to report.

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

Mr. Adams stated that Mr. Pires' report would be ready in two weeks. The Board would be polled to finalize the date for a Special Meeting.

Mr. Krebs stated the Governor extended his Executive Order until the end of June.

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

Mrs. Adams reported the following:

- Staff recently executed the proposal to commence required lake bank erosion repairs along Chestnut Grove Drive; the schedule was pending.
- The contractor would complete one repair and Staff would check for stability before authorizing additional repairs.
- The flowers, consisting of Marigolds and Pentas, would be replaced in mid-June.

Mr. Asfour voiced his preference for plants instead of flowers. Mrs. Adams would obtain an estimate and proposal for plant installation.

Mr. Stark asked if Staff could inspect the lake that borders Hole #9, as there was a major collapse of rip-rap and soil erosion, which is currently in the lake. Mrs. Adams and Mr. Krebs would investigate the area and oversee the repairs.

- **NEXT MEETING DATE: July 9, 2020 at 3:30 P.M.**
  - **QUORUM CHECK**

All Supervisors, except Mr. Metcalfe, confirmed their attendance at the July 9, 2020.

TWELFTH ORDER OF BUSINESS **Public Comments: Non-Agenda Items *(3 minutes per speaker*)**

There were no public comments.

THIRTEENTH ORDER OF BUSINESS **Supervisors' Comments/Requests**

Mr. Metcalfe asked if the Parkway sprinklers, on the second intersection coming into the CDD, had rain sensors. Mr. Adams replied affirmatively. GulfScapes was alerted and shut it down; there was probably an issue with the valves, which would be replaced.

FOURTEENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Morash and seconded by Mr. Stark, with all in favor, the meeting adjourned at 5:07 p.m.

246
247
248
249
250 _____ _____
251 Secretary/Assistant Secretary Chair/Vice Chair

RIVER HALL

COMMUNITY DEVELOPMENT DISTRICT

12CI

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

Proposal

ADDRESS

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

PROPOSAL # 1861
DATE 06/08/2020

DESCRIPTION	AMOUNT
Remove the old flowers from the two beds across from the sale center and add 12 - 3 gal Panama Rose to small bull nose and 50- 3 gal to the other	899.00
Remove the old flowers from the center island by traffic light and add 45- 3 gal Pink Bouginvilleas	652.50
Remove the old flowers to the right and left of the entrance and add 70- 3gal Panama Rose to the right side and 50- 3gal Panama to the left	1,740.00

TOTAL **$3,291.50**

Accepted By

Accepted Date

RIVER HALL

COMMUNITY DEVELOPMENT DISTRICT

12CII

RIVER HALL COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2019/2020 MEETING SCHEDULE

LOCATION

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

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 3, 2019	Regular Meeting	3:30 PM
November 7, 2019	Regular Meeting	3:30 PM
December 5, 2019	Regular Meeting	3:30 PM
January 9, 2020	Regular Meeting	3:30 PM
February 6, 2020	Regular Meeting	3:30 PM
March 5, 2020	Regular Meeting	3:30 PM
April 2, 2020 CANCELED	Regular Meeting	3:30 PM
May 7, 2020	Virtual Public Meeting	3:30 PM
June 4, 2020	Virtual Public Meeting	3:30 PM
June 29, 2020	Special Virtual Public Meeting	3:30 PM
July 9, 2020	Virtual Public Meeting	3:30 PM
August 6, 2020	Regular Meeting	3:30 PM
September 3, 2020	Public Hearing & Regular Meeting	3:30 PM